

The Corporation of the Township of Centre Wellington

By-law 2026-71

A By-law to designate the lands at 195 Queen Street West
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 195 Queen Street West (“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 195 Queen Street West 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 28th day of September, 2026



Mayor – Shawn Watters



Clerk – Tyler Sager

Schedule “A”

Legal Description

195 Queen Street West, legally described as:

PT LT 1 S OF THE RIVER & E OF TOWER ST PL 55 FERGUS; PT LT 2 S OF THE RIVER
PL 55 FERGUS AS IN RO793074; T/W MS22253; CENTRE WELLINGTON

PIN: 71398-0125 (LT)

Schedule “B”

Statement of Cultural Heritage Value or Interest

Description of Property

The subject property is located at 195 Queen Street West, within the downtown core of what is historically known as the Town of Fergus on registered Plan 55, Part Lots 1 and 2, now Centre Wellington. The property sits on the banks of the Grand River, flanked to the south-west by the Tower Street bridge and the Fergus Marketplace to the northeast, and tucked in behind the property at 191 Queen Street West, so it is not easily visible from the street. It is accessed via a private driveway easement from Queen Street West. It currently supports a one-and-a-half storey stone dwelling, accessory structure, and many mature trees and vegetation.

Statement of Cultural Heritage Value or Interest: The cultural heritage value of 195 Queen Street West resides in its design/physical value, its historical/associative value, and its contextual value.

Historical or Associative Value

The property is significant for its direct connections to early settlement and the industrial development of the Town of Fergus. The dwelling was constructed for Robert Johnston, a local tanner who owned both 195 and 191 Queen Street West between 1851 and 1862. In 1852, Johnston built the two dwellings adjacent to his tannery, the “Johnston Brothers’ Coldwater Tannery” (established in 1844), making them some of the oldest surviving residences in Fergus. Upon his death in 1862, ownership passed to his sons, who continued the family’s tanning business and retained the property until 1880. Between 1880-1915, the property was owned by three successive female owners, an uncommon pattern for the time. In 1920, Beatty Bros. Ltd. acquired the property, likely for worker housing for their nearby factory at the adjacent present-day Fergus Marketplace. The Beattys played an influential role in the development of the Town of Fergus, both social and industrial, and employed many of its residents.

Design or Physical Value:

The property is significant because it is a representative example of a modest 19th century one-and-a-half storey early stone cottage of simple design in a vernacular style with many original elements remaining. Built in 1852, the house features a gabled roof, originally bookended by two chimneys (one extant). It is constructed of rough-cut limestone in uneven courses with most original window and door openings intact, though windows and exterior doors have been replaced. Each window opening features stone voussoirs and wood sills which have been covered.

Two original wooden doors can be found on the original front (northeast) facing exterior wall, which is now internal to the dwelling due to a later addition. The house maintains hand-hewn wood beams in the basement, including a half-log beam above the south facing basement window. The foundation is also of limestone construction and in the northeast corner, a natural stone formation can be seen. The main and upper floors contain much of the original wood trim and baseboards, including deep window stools and decorative plinth blocks. In the early 2000s, the current owners constructed a board and batten addition to the main dwelling and a garage/shed.

Contextual Value:

The property is significant for its contextual value as an important component of the historic fabric of the downtown core of the Town of Fergus. It contributes to a cohesive collection of early stone commercial and residential buildings that define the area’s historic streetscape. In its prominent location, the dwelling would have been visible from various vantage points in the downtown area, including nearby bridges and across the river, as a recognizable landmark, being one of the closest buildings along the steep banks of the Grand River. The property maintains a strong contextual relationship with the Grand River, a Canadian Heritage River and identified Cultural Heritage Landscape. The property supported the Town’s industrial development, having provided housing for workers employed by the Beatty Brothers Factory and local tannery, reflecting its direct association with Fergus’ industrial heritage.

Schedule “C”

Description of Heritage Attributes to be Protected

- Height, scale, and massing of the original one-and-a-half storey stone dwelling
- Pitch and overhang of the roof, including end-gables
- Limestone construction and materials
- Limestone foundation
- Hand-hewn wood beams, including half-log beam, in basement
- One existing stone chimney on southwest facade
- Fenestration pattern of window and door openings in their original locations
- Stone voussoirs

Property/Landscape:

- Side yard (southwest of dwelling) with views of the Grand River

Interior Elements:

- Original exterior door openings (now internal), including wooden doors
- Stone walls where exposed, now internal to the dwelling
- Original wood trim and baseboards where they exist

Excluded from the Heritage Attributes to be Protected

- Interior elements other than those listed above
- Modern addition, including upper-storey dormer