



To: Municipal Heritage Advisory Committee
Meeting Date: 2/20/2025
Report Title: **25-003(MHAC) Recommendation to Designate 4860 Townline Road**
Report Author: Scott Abbott, Planner-Heritage
Department Approval: Melissa Aldunate, Manager of Policy
Department: Planning and Growth
Division: Policy Planning
Report No.: 25-003 (MHAC)
File No.: R01.01.163
Ward: Ward 2

RECOMMENDATION:

THAT the Municipal Heritage Advisory Committee (MHAC) supports the recommendation to designate the property municipally known as 4860 Townline Road under Part IV of the *Ontario Heritage Act*.

EXECUTIVE SUMMARY:

Purpose

This report recommends the designation of 4860 Townline Road (**Figure 1,2 and 3**) under Part IV of the *Ontario Heritage Act*. The property meets the criteria for designation as it holds cultural heritage value or interest due to its historical, architectural, and contextual significance. The following sections provide an overview of the property's significance and outline the rationale for its designation.

Key Findings

- The property at 4860 Townline Road, also known as Holm's Mill or Speed River Mill, is a rare and representative example of Georgian Mill architecture.
- Constructed in 1856 by Niehls Peterson Holm, the property played a significant role in the industrial and economic development of the Cambridge area.

- The property includes important associated structures, such as a one-storey sawmill and remnants of a canal and dam system.
- The property is adjacent to other significant heritage features, including the Black Bridge Road Bridge, the Mill Manager’s House, and the Mill Boarding House.
- The mill is a recognized landmark, notable for its historical significance and visual prominence in the community.
- Staff have undertaken an analysis and have determined the property contains sufficient cultural heritage value to warrant designation under Part IV of the *Ontario Heritage Act* by satisfying several criteria under *Ontario Regulation 9/06* (as amended by *O. Reg 569/22*).



Figure 1: Mill and Mill Race (City of Cambridge).



Figure 2: Mill from the front (City of Cambridge).



Figure 3: Mill from the back (City of Cambridge).

FINANCIAL IMPLICATIONS

The City does provide and pay for the installation of a heritage plaque at a cost of approximately \$500. The City also pays to register the bylaw on title to the property, which is under \$100.

STRATEGIC ALIGNMENT:

- Strategic Action; or
- Core Service

Objective(s): Not Applicable

Strategic Action: Not Applicable

Program: Community Development

Core Service: Heritage Conservation

BACKGROUND:

The property is located on the east side of the Speed River, in proximity to other notable heritage features, including the Black Bridge Road Bridge, Mill Manager's House, and Mill Boarding House. Its legal description is: CON 4 BLK BEASLEYS LOWER PT; LOT 13 AND RP 58R13314 PART; 2.

The property at 4860 Townline Road, also known as Holm's Mill or Speed River Mill, is a historically significant site originally constructed in 1856 by Niehls Peterson Holm, a Danish immigrant. Holm acquired the land and water rights between 1829-1835, building a pair of limestone sawmills and a dam known as the "Little Dam" to power the mills. In 1856, he constructed a 3½-storey Georgian-style limestone flour mill and a new dam on the Speed River, which channeled water to a turbine behind the mill through a canal. The property later transitioned through various owners, including Lewis Kribs, F. Cole & Son, and A.J. Shantz, evolving from a flour mill to a grist mill.

Its physical and historical connections to these sites and its position within the Black Bridge Cultural Heritage Landscape highlight its significance as part of Cambridge's industrial history. The Black Bridge Cultural Heritage Landscape is a designated area of cultural and historical importance, and the property at 4860 Townline Road is a key defining element of this landscape.

The flour mill is a 3½-storey structure built in the Georgian Mill style, characterized by symmetrical flat-headed windows and doors, fieldstone construction, and a gable roof. A

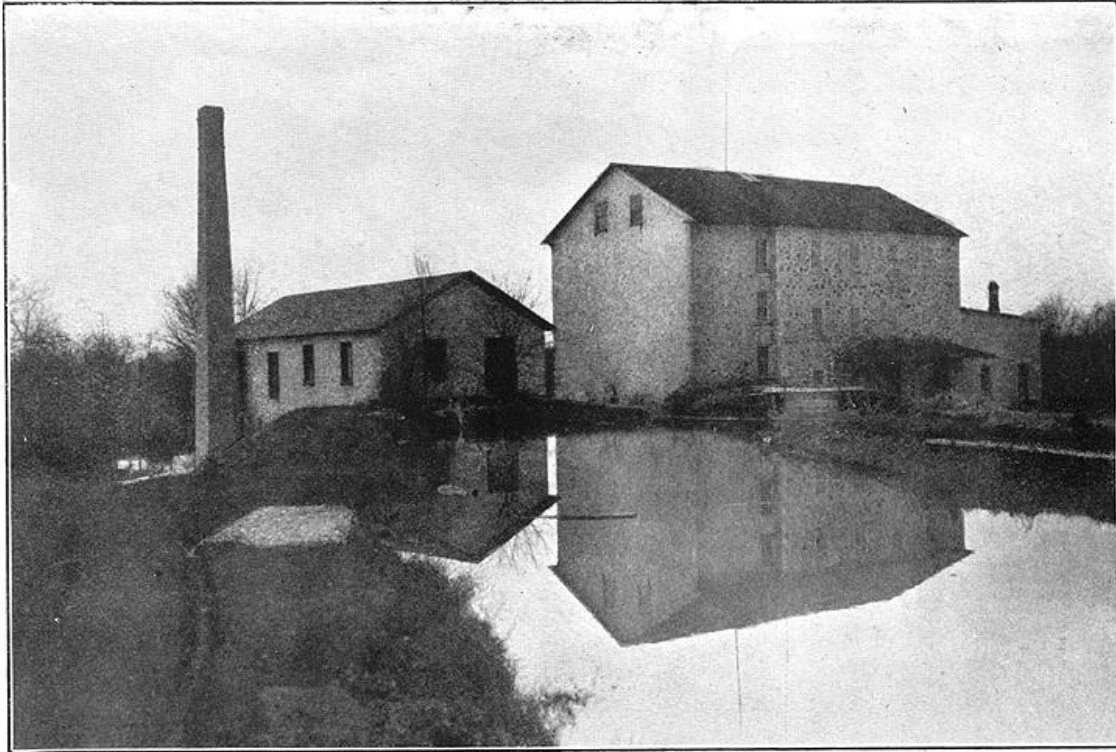
one-storey, four-bay fieldstone outbuilding located immediately south of the mill historically served as a sawmill. Additional features include the remnants of canal and dam infrastructure, mature trees along the Speed River, and a gravel laneway leading to the property.

ANALYSIS:

Early Industrial Development

The origins of Holm's Mill trace back to Niehls Peterson Holm, who began acquiring land and water rights along the Speed River between 1829 and 1835. Recognizing the area's industrial potential, Holm constructed a dam system that diverted water to a turbine-powered mill, a technological innovation at the time. By 1856, the flour mill and sawmill were fully operational, playing a crucial role in the economic development of what is now the Black Bridge area.

The mill quickly became a center of commerce and industry, providing essential services for the growing community. Its strategic location along the Speed River made it an important hub for milling grain and processing lumber, both of which were critical to the local economy. Over the years, successive owners modernized and expanded operations to keep pace with changing industrial demands. One of the most significant of these was Lewis Kribs, who acquired the mill in 1882 and played a key role in ensuring its continued relevance into the early 20th century (**Figure 4**).



