

**To:** COUNCIL

**Meeting Date:** 11/26/2024

**Subject:** 24-140-CD Notice of Intention to Designate 156 Beverly Street under Part IV of the OHA

**Submitted By:** Bob Bjerke MCIP, RPP, Chief Planner

**Prepared By:** Laura Waldie CAHP, Chief Planner

**Report No.:** 24-140-CD

**File No.:** R01.01.159

**Wards Affected:** Ward 4

### **RECOMMENDATION(S):**

THAT Report 24-140-CD Notice of Intention to Designate 156 Beverly Street under Part IV of the OHA, be received;

AND FURTHER THAT Council authorized the Clerk to publish a Notice of Intention to Designate (NOID) the stone residence on the property located at 156 Beverly Street in accordance with Section 29 of the Ontario Heritage Act for its cultural heritage value.

### **EXECUTIVE SUMMARY:**

#### **Purpose**

This report has been prepared to provide a recommendation to Council in support of the designation of the stone residence on the property municipally known as 156 Beverly Street (**Figure 1**) under Part IV of the Ontario Heritage Act.

#### **Key Findings**

- Council has directed staff to assess properties that are adjacent to those that are on the Heritage Register and, if found to meet the criteria under Regulation 9/06, to bring forward a designation report.
- Of the two properties 154 and 156 Beverly Street, only the property at 156 Beverly contains sufficient cultural heritage value to warrant designation under Part IV of the Ontario Heritage Act
- The architectural style of 156 Beverly is an early Arts and Crafts Cottage which is an underrepresented style on the City's Heritage Register.

- The property at 154 Beverly Street is a modest 1910 four square Edwardian.



**Figure 1:** Front elevation of 156 Beverly Street (Scott Abbott, City of Cambridge)

### **Financial Implications**

The financial implications to the City includes paying for and installing a heritage landmark plaque at a cost of approximately \$500. The City also pays to register the bylaw on title to the property, which costs approximately \$82.



