

The Corporation of the Township of Centre Wellington

By-law 2026-64

A By-law to designate the lands at 250 Garafraxa Street East
to be of cultural heritage value or interest

Whereas The *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, Section 29 (the “Act”), as amended, authorizes the Council of a municipality to enact by-laws to designate real property including all buildings and structure whereon, to be of cultural value or interest;

Whereas On the advice of the Township’s Municipal Heritage Committee, the Council of the Corporation of the Township of Centre Wellington (the “Township”) has caused to be served upon the owners of the lands and premises known municipally as 250 Garafraxa Street East (“the Property”), and upon the Ontario Heritage Trust notice of intention to designate the aforesaid real property has caused such notice of intention to be posted on the Township’s website having a general circulation in the municipality;

Whereas The statement of cultural value or interest of the Property are set out in Schedule “B”;

Whereas The description of heritage attributes are set out in Schedule “C”;

Whereas No notice of objection to the proposed designation has been served upon the clerk of the Township within the prescribed period;

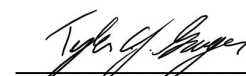
Now Therefore the Council of the Corporation of the Township of Centre Wellington hereby enacts as follows:

1. The real property municipally known as 250 Garafraxa Street East and more particularly described in Schedule “A”, is designated as being of cultural heritage value or interest under Part IV of the Act;
2. The Township’s legal representative is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule “A” in the proper land registry office;
3. Township staff is hereby authorized to cause a copy of this By-law to be served upon the owner of the property and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the Township’s website having general circulation in the municipality;
4. This By-law shall come into force and take effect upon its final passing.

Read a first, second and third time and finally passed this 24th day of August, 2026.



Mayor – Shawn Watters



Clerk – Tyler Sager

Schedule “A”

Legal Description

250 Garafraxa Street East, legally described as:

PT LT 175 S/S OF GARAFRAXA ST & N OF HILL ST PL 55 FERGUS AS IN RO775463;
CENTRE WELLINGTON

PIN: 71392-0006 (LT)

Schedule “B”

Statement of Cultural Heritage Value or Interest

Description of Property

The subject property is located at 250 Garafraxa Street East, on Plan 55, Part Lot 175, in the Township of Centre Wellington, County of Wellington (former Town of Fergus). The property is 0.08 acres (approximately 325 square metres) in size and supports a one-and-a-half storey stone cottage thought to have been built between 1861 and 1876, with a modern rear addition. The property is located on the south side of Garafraxa Street East, facing northwest and also contains a large silver maple tree in the rear yard. It lies within the Fergus Historic Village Core Cultural Heritage Landscape and is surrounded by residential properties, some of similar age.

Statement of Cultural Heritage Value or Interest: The cultural heritage value of 250 Garafraxa Street East resides in its design/physical value, its historical/associative value, and its contextual value.

Historical or Associative Value

The property is significant for its association with early immigration to Fergus, as well as the development of the former Town. In the early-mid 1800s, the property was owned by James Webster and Alexander Harvey; both land speculators who owned a significant amount of land in Centre Wellington. In 1859, Robert Gow, thought to be a cousin of prominent local quarry owner James Gow Jr., bought the property and sold it shortly thereafter in 1861.

The dwelling is believed to have been built by William Logan between 1861 & 1876, an early immigrant from Ireland along with his wife, Margaret Kelley, and at least three daughters. William Logan was a local mason and laborer in Fergus.

Several new immigrants owned the property through the 19th and 20th centuries, mostly labourers and tradesmen. James Hartley Barton, owner between 1966-89, was also a labourer who became a Councillor for the Town of Fergus during his later retirement.

The current owners Barb Lustgarten-Evoy & Don Evoy purchased the property in 2006. Barb Lustgarten-Evoy was elected to Township Council in 2022 and Don Evoy is an educator and volunteer member of Heritage Centre Wellington.

Design or Physical Value:

The subject property is significant because it contains a representative example of a modest 19th century one-and-a-half storey early stone cottage of a simple design in a vernacular style. The original section is constructed of rough-cut limestone in uneven courses; however, the courses straighten out toward the soffit, potentially suggesting that they were added at a later date in order to provide additional living space above the first floor. This was a typical practice in many parts of North America as the family grew, or prosperity increased. The roof is a low hipped style, currently clad in asphalt shingles.

Other typical elements of this style include the three bay symmetrical front façade with two windows on each side of the front door that feature stone sills and voussoirs. The front door features a 3-lite transom above with stone voussoirs. All windows and doors have been replaced, though openings appear to be original. The corners of the dwelling have large limestone quoins. Each side of the original structure has two hung windows on the second storey. The windows may have been added at a later date or the openings modified over time as evidenced by their intrusion into the soffit/fascia above. The original owner's employment as a mason further supports this hypothesis.

A board and batten addition was added to the rear of the dwelling in 2010 to allow for additional living space. The current owners exposed the rear stone wall during construction of the addition and the second floor retains the original wood flooring. In the interior, hand hewn beams can be seen supporting the second floor and log beams can be seen in the basement. The foundation is rubblestone construction.

Contextual Value:

The property is significant for its contextual value as it contributes to the historic streetscape of Garafraxa Street East and the historic fabric of the former Town of Fergus. This side of Garafraxa Street East contains several one or one-and-a-half storey dwellings of similar age and scale. As part of the broader historic context, the house contributes to the architectural continuity and character of this part of Fergus and highlights the community's characteristic limestone construction. The area features numerous mature trees and the silver maple located in the rear yard, estimated to be at least 130 years old, contributes to the overall tree canopy and is visible from the street.

Schedule “C”

Description of Heritage Attributes to be Protected

- Height, scale and massing of the one-and-a-half storey stone dwelling, including rear board and batten addition
- Limestone construction of original section of the dwelling
- The low pitch and overhang of the roof
- Fenestration pattern of doors and windows in their original locations
- Limestone quoins at the corners of the dwelling
- Stone sills and voussoirs
- Hand hewn exposed beams in original (front) section of the dwelling (currently kitchen and front room)
- Exposed log beams in the basement
- Exposed stone walls on the interior of the dwelling (currently kitchen and north wall of later addition)
- Rubblestone foundation
- Silver Maple tree in rear yard

Excluded from the Heritage Attributes to be Protected

- Interior elements other than those listed above