W. A. KRIBS' FLOUR MILL.

Figure 4: 1901 Post Card of the Mill (Hespeler, Canada: a souvenir of the factory town, page 0019 W.A. Kribs' flour mill, Hespeler, Ontario)

Rev. Peter Niles Holm: Industrial Pioneer and Community Leader

Born in 1808, Peter Niles Holm was a pivotal figure in the industrial and social development of the Cambridge area. The son of Niehls Peterson Holm, he inherited not only his father's entrepreneurial spirit but also his commitment to community service.

By 1856, Peter Niles Holm had taken over the operation of the sawmill, gradually expanding his role to include the grist mill as well. He appears in the 1881 Census for Waterloo South as a Grist and Saw Miller, reflecting his leadership in the local milling industry. By 1861, advertisements in the County Atlas for Waterloo suggest that the mill had transitioned into the hands of his son, David Holm, marking a new chapter in the family's industrial legacy.

Beyond his contributions to industry, Rev. Peter Niles Holm was deeply committed to community and faith. He served as both a minister and bishop of the River Brethren Church, a denomination known for its emphasis on simple living, service, and faith-driven leadership. His influence extended beyond his congregation, as he was highly respected across various religious communities. His ability to balance industrial

progress with spiritual guidance positioned him as a leader in both commerce and faith, shaping the town's economic and social landscape.

Later Uses

The mill continued to evolve under new ownership, adapting to changing economic and technological conditions. In 1882, Lewis Kribs—the builder of the first Black Bridge over the Speed River in 1861—purchased the mill. Kribs was a skilled carpenter and builder who played a major role in Hespeler's development, founding the Lewis Kribs Co., a sawmill and lumber yard on Forbes Street. His influence extended beyond industry; he was also a contractor responsible for constructing Lutheran and Anglican churches in Hespeler, as well as numerous commercial and residential buildings. Under his ownership, the mill remained an integral part of the local economy.

By 1956, the mill transitioned into a grist mill under A.J. Shantz, marking its final years as a functional industrial site. In 1978, it was converted into a private residence and the studio of local artist Andrew J. Smith. This transformation reflects the adaptability of the property, transitioning from an industrial facility to a creative and cultural space, demonstrating its ongoing relevance in the community.

Architectural Description

Georgian Mill Architecture: Adaptation for Industrial Use

Georgian architecture, prominent from the early 18th to the mid-19th century, is characterized by symmetry, proportion, and classical detailing inspired by the Renaissance. In residential and institutional buildings, the style emphasized balanced facades, evenly spaced windows, and restrained ornamentation. These principles were adapted for industrial purposes, particularly in the design of mills, which required both functionality and durability.

Holm's Mill at 4860 Townline Road exemplifies Georgian Mill architecture, incorporating the symmetrical and proportional elements of the Georgian style while adapting them for industrial efficiency. Notable adaptations include:

- **Fieldstone Construction:** Unlike the brick or wood often used in Georgian residential buildings, mills were frequently constructed from fieldstone or limestone for their structural strength and durability, essential in housing large-scale milling operations.

- **Symmetry and Proportion:** The mill's balanced façade, evenly spaced flat-headed windows, and gable roof reflect classical Georgian design principles, ensuring both aesthetic cohesion and practical ventilation and lighting.
- **Minimal Ornamentation:** While residential Georgian architecture often included cornices, pilasters, and decorative window trim, Georgian mills prioritized functional simplicity, with architectural details such as voussoirs (arched stonework over windows) and quoins (cornerstones) serving both aesthetic and structural purposes.
- **Industrial Adaptation:** Unlike Georgian homes, which featured grand entrances and elaborate interiors, mills focused on large, open interior spaces to accommodate milling equipment. The structure of Holm's Mill, with its thick limestone walls and open floor plan, is designed to house machinery while withstanding vibrations and environmental conditions.
- **Roof Design:** The gable roof used in Holm's Mill, while common in Georgian architecture, is slightly steeper than those found in residential buildings, likely to improve water runoff and reduce maintenance requirements in an industrial setting.

Holm's Mill remains a rare and well-preserved example of this industrial adaptation of Georgian design, blending the elegance of proportion with the functional needs of 19th-century milling technology.

Associated Structures and Landscape Features

- **Sawmill Outbuilding:** The one-storey, four-bay fieldstone structure located south of the mill adds to the property's historical significance as part of its industrial complex.
- **Canal and Dam Remnants:** These features are essential to understanding the technical achievements associated with the mill.
- **Natural Landscape:** The mature trees and wooded areas enhance the property's contextual value within the Speed River corridor.

Proximity to Listed and Designated Properties

The property is adjacent to several other significant heritage features, including the Black Bridge Road Bridge (a designated structure), the Mill Manager's House, and the Mill Boarding House (both listed heritage properties). Together, these features create a

cohesive narrative of the area's industrial history, with 4860 Townline Road serving as a key component (**Figure 5**).

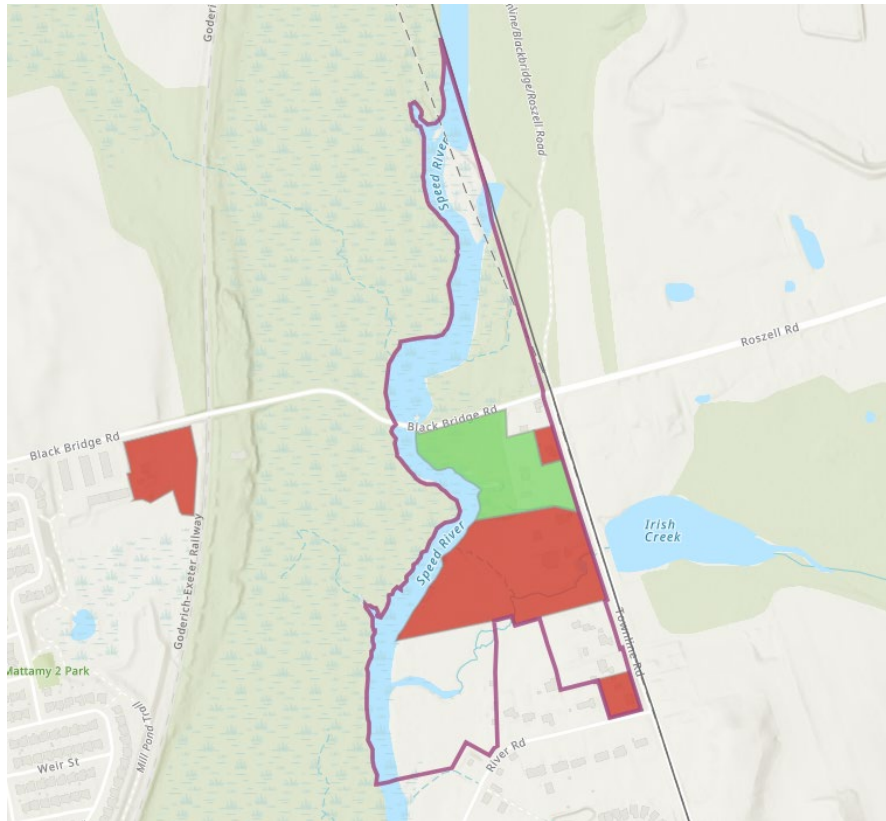


Figure 5: Property (green), designated structures (red), and Blackbridge Cultural Heritage Landscape boundary (outline) (City of Cambridge).

