

THE CORPORATION OF THE CITY OF CAMBRIDGE

By-law 24-XXX

Being a by-law to designate the stone farmhouse on the property located at 105 Middle Block Road as a property of cultural heritage value

WHEREAS the Ontario Heritage Act, R.S.O. 1990 Chapter O.18 authorizes the Council of a municipality to enact by-laws to designate real property including all buildings and structures thereon, to be of cultural value or interest;

AND WHEREAS the Notice of Intention to Designate the stone building at 105 Middle Block Rd, Cambridge, Ontario, has been duly published and served,

NOW THEREFORE BE IT RESOLVED THAT the Corporation of the City of Cambridge enacts as follows:

1. **THAT** the lands described in Schedule "A", municipally known as 105 Middle Block Road, Cambridge, Ontario be designated (the "Property") to be of cultural heritage value. The reasons for designation are as set out in Schedule "B";
2. **THAT** the City of Cambridge is hereby authorized to serve a copy of this by-law to the owner of the Property and the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Cambridge.
3. **AND THAT** it is Acknowledged and Directed that the City Solicitor, or their designate, be authorized to register electronically any and all documents in connection with this transaction.

Enacted and Passed this 22nd of October, 2024.

MAYOR

CLERK

By-law 24-XX

of the

CORPORATION OF THE CITY OF CAMBRIDGE

Being comprised of the stone farmhouse at 105 Middle Block Rd described as PART LOTS 15, 16, 17 AND 18, BEASLEY'S BROKEN FRONT CONCESSION, DESIGNATED AS PARTS 1, 2 AND 3, PLAN 58R20610; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1 & 2, 58R21722 AS IN WR1522431; CITY OF CAMBRIDGE, City of Cambridge, Regional Municipality of Waterloo.

SCHEDULE “B”

To By-law 24-XX

of the

CORPORATION OF THE CITY OF CAMBRIDGE

The stone farmhouse on the subject property, 105 Middle Block Road, is designated because of its cultural heritage value. The farmhouse’s cultural heritage value exceeds the minimum two criteria required for designation under Regulation 9/06 of the Ontario Heritage Act for its architectural, historical and contextual value. The farmhouse is a fine representative of the rural farming history of the area and is a well built example of farmhouses constructed in the late 19th century using locally sourced building materials.

Description of Historic Place

The subject property is located at 105 Middle Block Road, Cambridge, Ontario. The legal description is PART LOTS 15, 16, 17 AND 18, BEASLEY'S BROKEN FRONT CONCESSION, DESIGNATED AS PARTS 1, 2 AND 3, PLAN 58R20610; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1 & 2, 58R21722 AS IN WR1522431; CITY OF CAMBRIDGE. The property is located on the south side of Middle Block Road, east of Riverbank Drive, west of Fountain Street North and north of Allendale Road and adjacent to the intersection of Middle Block Road and Riverbank Drive. The property is east of the Grand River and the City of Kitchener.

Summary of Cultural Heritage Value

The farmhouse is approximately 11 metres in length and width and is constructed on a simple square plan. The house is representative of the Georgian architectural period by its overall symmetrical design, including symmetrically placed window openings. It is constructed of vernacular materials including local fieldstone/ river stone with stone quoins. Former owners have created pseudo ‘ashlar’ mortar lines to make the front and side elevations appear to be dressed stone.

The window and door openings are original. Window openings include stone voussoirs and original, 2 x 2, double-hung wooden frames. The centred main entrance is simple in design and included a transom window. The house has a low-pitched hipped, metal standing seam roof with extended eaves, moulded frieze, simplistic cornicing and soffits. There is brick chimney on the west side of the house.

The front of the house includes a verandah with squared wooden columns supporting the metal standing seam verandah roof with both simple and decorative wooden brackets. The rear elevation has a rubble stone addition most likely used as a summer kitchen.

There is a stone addition on the east elevation which includes an open gabled standing seam metal roof. There is a door opening centred on the addition. The extended eaves of the roof minimally cover the window openings to the east and west.

The building retains its original integrity as very little alterations have been made to the building over the course of its existence.

Description of Heritage Attributes

Key exterior attributes that embody the architectural value of 105 Middle Block Road as a representative example of a Georgian Revival style with some Italianate characteristics include its:

- Original massing including southern and eastern additions;
- Original roofline with cornicing and soffits;
- All exterior elevations composed of fieldstone and limestone including stone voussoirs and quoins;
- Original window and door openings including frames; and
- Front verandah with squared supporting columns and decorative brackets.

Key exterior attributes that embody the contextual value of 105 Middle Block Road include:

- Original orientation of the stone farmhouse to Middle Block Road;
- Mature oak trees along frontage of the property; and
- Existing tree lined laneway to the east of the house.