**Figure 2:** Front elevation of 154 Beverly Street (Scott Abbott, City of Cambridge)

**STRATEGIC ALIGNMENT:**

Strategic Action

**Objective(s):** Not Applicable

**Strategic Action:** Not Applicable

**OR**

Core Service

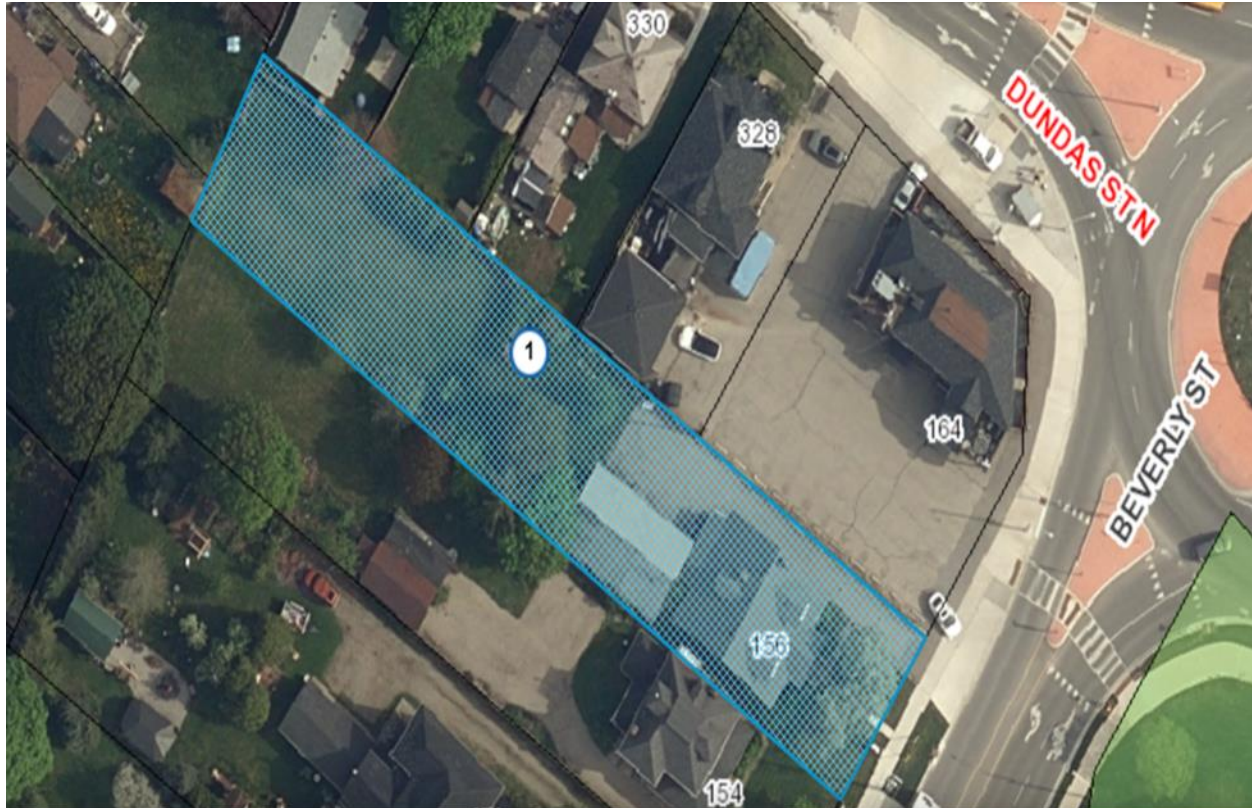
**Program:** Community Development

**Core Service:** Heritage Conservation

## BACKGROUND:

### 156 Beverly Street

156 Beverly is located on the southeast side of Beverly Street. The legal description is PT LT 1 PL 449 CAMBRIDGE, PARTS 1, 2 & 3, 58R18699; City of Cambridge. The property is located west of Soper Park and east of the Grand River (Figure 3).



**Figure 3:** Map of 156 Beverly Street (City of Cambridge)

The property is not on the City's Heritage Register. The structure at 156 Beverly Street was analyzed and it exceeds the minimum required criteria for designation under Regulation 9/06 of the Ontario Heritage Act.

## 154 Beverly Street



**Figure 4: Aerial Map of 154 Beverly Street**

154 Beverly is located on the southeast side of Beverly Street. The legal description is PT LT 1 PL 449 CAMBRIDGE PART 4 58R18699; City of Cambridge. The property is located west of Soper Park and east of the Grand River (Figure 3).

This property is not on the City's Heritage Register. However, it is adjacent to 150/152 Beverly Street, which is listed on the City's Heritage Register. The property at 150/152 Beverly Street will be reviewed during the Heritage Register review process.

The structure at 154 Beverly Street was analyzed and it does not meet the minimum required criteria for designation under Regulation 9/06 of the Ontario Heritage Act.

### **ANALYSIS:**

#### **156 Beverly Street**

The property was first surveyed in 1868 by James Pollack for gentleman farmer Alexander Carrick. Born in upper state New York in 1814, Carrick was one of the first non Indigenous children to settle in the area in 1817 at the age of three. Carrick's wife, Jane Harvie, also arrived with her family in the same group as the Carrick's in 1817. James Young wrote in his 1880 autobiographical book about the early years of Galt, about the early settlers:

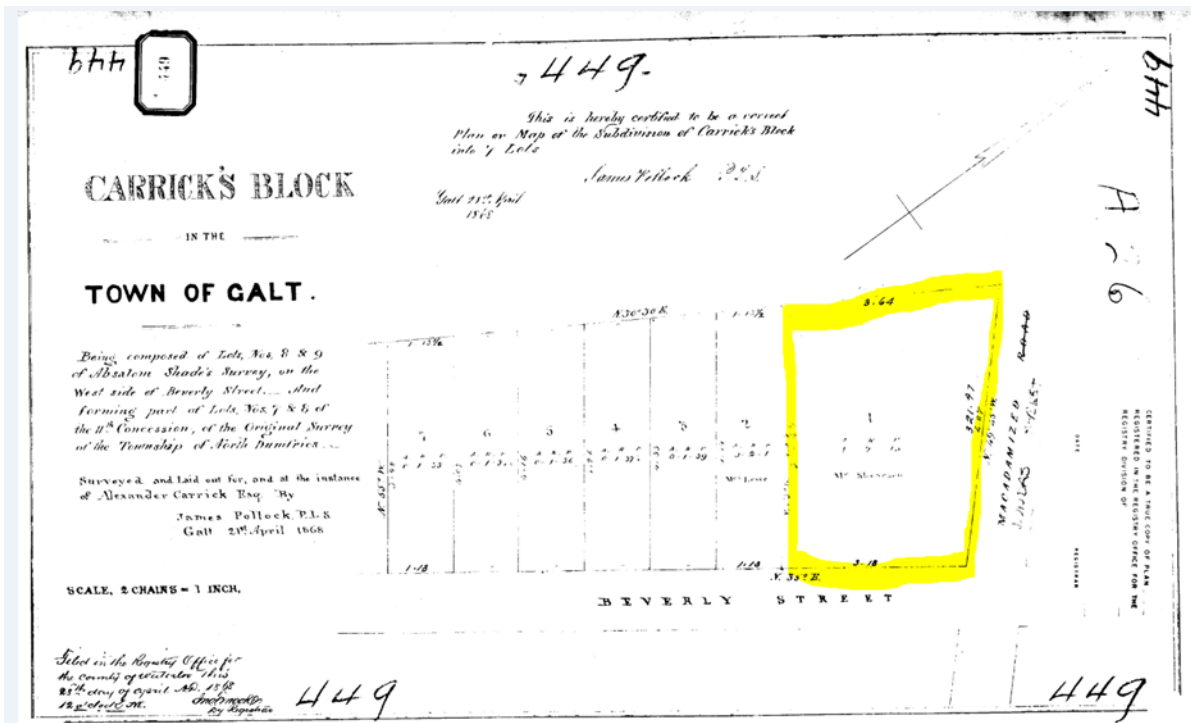
“(Absolom) Shade acted as Mr. Dickson's agent and attorney, and as soon as it became known in the Niagara district and other settled parts of the Province, that lands could be had on easy terms, a few straggling settlers made their way to the locality, and some returned to take up their abode. Scarcely any persons came in during the fall of 1816, and for several years afterwards, the progress made was not very promising. Report puts down the number of families in the township in 1817 as thirty-eight, comprising in all one hundred and sixty-three souls, and the whole of the farm stock as less than the number of animals now to be found on a single place. From a Government source, we find that in 1818 the estimate was only thirty-eight settlers, and sixty-three persons in all.

These statements are doubtless not far astray, but the latter estimate is probably below rather than above the mark, for, besides a few settlers who early took up land in the St. George neighbourhood, a small colony, chiefly from Genesee County, New York State, had located in the bush between Galt and the present village of Branchton, as early as 1817. Among these were Messrs. Donald Fraser, Thomas McBean, William Mackenzie, John Buchanan, Robert Carrick, Alexander Harvie, Daniel McArthur and Dugald McColl, whose descendants, in several instances, still continue to hold and cultivate the lands then taken up.”<sup>1</sup>

Robert and Jane Carrick were granted land soon after arrival by William Dickson Sr. in 1817. This comprised of the lands along Beverly Street between Kerr Street and the Macadamized Road (Dundas Street North) and from Beverly Street to Water Street. It is not known where their residence was located, and this was not researched for the purposed of this report. In 1844, upon their 30 year old son Alexander’s marriage to 19 year old Jean McBean, Carrick gifted them the land between Kerr and Dundas and from Beverly to Wellington Streets. Alexander was described by James Young as being a gentlemanly farmer. During the 19th century, the term “gentlemanly farmer” usually meant a farmland owner who leased out his land to farm labourers who would work the land for a wage and/or a percentage of the profits of either the crops produced, or the husbandry sales made each year. Alexander Carrick apparently didn’t live on the land he owned on Beverly Street, but in a stone cottage on the west side of the Grand River. He may have likely acquired this land from either Absolom Shade or William Dickson Jr.