Evaluation under Ontario Regulation 9/06 (as amended by 569/22)

Heritage Planning staff are of the opinion that the property warrant's designation based on a determination that the property satisfies eight (8) of the nine (9) criteria contained in the *Ontario Regulation 9/06* (as amended by 569/22). According to the legislative changes introduced to the *Ontario Heritage Act* through the *More Homes Built Faster Act, 2022*, properties must meet at least two (2) of the nine (9) criteria under Ontario Regulation 9/06 (amended by the 569/22) to be considered for designation under Part IV of the *Ontario Heritage Act*.

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 flour mill is a rare and representative example of Georgian Mill architecture, displaying symmetry, fieldstone construction, and mid-19th-century industrial design.

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

YES – The fieldstone construction reflects a high degree of craftsmanship, with intricate voussoirs and quoins framing windows and doors. The property’s Georgian Mill style and functional industrial design combine both utilitarian and artistic aspects, making it a showcase of skillful 19th-century building techniques.

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

YES – The mill’s canal and dam system highlight advanced technical ingenuity, channeling water to a turbine to power operations.

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 directly associated with the Holm’s family, pioneers in the industrial development of Cambridge. The establishment of the mill fostered local economic growth and significantly contributed to the early industrial identity of 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.

YES – The property provides insights into 19th-century milling practices and rural industrial development in Ontario.

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 – While Peter Niles Holm played a significant role as an industrialist and community leader, he was not an architect, artist, builder, designer, or theorist. His contributions are notable for their industrial and economic impact rather than reflecting the specialized work of these professions.

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

YES – The mill contributes significantly to the Black Bridge Cultural Heritage Landscape, reinforcing the area’s industrial character.

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

YES – The property is linked to the Speed River and adjacent heritage properties, including the Black Bridge Road Bridge.

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

YES – The mill is a recognized landmark within the community, notable for its historical significance and visual prominence.

Cultural Heritage Attributes

The following elements of the property contribute to its cultural heritage value and are included in the designation:

1. Flour Mill Building (Main Structure):

- 3½-storey limestone structure with Georgian Mill architectural style.
- Symmetrical flat-headed windows and doors.
- Fieldstone construction with detailed voussoirs and quoins.
- Gable roof with intersected design.

2. Sawmill Outbuilding:

- One-storey, four bay fieldstone structure located south of the main mill building.

3. Canal and Dam Infrastructure:

- Remnants of the canal system and the “Little Dam” and Blackbridge Road Dam.

4. Natural Landscape Features:

- Mature trees and wooded areas along the Speed River.
- Open spaces historically used for community gatherings.
- Gravel laneway with an iron gate entrance leading to the mill.

5. Contextual Relationship to Adjacent Heritage Features:

- Proximity to the Black Bridge Road Bridge, Mill Manager’s House, and Mill Boarding House, which together contribute to the cohesive narrative of the area’s industrial heritage.

EXISTING POLICY / BY-LAW(S):

Ontario Heritage Act

Designation by Municipal By-law

29 (1) The council of a municipality may, by law, designate a property within the municipality to be of cultural heritage value or interest if,

(a) where criteria for determining whether property is of cultural heritage value or interest have been prescribed, the property meets the prescribed criteria; and

(b) the designation is made in accordance with the process set out in this section. 2005, c. 6, s. 17 (1); 2019, c. 9, Sched. 11, s. 7 (1); 2022, c. 21, Sched. 6, s. 4 (1).

Notice Required

(1.1) Subject to subsections (1.2) and (2), if the council of a municipality intends to designate a property within the municipality to be of cultural heritage value or interest, it shall cause notice of intention to designate the property to be given by the clerk of the municipality in accordance with subsection (3). 2005, c. 6, s. 17 (1); 2019, c. 9, Sched. 11, s. 7 (2).

Consultation

(2) Where the council of a municipality has appointed a municipal heritage committee, the council shall, before giving notice of its intention to designate a property under subsection (1), consult with its municipal heritage committee. R.S.O. 1990, c. O.18, s. 29 (2); 2002, c. 18, Sched. F, s. 2 (9).

Notice of Intention

(3) Notice of intention to designate under subsection (1) shall be,

(a) served on the owner of the property and on the Trust; and

(b) published in a newspaper having general circulation in the municipality. R.S.O. 1990, c. O.18, s. 29 (3); 2005, c. 6, s. 1.

Contents of Notice

(4) Notice of intention to designate property that is served on the owner of property and on the Trust under clause (3) (a) shall contain,

(a) an adequate description of the property so that it may be readily ascertained;

(b) a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property; and

(c) a statement that notice of objection to the notice of intention to designate the property may be served on the clerk within 30 days after the date of publication of the

notice of intention in a newspaper of general circulation in the municipality under clause (3) (b). 2005, c. 6, s. 17 (2); 2019, c. 9, Sched. 11, s. 7 (4).

Same

(4.1) Notice of intention to designate property that is published in a newspaper of general circulation in a municipality under clause (3) (b) shall contain,

(a) an adequate description of the property so that it may be readily ascertained;

(b) a statement explaining the cultural heritage value or interest of the property;

(c) a statement that further information respecting the notice of intention to designate the property is available from the municipality; and

(d) a statement that notice of objection to the notice of intention to designate the property may be served on the clerk within 30 days after the date of publication of the notice of intention in a newspaper of general circulation in the municipality under clause (3) (b). 2005, c. 6, s. 17 (2); 2019, c. 9, Sched. 11, s. 7 (5).

City of Cambridge Official Plan

4.6 Designation of Heritage Properties

1. The City will regulate as fully as possible the demolition, removal or inappropriate alteration of buildings of cultural heritage value or interest included in the Register of Cultural Heritage Resources referred to in Section 4.3, and for these purposes, Council may:

- a) pass by-laws pursuant to the Ontario Heritage Act to designate properties including such buildings or structures to be of cultural heritage value. Council shall not permit the demolition, removal or inappropriate alteration of such buildings or structures for a period of 90 days following application by the owner of such buildings or structures, or such further period of time as Council and the owner may agree upon, unless Council has repealed the by-law designating such property or part thereof;

2. Council will preserve and protect the cultural heritage resources owned by the City and prepare and follow a maintenance programme for these resources.

