

**NOTICE OF INTENTION TO DESIGNATE  
PROPERTY IN THE MATTER OF THE ONTARIO HERITAGE ACT**

**R.S.O. 1990 (Ch.O.18, Sec. 29)**

Take notice that the Council of the Corporation of the Township of Centre Wellington intends to designate the property municipally known as 101 St. Andrew Street West (see key map below) in the Township of Centre Wellington (Town of Fergus), as a property of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, as amended, (Ch.O.18, Sec. 29).

**Statement of Cultural Heritage Value or Interest: 101 St. Andrew Street West**

Historical or Associative Value

The property has historical and associative value because it has direct association with the early economic development of the Town of Fergus. It housed several prominent local commercial establishments. The current structure was built circa 1880 under the ownership of John Black, who soon sold the lots to Samuel Marshall. It is Marshall for whom the block is named. The Imperial Bank of Canada operated out of the main floor unit of the corner lot for just over 50 years, followed by Wilson, Jack and Grant law firm for 36 years. The property then transferred to Rafferty Insurance Brokers, and then became known as the “Rafferty Building”. Today, the property is owned by Lori and Dale Clarke, and the main floor houses a cafe bar. The second floor is currently being used for commercial purposes and the uppermost floor contains residential unit(s).

Design or Physical Value

The subject property, which is a late 19<sup>th</sup>-century commercial building, has design and physical value because it is an excellent representative example of the Second Empire style, characterized by its mansard roof with dormer windows, stone facade, and tall, arched windows. The structure is marked by a distinctive octagonal corner tower with a steep roof, adding vertical emphasis. A cornice adorns the roofline, while the ground floor features large commercial windows.

Overall, the building exhibits a sense of symmetry and balanced proportions, with the tower adding height that enhances its visual interest. Its combination of stone construction, arched windows, and a distinctive roofline make it a prominent and visually appealing structure, reflecting the ornate architectural trends of the late 1800s.

Contextual Value

The subject property has contextual value due to its physical, functional, and historical connections to the early economic development of the Town of Fergus. As a prominent and recognizable local landmark at the corner of St. Andrew Street West and St. David Street North, an area traditionally dedicated to mixed commercial and residential uses, it has been central to the town’s growth since the 19<sup>th</sup> century. Even before the 20<sup>th</sup> century, the street was lined with various business, including stores, a post office, a school, a hotel, and more. The Fergus News

Record highlighted the importance of this location, noting John Black's 1882 purchase as the "very best in Fergus for business purposes," and later, Samuel Marshall's 1890 acquisition of the lots, which included multiple storefronts and vacant upper-floor spaces. Over the years, the Marshall Block has housed a diverse array of local businesses, such as The Imperial Bank of Canada, Wilson Jack & Grant Law, Rafferty Insurance Brokers, Ron Wilkin's Jewellers, Goldsmith Hall, and now, The Vault Coffee and Espresso Bar.

### **Description of Heritage Attributes**

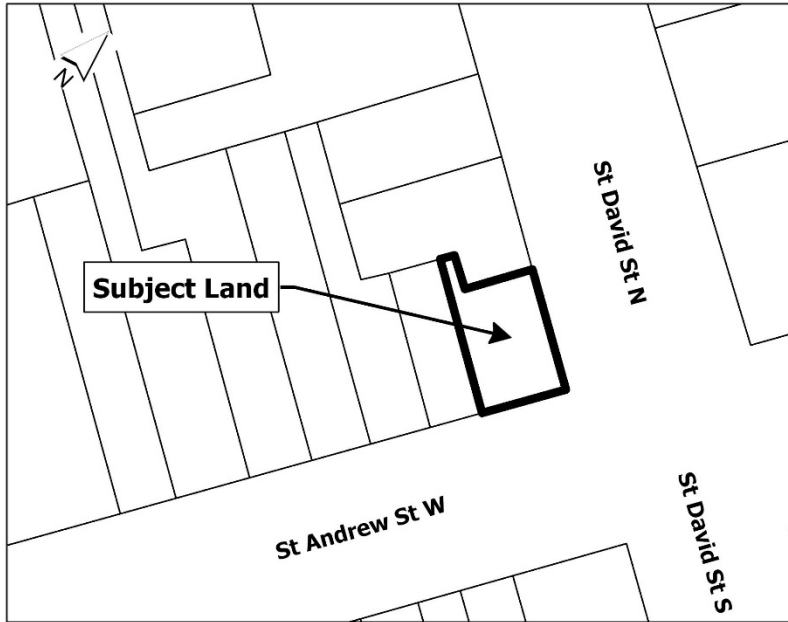
- Three-storey Second Empire style commercial building with central hexagonal tower
- Stone construction (red Credit Valley sandstone) with limestone quoins, arched voussoirs and sills on all arched windows and doors
- Existing building footprint
- Single horizontal limestone banding between the first and second floors extending under second floor windowsills
- Fenestration pattern of door and window openings in their current size and location on the second and third storeys
- Window pattern of single-hung one-over-one wooden windows on the second storey and two-over-two on the third storey (replacements)
- Commercial style main floor façades on both main streets including fixed window openings
- Arched doorway on the corner below the tower, including transom (modified numerous times over the years, changing between doorway and window).
- Mansard roof, including eyebrow-arch dormer windows and fish scale slate tiles, replaced in historic pattern (iron cresting, evidenced by historic photographs, has been removed from roof)
- Octagonal tower with fish scale slate tiles (replaced in similar pattern) including pointed-arch porthole dormers (restored)
- Wooden decorative brackets under the eaves
- Indoor tin ceiling on main floor (restored)
- Original vault on the main floor from The Imperial Bank of Canada
- Wall of wooden cabinetry found inside the vault (not original, but constructed from original salvaged materials found on site)

### **Excluded from the Heritage Attributes to be Protected**

- Doors (replacements)

For further information with respect to the proposed designation please contact Deanna Maiden, Senior Development Planner, at (519) 846-9691, ext. 292.

Notice of objection to the proposed designation, together with a statement of the reasons for the objection and all relevant facts may be served to the Clerk of the Township of Centre Wellington on or before the December 21<sup>st</sup>, 2024.



Dated at the Township of  
Centre Wellington this 21<sup>st</sup>  
day of November, 2024.

Kerri O'Kane, Clerk  
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