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<sup>1</sup> Reminiscences of the Early History of Galt and the Settlement of Dumfries in the Province of Ontario, by James Young, 1880 Toronto: Hunter, Rose pg 33



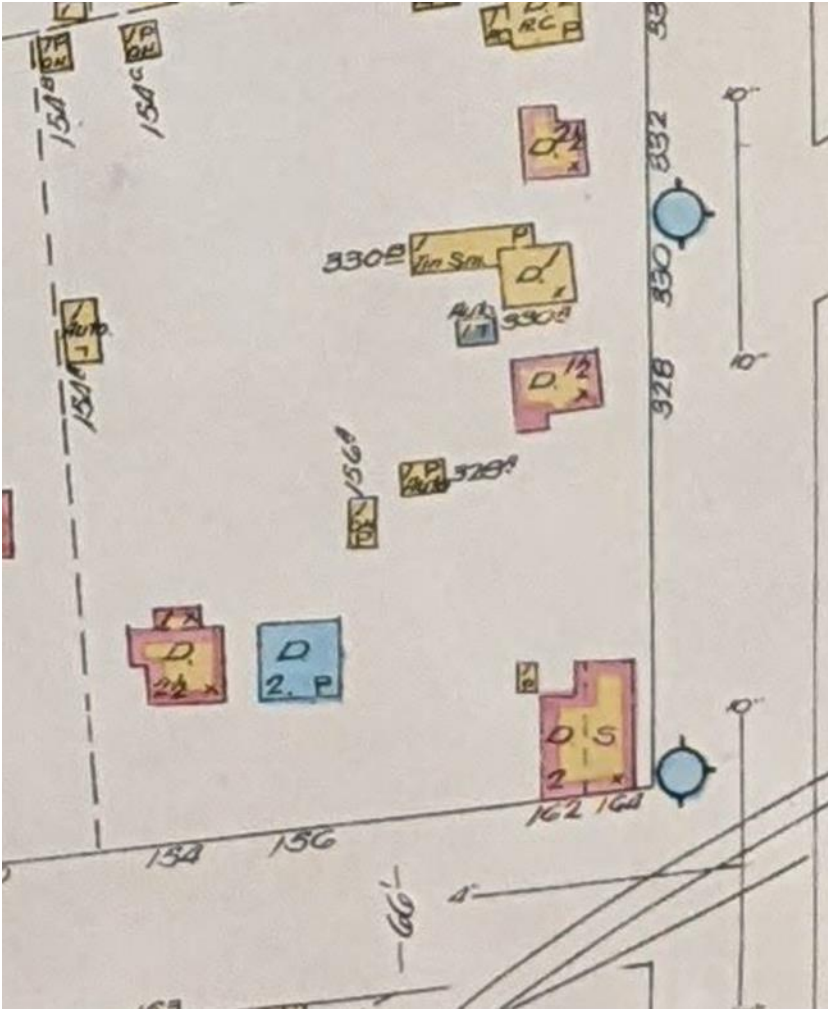
**Figure 5:** Carrick’s Block Plan 449, 1868 (City of Cambridge Archives) Lot 1 is outlined in yellow.

In 1868, Carrick retained surveyor James Pollack, who had surveyed many town lots in Galt, Dickson Hill and Preston in the 19th and early 20th centuries. The land was surveyed into seven town lots through Plan 449 (Figure 3), with lots one and two already having been leased at the time of the survey. The largest lot, Lot 1, which was on the corner of Beverly Street and Dundas Street North, had been leased to William Shearson who was a commissioning agent in Galt and Preston. The survey shows no building outline on Lot 1. If a lot held a dwelling, usually just a simple plan was drawn showing the outline of a structure. That was not the case with this survey.

Carrick passed away in 1899 and his estate began to sell off what land he had left from his 1868 Survey. By the 1920s, Lot 1 had been divided up into several lots where several houses had been constructed as shown on the 1929 Goad and Goad Fire Insurance Plan.

The stone cottage is believed to have been built in 1922 by newlyweds William and Sarah McClure who lived here until about 1929. According to the 1929 Fire Insurance Plan (Figure 4), the house is constructed from solid stone and is not a wood frame house with stone veneer. The stone materials are a combination of field stone and river stone that would have been sourced locally, likely from the land itself and along Mill Creek. William McClure was listed as a farm labourer in the 1921 and 1931 Census.

McClure passed away in New Hamburg in 2000 at the age of 98. He had been living in this region since the 1950s.