8.10 Site Specific Policies

4860 Townline Road (Black Bridge Mill Inn)

31. (a) Notwithstanding the permitted uses in this Plan, the rehabilitation, preservation and economically viable use of the lands and buildings comprising the Blackbridge Mill

Inn, 4860 Townline Road, designated on Map 2 as Natural Open Space and Low/Medium Density Residential and more particularly shown as Part A of the subject lands on Figure 35 is encouraged and, subject to the policies of this Plan, Council may pass site-specific by-laws to permit the use of the property for the following purposes:

i) a country inn/hotel in which rooms are provided for the accommodation of guests and where meeting rooms, banquet and conference facilities, indoor recreational facilities and food and beverage services (but not a tavern) may also be provided as accessory uses to the inn/hotel;

ii) outdoor games courts, swimming pool, skating rinks, sitting areas, gardens and garden structures and a canoe launch or dock, primarily serving the guests of the inn/hotel;

iii) the growing of fruits and vegetables for the use of the inn/hotel;

iv) any use permitted in all designations in accordance with Section 8.1 (Uses Permitted/Prohibited) of this Plan;

b) The uses referred to in a) i) above in this Site-Specific Policy and the erection of any buildings or structures and parking areas to be provided on Part A of the subject lands on Figure 35 in shall be located on lands located above the regulatory floodline as determined by the GRCA.

c) The uses referred to in (a) (ii) and (iii) above in this Site Specific Policy are permitted only in accordance with the provisions of Section 3.A.8 regarding the preparation of Environmental Impact Statements, these uses and the creation of access and parking areas may also be provided on lands designated Natural Open Space System. Chapter 8 Land Use Policies and Designations 156 September 2018 Consolidation

d) The development and use of buildings and lands on Part A of the subject lands on Figure 35 and described herein shall be phased in to correspond with the capacity of the existing or improved/ alternative septic system on the property and the eventual connection of the site to public sanitary sewers such that:

i) Any zoning amending by-law passed in respect of Part A of the subject lands on Figure 35 shall include the holding symbol "(H)" in conjunction with the zoning classification, and the zoning amending by-law shall specify the limit of development/re-development that may occur using the existing septic system, where Council is satisfied that the existing system has sufficient treatment capacity to accommodate such limited development. A zoning amending by-law passed under this provision shall specify that no further or more intense use of the lands may occur without the removal of the holding symbol.

ii) Provided that Council may pass by-laws pursuant to the provisions in this Plan and the Planning Act, R.S.O. 1990, c.P. 13, as amended, to increase the limit of development/re-development that may occur without the removal of the holding symbol where Council is satisfied that the existing septic system can be improved and/or enlarged or an alternative sewage treatment system can provide sufficient capacity, to accommodate such additional development without adverse environmental impact.

e) The lands and buildings comprising 4790, 4880 and 4910 Townline Road, designated on Map 2 as Natural Open Space System and Low/medium Density Residential and more particularly shown as Part B of the subject lands on Figure 35 may be permitted to develop in accordance with the policies of this Plan to correspond with the capacity of the existing or improve/alternative septic system on the properties.

FINANCIAL IMPACT:

There is no cost to property owners associated with designating a property in Cambridge. The property owner of 4860 Townline Road will be able to apply for a Designated Heritage Property Grant to support the costs of maintaining the heritage attributes of the property.

PUBLIC VALUE:

Transparency:

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

PUBLIC INPUT:

Municipal Heritage Advisory Committee meetings are open to the public.

INTERNAL / EXTERNAL CONSULTATION:

The property owner expressed strong support for heritage preservation but also voiced concerns regarding the restrictions imposed by designation. The owner highlighted their significant financial investments in restoring and maintaining the property, including:

- Installing two cedar roofs to complement the original building style.
- Repointing all the stonework using historically appropriate methods.
- Ordering custom pine wood windows to align with the 19th-century aesthetic.

- Investing \$90,000 in architectural drawings to develop the property as an event space while preserving its historic charm.

The owner emphasized their vision to open the site to the public as a place for community engagement, economic activity, and continued investment in its legacy. They expressed a willingness to collaborate with the City and Province on a preservation strategy that balances heritage conservation with economic viability.

Further, concerns were raised regarding the potential economic impact of the designation, particularly regarding restrictions that might limit opportunities for investment, business operations, and employment at the site.

The owner has requested ongoing dialogue with City representatives and members of the Municipal Heritage Advisory Committee (MHAC) to explore a collaborative approach that allows for both heritage preservation and adaptive reuse.

CONCLUSION:

Based on the findings that the subject property meets more than (2) two criteria under *Ontario Regulation 9/06* (as amended by 569/22), staff are of the opinion that the property possesses significant cultural heritage value to warrant designation under Part IV of the *Ontario Heritage Act*. Therefore, staff recommend that MHAC endorse the designation of the property and request that Council direct the City Clerk to issue a Notice of Intention to Designate the property located at 4860 Townline Road, in accordance with Section 29 of the *Ontario Heritage Act*.

REPORT IMPACTS:

Agreement: **No**

By-law: **No**

Budget Amendment: **No**

Policy: **No**

APPROVALS:

This report has been reviewed and approved for inclusion in the agenda by the respective Departmental Manager.

ATTACHMENTS:

1. 25-003 (MHAC) Attachment A - Excerpt from the Heritage Impact Assessment Report (Revised, Prepared by MHBC Planning Limited and Dated January 2017
2. 25-003 (MHAC) Attachment B - Draft NOID for 4860 Townline Road



KITCHENER
WOODBRIDGE
LONDON
KINGSTON
BARRIE
BURLINGTON

Heritage Impact Assessment **REPORT**

(Revised)

Black Bridge Road Environmental Assessment
City of Cambridge

Date:

January 2017

Prepared for:

BT Engineering

Prepared by:

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Project Personnel

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Vanessa Hicks, MA	<i>Heritage Planner</i>	Editor, Secondary Author

Acknowledgements

This Heritage Impact Assessment acknowledges the work of the following organizations. These studies and reports are related to this Heritage Impact Assessment and have been incorporated into this Heritage Impact Assessment Report where necessary, and are referenced accordingly.

Sanchez Engineering Inc and BT Engineering	<i>Study Design Black Bridge Road Municipal Class EA Study (Schedule C) – DRAFT</i>	April, 2012
Heritage Resources Centre (HRC)	<i>Black Bridge Area Cultural Heritage Study</i>	August, 2013
Sanchez Engineering Inc and BT Engineering	<i>Analysis and Evaluation Report</i>	February, 2015
Sanchez Engineering Inc and BT Engineering	<i>City of Cambridge Black Brick Road EA Study Volume 1</i>	June 2016
Sanchez Engineering Inc and BT Engineering	<i>City of Cambridge Black Brick Road EA Study Volume 2</i>	June 2016
Sanchez Engineering Inc and BT Engineering	<i>City of Cambridge Black Brick Road EA Study Volume 3</i>	June 2016
MMM Group	<i>Black Bridge Cultural Heritage Technical Study</i>	January 2016
The Central Archaeology Group Inc.	<i>Stage 1 Archaeological Background Study, Black Bridge Road, Municipal Class EA Study</i>	June, 2012

Appendices

Appendix A	Map of Cultural Heritage Resources
Appendix B	Assessment Matrix
Appendix C	Road Alignment Alternatives
Appendix D	Designation By-law 16-03
Appendix E	Structural Report
Appendix F	Black Bridge Area Cultural Heritage Study, Heritage Resources Centre (2013)
Appendix G	Curriculum Vitae

Glossary of Abbreviations

EA	<i>Environmental Assessment</i>
EAA	<i>Environmental Assessment Act</i>
CHL	<i>Cultural Heritage Landscape</i>
HIA	<i>Heritage Impact Assessment</i>
HCD	<i>Heritage Conservation District</i>
HRC	<i>Heritage Resources Centre</i>
MHBC	<i>MagNaughton Hermsen Britton Clarkson Planning Limited</i>
MTCS	<i>Ministry of Tourism Culture and Sport</i>
OHA	<i>Ontario Heritage Act</i>
OHTK	<i>Ontario Heritage Toolkit</i>
O-REG 9/06	<i>Ontario Regulation 9/06 for determining cultural heritage significance</i>
PPS 2014	<i>Provincial Policy Statement (2014)</i>

3.0 Resources and Character

3.1 Resources

This section outlines the key built heritage resources, potential archaeological resources and non-heritage resources within the Black Bridge area¹. All of the built resources were examined and classified as A, B or non-heritage resources (see Appendix A). The categories are:

- Identified **A resources** have proven cultural heritage value when evaluated against Ontario Regulation 9/06, and are resources that directly relate to the identified themes of the area (see section 2.4). These are resources that are directly related to the Mill, the settlement of the area and transportation.
- Identified **B resources** have proven cultural heritage value when evaluated against Ontario Regulation 9/06, however, they do not directly relate to the themes of the area.
- Identified **non-heritage resources** do not have immediately apparent cultural heritage value, but they are part of the landscape of the area. These include modern buildings, which, like the rest of the area, are generally one-to-two storeys and are found on large lots.
- It was determined that some resources are located outside of the final boundary area. For the purposes of this report they were not examined in detail.

The **A resources** have been identified as:

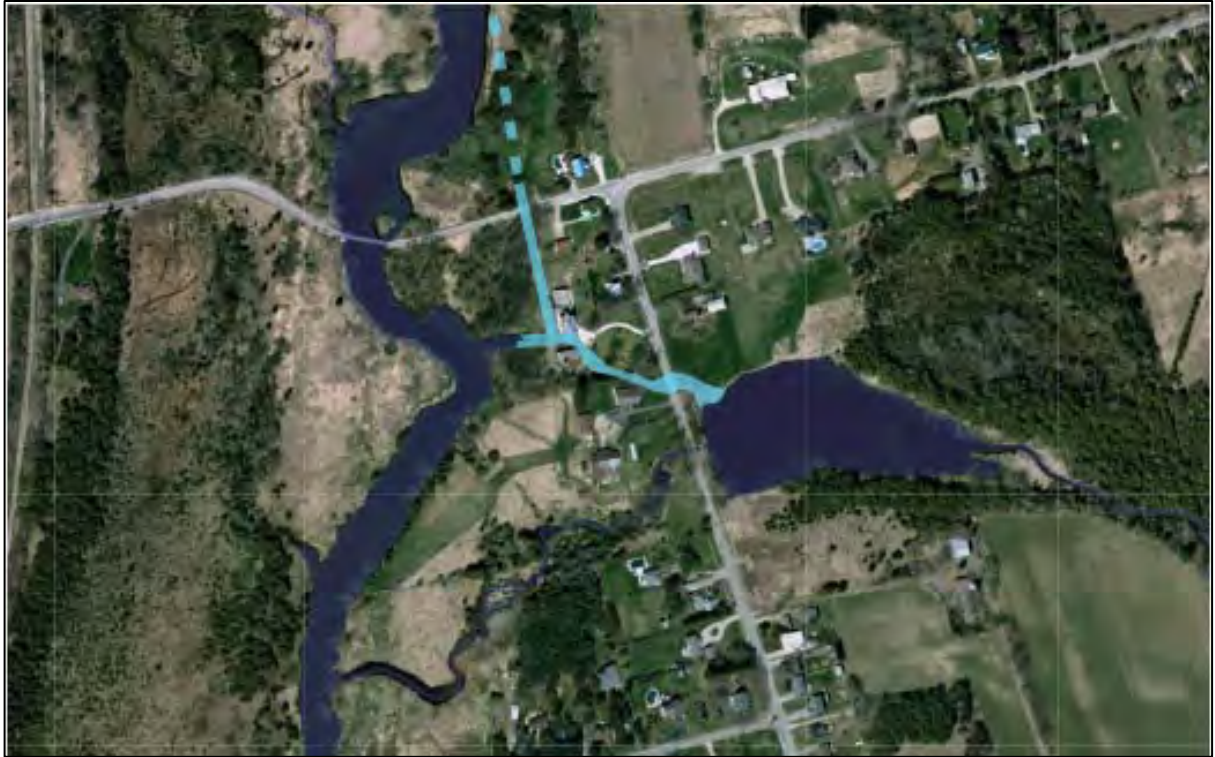
1. Mill (4860 Townline Road, Cambridge)
2. Mill Races – Water Management Infrastructure (see Map 10) (Cambridge & Puslinch)
3. Irish Creek Pond and Dam (Puslinch)
4. Speed River Dam (Puslinch)
5. Mill Manager's House (4880 Townline Road, Cambridge)
6. Mill Boarding House (4790 Townline Road, Cambridge)
7. Black Bridge (Black Bridge Road, Cambridge)
- 8.537 River Road (Cambridge)
9. Panabaker Farm (655 Black Bridge Road, Cambridge)
10. Roszell Farm (6542 Roszell Road)

See Map 9 for the location and distribution of the resources. Below is a brief description of each of the A resources. Please refer to Appendix A for a full inventory sheet for each of the A, B and non-heritage resources.

¹ The limitation here is that only heritage resources visible or accessible from public property are included. Our brief did not generally include entry onto private property or into buildings.



Map 9: Map of identified A resources.



Map 10: Detail of Mill watercourses. The line of the headrace that conducted water from the up-river dam to the mill is shown as dotted as it is not included on the 1907 map. However, the race is clearly visible in today's landscape as is the end of the tail race that conducted spent water from both mills back into the river.

1. Mill (4860 Townline Road)
Lot 13, Concession 4, City of Cambridge



Figure 5: Saw and Grist Mill (Kayla Jonas Galvin, 2013).

These two mill buildings were erected by Niehls Peterson Holm. He received title to two parcels of land in 1829 and 1835. With these purchases, he secured access to two sources of water power. One was Irish Creek, a small stream outlet from Puslinch Lake and the other was access to the adjacent Speed River. Holm first built a saw mill using water from Irish Creek that he dammed. He subsequently built the grist mill (see Figure 6). The general consensus on construction dates indicates that he built the saw mill in 1850 and in 1856 added the grist mill and its associated dam and mill race from the Speed River. It is noted that by the time the grist mill was added that Niehls' son, Peter Niles Holm, had taken over running the mill. The Waterloo County Atlas of 1861 shows the mill being owned by David Holm (possibly Peter's son).

In 1882, Lewis Kribs (Figure 6), builder of Black Bridge, became owner. During this time he and his son W. A. Kribs (Figure 7) changed it from a stone to a roller mill and also added steam power. W. A. Kribs sold the mill in 1907 to S. Coles & Son who operated it from 1907-1913, Wm. R. Coles took over from 1913-1928, and then it passed to O. Zyrd in 1928.