**Figure 6:** Detail of 1929 Galt Fire Insurance Plan for 156 Beverly St (City of Cambridge Archives) The blue structure (indicating stone) is the house at 156 Beverly. 154 Beverly is the wood clad, brick veneer Edwardian to the left.

**Evaluation of 156 Beverly St. under Ontario Regulation 9/06 (as amended by 569/22)**

According to a suite of changes introduced to the Ontario Heritage Act through the More Homes Built Faster Act, 2022, properties must meet at least two (2) of nine (9) criteria under Ontario Regulation 569/22 to be considered for designation.



Heritage Planning staff have undertaken the following analysis against Regulation 9/06 of 156 Beverly Street. Staff have determined that the stone residence meets five (5) of nine (9) criteria to merit designation.



**Figure 7:** North Façade of 154 Beverly Street (Scott Abbott, City of Cambridge)

- 1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.**

**YES** – The c. 1922 fieldstone and river stone cottage and rubblestone foundation are representative of and early Arts and Crafts cottage design. What makes this Arts and Crafts cottage style unique is the construction materials of stone. Therefore, it is neither a building style, nor reflects the materials that most houses are built from today. These building styles, material examples and building age are becoming increasingly rare all across southern Ontario which, therefore, increases its design value.

**2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.**

**YES** – The stone residence is well designed, and its high artistic merit is in the design of the long porch overhang off the front façade that covers the steps leading up to the covered front porch. This design sets it apart from other structures built during this time period. The higher artistic merit is also in its building materials, which are rare for an early Arts and Crafts structure.

**3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.**

**NO** – There is no evidence of a high degree of technical or scientific achievement in the construction of the house that would be notable or outstanding during this period.

**4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.**

**YES** – The property is associated with two of the very earliest settler families to Galt in 1817, the Carricks and the Harvies. William and Sarah McClure is also credited with most likely being the builder of the stone cottage. The house and property are also indicative of the agricultural roots of Cambridge which make it an important cultural heritage resource to the community.

**5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.**

**NO** – The property is documented well enough in local historical sources but has not yielded information formerly unknown which would lead to a greater understanding of the community.

**6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.**

**NO** – There are no specific architects known to be responsible for the construction of the cottage that would make the property more uniquely valuable.

**7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.**

**YES** – The character of the area along Beverly Street to Kerr Street reflects a majority building stock dating from the later quarter of the 19th century into the first quarter of the 20th. Therefore, the protection of this property will help to conserve the historic character of this area.

**8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.**

**YES** – The property is historically linked to its surroundings particularly with Soper Park just east along Dundas. The heritage protection of Soper Park helps to maintain the rural setting that 154 Beverly Street is historically and physically linked to, having been constructed on farmland owned by Carrick and across the street from farmland owned by William Jackson, which eventually became Soper Park.

**9. The property has contextual value because it is a landmark.**

**NO** – The property does not terminate a view nor has otherwise been known to the community to be a landmark.



**Figures 8, 9, 10 and 11:** Interior photos of 156 Beverly Street Top L-R: Front entrance door, upstairs bedroom showing box dormer space. Bottom L-R: Front Hallway to back of House and Formal Dining Room.

**Cultural Heritage Attributes**

The following is a summary of the key heritage attributes that embody the heritage value of the stone residence at 156 Beverly Street:

- The covered porch and protruding porch overhanging the front steps;

- All deep soffits on each façade;
- All roof pitches and designs on each elevation;
- All symmetrical façades;
- The rubblestone foundations;
- All construction materials on all elevations which include the fieldstone on the outer walls, wood clad on the dormers;
- All wood faced dormers;
- All stone porch columns; and
- All voussoirs, lintels and sills of the stone residence.

### **154 Beverly Street**

The property at 154 Beverly Street is a two-and-a-half-storey red brick dwelling constructed in the early 20th century in the Edwardian architectural style. While the building reflects common characteristics of Edwardian residential design, including its symmetrical facade and formal simplicity, it does not possess unique architectural features or a particularly distinctive style that sets it apart from other homes of the same period.