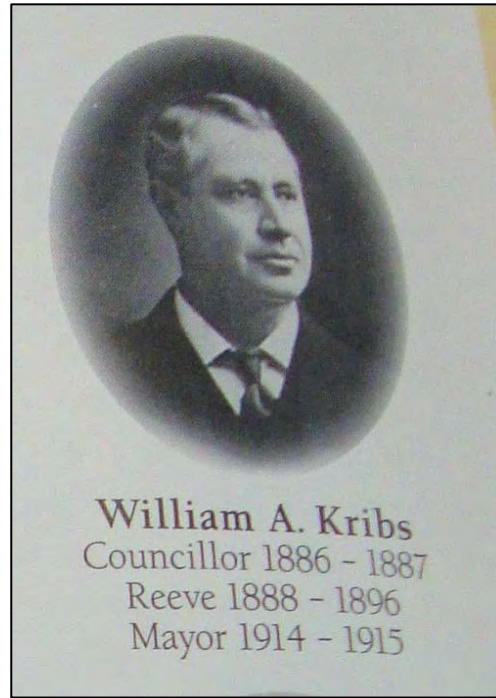
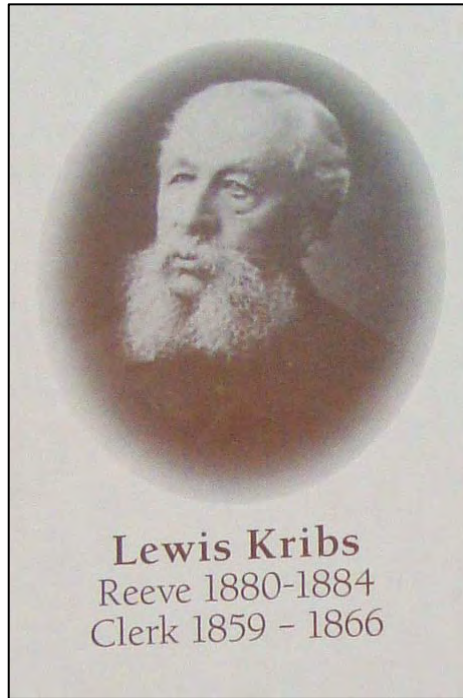


Figure 6: William A. Kribs (Jones, 1996).

Figure 7: Lewis Kribs (Jones, 1996).

By 1941, only three mills in Waterloo Region still produced flour, including J.A. Hortop in Blair, S.J. Cherry in Preston and this mill in Black Bridge, which was still producing 100 barrels per day. A.J. Shantz, who also owned Fisher Mills, acquired the Black Bridge mill in 1942 (Figure 8). Sometime after this the mill was converted into a feed mill.

In the 1940s, a gas engine was installed. Not only was this considered a more reliable source of power, but it also allowed the mill to run continuously to fill wartime orders. Electricity was also added around this time.

Circa 1969 the mill was owned by the Knechtel Milling Company of Hanover. In 1978, it became the Papersmith Mill, so called because it was acquired by Andrew J. Smith, a paper maker and artist who converted the mill into this residence and studio.

The saw mill is constructed of limestone and originally had a gable roof (currently the building has no roof). It has decorative quoining and lintels over the windows and doors. It also has a brick smoke stack that was likely added when the operations became steam powered. The water from the Irish Creek Pond that originally powered the machinery in this building was at some point connected to the grist mill race and powered a turbine.



Figure 8: A.J. Shantz Ad (Company of Neighbours, n.d.).

The grist mill is designed in the Georgian style. It is a four-bay, three-storey building. The walls are constructed of granite fieldstone, and display quoining. The windows are 6 over 6 double hung, with wood surrounds. The windows also display both lintels and sills. The roof is a gabled, which is shown in historic photos. Other aspects of the roof have changed over time and currently it has a large gable dormer with a large structure along the roofline that may have acted in the past as a housing for the elevator equipment.

2. Mill Races – Water Management Infrastructure (see Map 10)

City of Cambridge and Township of Puslinch

The saw mill and grist mill were both powered by water brought from the Little Dam and the Speed River Dam by human-made canals, or mill races. Head races conducted water along a channel from a source and were held at a constant elevation. The fall of water was then used to power either water wheels or turbines that ran the milling machinery (see Figure 9). The tail race was the stream that conducted water away from the mill once it had finished its fall (see Figures 10 and 11).

These mill races are not only an integral part of the milling operation they are in fact the very reason for the location of the mills. As such they must be considered as heritage resources. These resources are directly tied to the regionally identified milling theme of the area. However, the Black Bridge area is rare because for the most part these artifacts are still visible above ground.

The mill races can be seen when looking at historical maps and aerial photographs of the area from 1923 and 1945 (see Map 12). On the map it is represented by a blue water line running north-south from north of Black Bridge Road to the location of the mill. A hand drawing of the mill area from 1907 more clearly shows the locations (Figure 10). In addition, a postcard shows the head

Appendix A: Inventory of Cultural Heritage Resources

A Resources

Property Name	Holm's Mill
Street Address	4860 Townline Road
Rural Lot and Concession	Lot 13, Concession 4
Assessment Roll Number	300615002101700
Municipality	City of Cambridge
Regional Municipality	Regional Municipality of Waterloo
Construction Date	1850, 1856
Building Type	Saw Mill and Grist Mill
Cultural Heritage Value (brief description – about the design or physical value, historical or associative value and contextual value)	<p>These two mill buildings were erected by Niehls Peterson Holm. He received title to two parcels of land in 1829 and 1835. With these purchases, he secured access to two sources of water power. One was Irish Creek, a small stream outlet from Puslinch Lake and the other was access to the adjacent Speed River. Holm first built a saw mill using water from Irish Creek that he dammed. He subsequently built the grist mill (see Figure 8). The general consensus on construction dates indicates that he built the saw mill in 1850 and in 1856 added the grist mill and its associated dam and mill race from the Speed River. It is noted that by the time the grist mill was added that Niehls' son, Peter Niles Holm, had taken over running the mill. The Waterloo County Atlas of 1861 shows the mill being owned by David Holm (possibly Peter's son).</p> <p>In 1882, Lewis Kribs, builder of Black Bridge, became owner. During this time he and his son W. A. Kribs changed it from a stone to a roller mill and also added steam power. W. A. Kribs sold the mill in 1907 to S. Coles & Son who operated it from 1907-1913, Wm. R. Coles took over from 1913-1928, and then it passed to O. Zyrd in 1928.</p> <p>By 1941, only three mills in Waterloo Region still produced flour, including J.A. Hortop in Blair, S.J. Cherry in Preston and this mill in Black Bridge, which was still producing 100 barrels per day. A.J. Shantz, who also owned Fisher Mills, acquired the Black Bridge mill in 1942. Sometime after this the mill was converted into a feed mill.</p> <p>In the 1940s, a gas engine was installed. Not only was this considered a more reliable source of power, but it also allowed the mill to run continuously to fill wartime orders. Electricity was also added around this time.</p> <p>Circa 1969 the mill was owned by the Knechtel Milling Company of Hanover. In 1978, it became the Papersmith Mill, so called because it was acquired by Andrew J. Smith, a paper maker and artist who converted the mill into this residence and studio.</p> <p>The saw mill is constructed of limestone and originally had a gable roof (currently the building has no roof). It has decorative quoining and lintels over the windows and doors. It also has a brick smoke stack that was likely added when the operations became steam powered. The water from the Irish Creek Pond that originally powered the machinery in this building was at some point connected to the grist mill race and powered a turbine.</p> <p>The grist mill is designed in the Georgian style. It is a four-bay, three-storey building. The walls are constructed of granite fieldstone, and display quoining. The windows are 6 over 6 double hung, with wood surrounds. The windows</p>

also display both lintels and sills. The roof is a gabled, which is shown in historic photos. Other aspects of the roof have changed over time and currently it has a large gable dormer with a large structure along the roofline that may have acted in the past as a housing for the elevator equipment.

Photo



Photo Date: April 16, 2013

NOTICE OF INTENTION TO DESIGNATE

4860 Townline Road

Statement of Cultural Heritage Value or Interest

The property at 4860 Townline Road, Cambridge, is a historically significant site constructed in 1856 by Peter Niles Holm, a Danish immigrant and pioneer in local industrial development. Known as Holm's Mill or Speed River Mill, the property exemplifies Georgian Mill architecture and has played a key role in shaping the industrial and economic character of the Cambridge area.

The 3½-storey limestone flour mill showcases exceptional craftsmanship, particularly in its fieldstone construction, voussoirs, and quoins. The mill is part of the Black Bridge Cultural Heritage Landscape, contributing to the area's historical and contextual value. Additional features include a one-storey sawmill outbuilding, remnants of canal and dam infrastructure, and mature natural landscapes.

The property is adjacent to other significant heritage features, including the Black Bridge Road Bridge (designated), the Mill Manager's House, and the Mill Boarding House (both listed), reinforcing its importance within the heritage landscape.

Heritage Attributes

The following elements of the property contribute to its cultural heritage value and are included in the designation:

1. Flour Mill Building (Main Structure):

- 3½-storey limestone structure with Georgian Mill architectural style.
- Symmetrical flat-headed windows and doors.
- Fieldstone construction with detailed voussoirs and quoins.
- Gable roof with intersected design.

2. Sawmill Outbuilding:

- One-storey, four-bay fieldstone structure located south of the main mill building.

3. Canal and Dam Infrastructure:

- Remnants of the canal system and the "Little Dam" and Blackbridge Road Dam.

4. Natural Landscape Features:

- Mature trees and wooded areas along the Speed River.
- Open spaces historically used for community gatherings.
- Gravel laneway with an iron gate entrance leading to the mill.

5. Contextual Relationship to Adjacent Heritage Features:

- Proximity to the Black Bridge Road Bridge, Mill Manager's House, and Mill Boarding House, which together contribute to the cohesive narrative of the area's industrial heritage.

Reasons for Designation

The property meets the criteria for designation under Ontario Regulation 9/06 in the following ways:

1. Design or Physical Value:

- Holm's Mill is a rare and representative example of Georgian Mill architecture, exhibiting exceptional craftsmanship and the functional design of 19th-century industrial buildings.
- The limestone construction, including its voussoirs and quoins, demonstrates a high level of craftsmanship and durability.
- The canal and dam infrastructure showcase technical ingenuity in harnessing waterpower for industrial operations.

2. Historical or Associative Value:

- The property is directly associated with Peter Niles Holm, a pioneer in industrial development and a community leader who contributed significantly to the area's growth.
- Holm's work reflects early industrial innovation and economic development in Cambridge, and his contributions as a minister and community leader highlight his broader influence.
- The property yields insights into 19th-century milling practices and rural industrial development, offering an understanding of the area's historical evolution.

3. Contextual Value:

- The property is an integral part of the Black Bridge Cultural Heritage Landscape, contributing to the industrial character and historical significance of the area.
- Its proximity to the Speed River and adjacent heritage properties—including the Black Bridge Road Bridge, Mill Manager's House, and Mill

Boarding House—enhances its functional and historical links to the surroundings.

- Recognized as a community landmark, the mill is notable for its visual prominence and its role in defining the area's identity.

To: Municipal Heritage Advisory Committee

Meeting Date: 7/17/2025

Report Title: **25-010 (MHAC) 210 King Street East: Recommendation to Designate**

Report Author: Scott Abbott, Planner-Heritage

Department Approval: Nick Borcescu, Supervisor of Heritage Planning and Housing

Department: Community Development

Division: Policy Planning

Report No.: 25-010 (MHAC)

File No.: R01.01.167

Ward: Ward 3

RECOMMENDATION:

THAT the Municipal Heritage Advisory Committee (MHAC) supports the recommendation to designate the property municipally known as 210 King Street East under Part IV of the *Ontario Heritage Act*.

EXECUTIVE SUMMARY:

Purpose

The purpose of this report is to evaluate 210 King Street East for designation under the Ontario Heritage Act (**Figure 1**). The property is a long-standing part of Preston's main street commercial landscape and retains significant architectural and contextual value. Given development pressure on this site, the designation would ensure the conservation of this important built heritage resource.

Key Findings

- **Historical Value:** Associated with the Werlich family, prominent local entrepreneurs in the late 19th and early 20th centuries who operated furniture and piano-related businesses in Preston.
- **Architectural Value:** A representative example of late 19th-century Georgian-influenced commercial architecture featuring stone construction, parapet end walls, and symmetrical massing.

- **Contextual Value:** A key component of a surviving 19th-century block that includes 204 and 234 King Street East, which collectively define the historic streetscape of downtown Preston.
- The property satisfies four of the nine criteria contained in *Ontario Regulation 9/06*.



Figure 1: Front Elevation of 210 King Street East (Google Maps, 2023)

STRATEGIC ALIGNMENT:

- Strategic Action; or
- Core Service

Objective(s): Not Applicable

Strategic Action: Not Applicable

Program: Community Development

Core Service: Heritage Conservation

BACKGROUND:

The property is located on the west side of King Street East, between Chopin Drive and Eagle Street South in the historic town of Preston (now part of Cambridge). The legal description is: PLAN 522 PT LOTS 2 AND 3 S; KING ST RP 58R16958 PART 10; PT PARTS 9 12 13

ANALYSIS:

Early Ownership and Preston Development

Preston was settled in the early 1830s and rapidly became a local hub for commerce and manufacturing. King Street East evolved as the town's primary commercial spine. By the 1870s, this block included butcher shops, bakeries, and small factories.

Land records indicate that George M. Roos, executor of Joseph Erb's estate, sold land on this site to John Lamb in 1872. Lamb, a butcher, subdivided and sold part of the land to Frederick Werlich in 1873. This early association with the Werlich name precedes the establishment of Werlich Bros. & Co., the family's more well-known commercial venture.

The building itself does not appear on Tremaine's 1861 map of Waterloo County, indicating it was constructed after this period. A bird's-eye view of Preston from 1896 to 1900 depicts a two-storey, side-gabled roof structure, attached to what is now 210 King Street East (**Figure 2**).

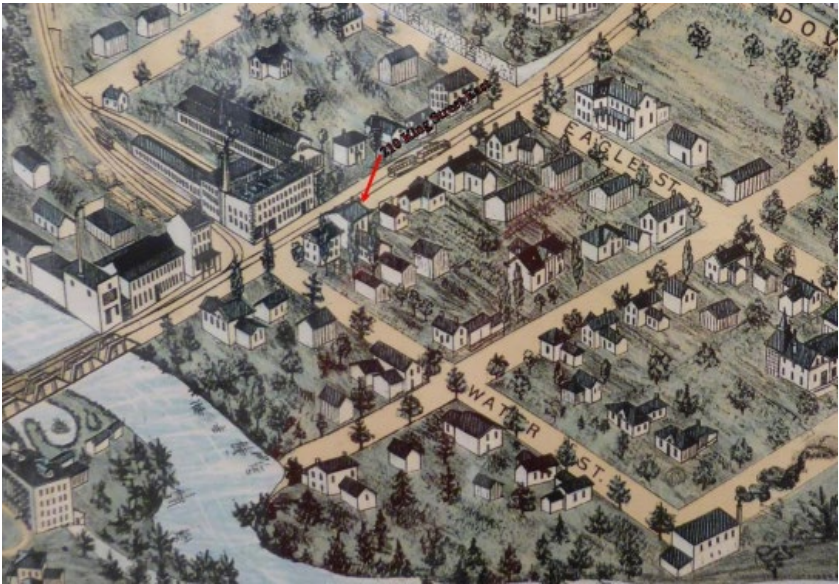


Figure 2: Bird's eye view of 210 King Street East c. 1896-1900 (Howell Lithographs).