**Figure 12:** Front façade of 154 Beverly Street



**Figures 13, 14, 15, 16:** Top L-R Fireplace in living room, Kitchen with laminate floors  
 Bottom L-R: Front entrance, Bedroom with wood laminate floors

The main dwelling, although typical of its time, holds some historical interest due to its association with the Sterzik family, early settlers and skilled stonemasons in the area. However, beyond this connection, the house does not demonstrate significant historical events or associations that would elevate its importance in local or broader heritage contexts.

The property forms part of Plan 449 Lot 1, a lot subdivided into several parcels, as indicated on the 1929 Goad Fire Insurance Plan. Historical records suggest that 154 Beverly Street existed by at least 1910, as shown on the 1910 fire insurance plan, with the 1911 Census listing Joseph Sterzik, as a resident of Beverly Street. By 1912, the city directory confirms that Joseph Sterzik was living at 154 Beverly Street.

Joseph Sterzik, a skilled stone mason, followed in the trade of his father, Joseph Sterzik Sr. (1827-1915), who emigrated from the former Kingdom of Prussia (modern-day Germany, Poland and Russia) with his family. Joseph Jr. was born in 1853 and emigrated to Canada with his parents and younger sister, Maria. He married Mary Doerr in 1878 in Goderich, Huron County, and the couple lived at 154 Beverly Street for many years.

By 1930, Joseph's wife, Mary Sterzik, was listed as widowed and residing at 156 Beverly Street, while a new resident, Jane Harriette Ball, a dressmaker, had moved into 154 Beverly Street. Ball lived at the property until her death in 1936, marking a transition in ownership that reflects the evolving use of the home through the early 20th century.

Although the association with the Sterzik family offers some historical context, the property at 154 Beverly Street is not a particularly rare or important example of its architectural style, nor does it possess unique historical significance. The Edwardian style architecture, while representative of the era, does not distinguish this dwelling from others built around the same time. Thus, while the property contributes to the streetscape and adds to the narrative of early 20th century development, it lacks the specific architectural or historical importance typically associated with designation under the Ontario Heritage Act.

### **Preliminary Evaluation of 154 Beverly Street under Ontario Regulation 9/06 (as amended by 592/22)**

According to a suite of changes introduced to the Ontario Heritage Act through the More Homes Built Faster Act, 2022, properties must meet at least two (2) of nine (9) criteria under Ontario Regulation 9/06 to be considered for designation.

Heritage Planning staff determined that the property at 154 Beverly Street only meets one (1) of nine (9) criteria. As such, the property is not considered a candidate for designation.

- 1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.**

**YES** – The property at 154 Beverly Street contains a two-story brick-clad dwelling that is a representative example of the American Foursquare building type, an Edwardian-era vernacular architectural style. The style is typified by a square floor plan, hipped roof, prominent front porch and brick or concrete construction. As with much of Edwardian residential architecture, the American Foursquare is defined by simplicity, formality, and reserved ornamentation.

While the dwelling at 154 Beverly Street is representative of the architectural style, its heritage integrity has also been compromised by several unsympathetic alterations including the replacement of original windows throughout, the replacement of the original porch columns, and recladding the front gable dormer in vinyl.

- 2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.**

**NO** – The property at 154 Beverly Street does not display a high degree of craftsmanship or artistic merit. The American Foursquare style is a common residential style from the early 20th century. Examples of this style exist across the city, including more intact examples. The frame-built brick-clad dwelling at 154 Beverly Street includes minimal architectural ornamentation.

**3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.**

**NO** – There is no evidence of a high degree of technical or scientific achievement in the construction of the property that would be notable or outstanding during this period.

**4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.**

**NO** – The property is not known to have been associated with any individuals, themes, events, beliefs, activities, organizations, or institutions that are significant to the community.

**5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.**

**NO** – The property is documented in some local historical sources but has not yielded information formerly unknown which would lead to a greater understanding of the community.

**6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.**

**NO** – The property is not known to demonstrate or reflect the work or any ideas of any architects, artists, builders, designers, or theorists known to be significant to the community.

**7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.**

**NO** – The property does not define, maintain, or support the character of the area. The immediate context includes open space across the street to the east; a busy roundabout intersection and restaurant parking lot to the north; a listed, non-designated heritage property with a large setback to the south, and a residential neighbourhood to the west. The area does not appear to have any cohesive, intact heritage character.

**8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.**

**NO** – The property is not known to be physically, functionally, visually, or historically linked to its surroundings. The dwelling at 154 Beverly Street was built ca. 1910 but it does not have any formal historical linkages to any adjacent properties.

**9. The property has contextual value because it is a landmark.**

**NO** – The property is not considered a landmark in the community.

As 154 Beverly Street only meets one (1) of nine (9) criteria under Regulation 9/06, it does not meet the minimum threshold of two (2) criteria needed to warrant designation.

**EXISTING POLICY / BY-LAW(S):**

Section 29. (1) of the Ontario Heritage Act provides municipalities in Ontario the ability to designate individual properties shown to have cultural heritage value to the community.

Section 4.6.1 of the Cambridge Official Plan (OP) also states that the City will pass bylaws to designate properties of cultural heritage value.

As the property is currently listed on the Heritage Register, alterations to a listed property are not regulated under the Ontario Heritage Act. Therefore, the only legislative ability for the MHAC to consider is to designate the property under Part IV.

**FINANCIAL IMPACT:**

There are no financial impacts to a property owner associated with heritage designation. The property owner of 156 Beverly Street would be able to apply for a Designated Heritage Property Grant to support the costs of maintaining the heritage attributes of the property.

**PUBLIC VALUE:**

**Sustainability**

The City of Cambridge supports sustainability by encouraging adaptive reuse of heritage properties wherever possible.

**Transparency**

The Council agenda is posted on the City's website as part of the reporting process.

**ADVISORY COMMITTEE INPUT:**

Staff consulted with the Municipal Heritage Advisory Committee on October 17, 2024 through report 24-028(MHAC) and the Committee provided the following recommendations to Council:



THAT Report 24-028(MHAC) - Recommendation to Designate 156 Beverly Street under Part IV of the Ontario Heritage Act - be received;

AND THAT the MHAC (Municipal Heritage Advisory Committee) not recommend designation of the red brick, Edwardian structure located at 154 Beverly Street because it does not meet enough criteria under Regulation 9/06;

AND FURTHER THAT the MHAC recommend to Council that the Clerk be authorized to publish a Notice of Intention to Designate (NOID) the stone residence, excluding the land and outbuildings, located at 156 Beverly St in accordance with Section 29 of the Ontario Heritage Act for its cultural heritage value.

The MHAC passed these recommendations unanimously.

### **PUBLIC INPUT:**

Meetings of the Municipal Heritage Advisory Committee are open to the public. MHBC Planning, the planning agent for the property owner, delegated to MHAC on October 17, 2024 asking for a deferral on making a recommendation until a meeting could take place with City staff to discuss the designation. Heritage Planning staff met with MHBC Planning staff on October 31, 2024. Staff were informed that the property owner is in support of designation and would like to work with City planning staff on design concepts for the redevelopment of the property. The stone house will either be incorporated into any proposed new development of the site, or a severance may be sought to create a lot conversion for the stone house.

### **INTERNAL / EXTERNAL CONSULTATION:**

The Senior Planner-Heritage liaised with the property owner's planning agent prior to the report going to the MHAC for consideration.

### **CONCLUSION:**

Based on the findings noted above, only the stone residence at 156 Beverly Street meets the required criteria under Ontario Regulation 9/06 for designation. Therefore, Heritage Planning staff and the MHAC recommend Council approve the recommendation to designate 156 Beverly Street by directing the City Clerk to publish a Notice of Intention to Designate in accordance with Section 29 of the Ontario Heritage Act. Heritage Planning staff and MHAC also recommend that Council direct staff to work with the property owner, and their planning agent, on incorporating the stone residence into any future development of the site.

**REPORT IMPACTS:**

Agreement: **No**

By-law: **No**

Budget Amendment: **No**

Policy: **No**

**APPROVALS:**

**This report has gone through the appropriate workflow and has been reviewed and or approved by the following as required:**

**Director**

**Deputy City Manager**

**Chief Financial Officer**

**City Solicitor**

**City Manager**

**ATTACHMENTS:**

1. 24-140-CD Appendix A – Draft Notice of Intention to Designate