The 1910 Fire Insurance Plan for Preston identifies 210 King Street East as a long, narrow, rectangular stone building, connected to a square brick building at 204 King Street East. This map also depicts wooden additions at the rear, including a one-and-a-half-storey structure to the west and two smaller one-storey additions which have all been removed (**Figure 3**).



Figure 3: Fire Insurance Plan showing a rectangular, stone, two-and-a-half-storey building, three wooden additions at the rear of building (Goad, 1910).

The Werlich Family and Local Industry

Jacob Werlich, a cabinetmaker and furniture dealer, established a furniture and undertaking business in Preston by 1891. In 1906, he partnered with his brother John Werlich to operate Werlich Bros. & Co., which produced uprights pianos, music cabinets, and related furnishings. The Werlich family contributed substantially to Preston's economic development in the late 19th and early 20th centuries and were recognized among the town's leading entrepreneurs.

The association of 210 King Street East with the Werlich business is well documented. As noted by Marion Roes, past president of the Waterloo Historical Society and author of *Death as Life's Work: Waterloo Region Undertakers and Funeral Businesses*, "Werlich was, for many years, located at what is now 210 King Street East." (Waterloo Historical Society Newsletter, 2017). This statement is corroborated by historic fire insurance plans, directories, and published advertisements (e.g., *Canadian Furniture World and the Undertaker*, 1914), which consistently record the Werlich firm's retail premises in this block prior to its relocation to a newer building between 1914 and 1917.

While production of pianos occurred at a larger industrial site elsewhere in Preston, 210 King Street East served as a retail outlet and showroom for furniture and undertaking services. This continuous commercial function for more than a century establishes a direct and significant association with Preston's early manufacturing and service economy (**Figure 4 and 5**).

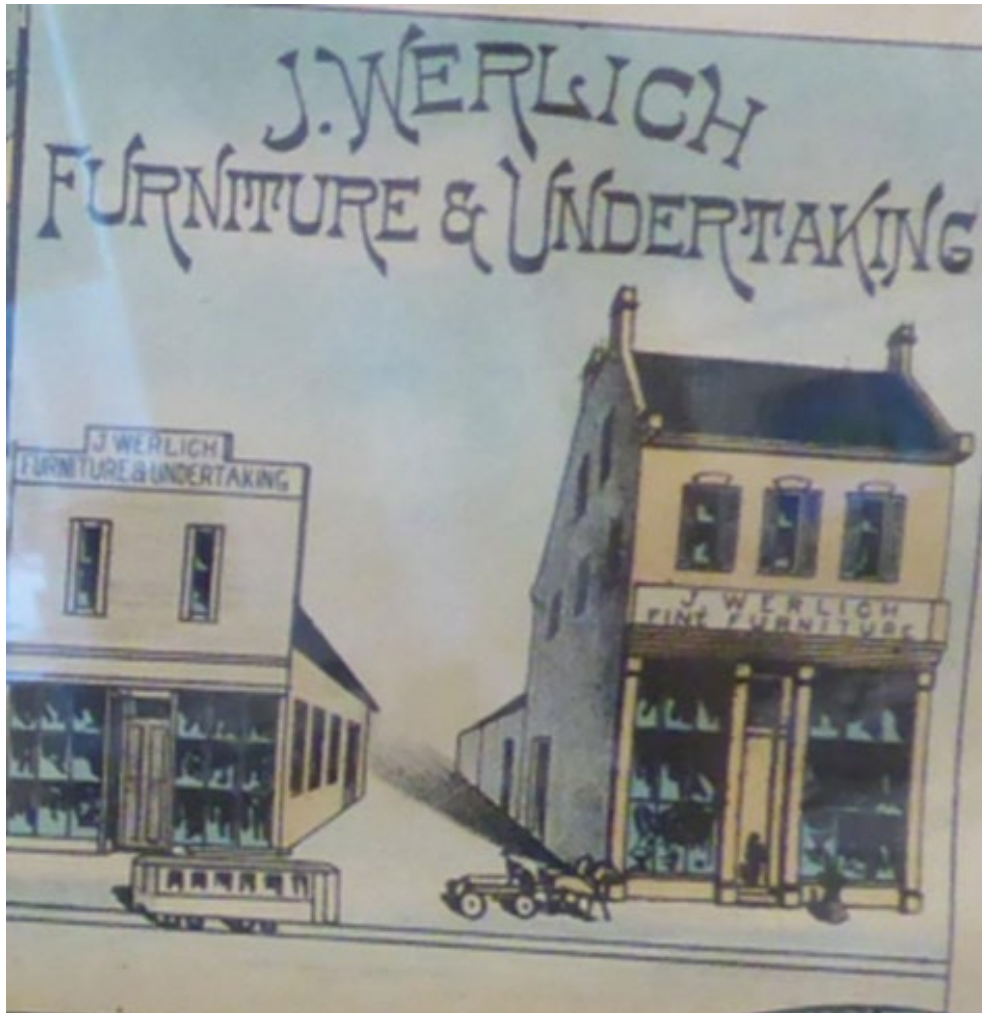


Figure 4: J. Werlich Furniture and Undertaking building associated with 210 King Street East, taken from the Bird's eye view map c. 1896-1900 (Howell Lithographers)



Figure 5: Joseph Werlich's advertisement 1912 (Region of Waterloo Generations)

Post-Industrial Use

Following the Werlich period, the building housed Kunkel's Grocery Store in the 1930s and 40s, Forte's General Store in the 1950s and hospitality venues like Greystone's Restaurant including the Argyle Arms Pub in recent decades. Its role as a commercial and social fixture has continued uninterrupted for over a century.

Contextual Analysis

210 King Street East has contextual value because it defines, maintains, and supports the character of the historic commercial corridor along King Street East. It is one of three remaining 19th-century buildings on this block—together with 204 and 234 King Street East—that collectively illustrate the development of Preston as a regional centre of trade and industry.

Historic mapping, including Howell's Bird's Eye View (c.1896) and the 1910 Goad Fire Insurance Plan, shows these buildings in the same configuration they occupy today. Their consistent scale, massing, and setbacks create a visually cohesive streetscape that has persisted for more than 120 years.

This property is also physically and historically linked to its surroundings by virtue of its continuous commercial use and its relationship to adjacent heritage resources. The Cambridge Heritage Master Plan (2008) and Official Plan policies recognize the significance of intact commercial streetscapes as defining elements of local heritage character. The unbroken presence of commercial tenants—ranging from the Werlich enterprise to Kunkel's Grocery Store, Forte's General Store, and Greystone's Restaurant—reinforces the building's role as a local landmark within Preston's main street.

The property's contextual and associative value was also independently documented in the *Cultural Heritage Existing Conditions and Preliminary Impact Assessment Report* prepared by WSP Canada Inc. for the Region of Waterloo's Stage 2 ION LRT Project

(2020) (**See Attachment B**). This report identified 210 King Street East as a property of recognized cultural heritage value and interest due to its contribution to the 19th-century commercial corridor along King Street East, its representative vernacular Georgian architecture, and its longstanding role in Preston’s development. WSP recommended that any project impacts to this property be minimized or avoided, underscoring its significance within both the local and regional heritage context.

As illustrated in **Figure 6**, 210 King Street East is situated within a corridor of listed and designated heritage properties along King Street East, demonstrating its contribution to a coherent historic streetscape recognized in municipal heritage planning.

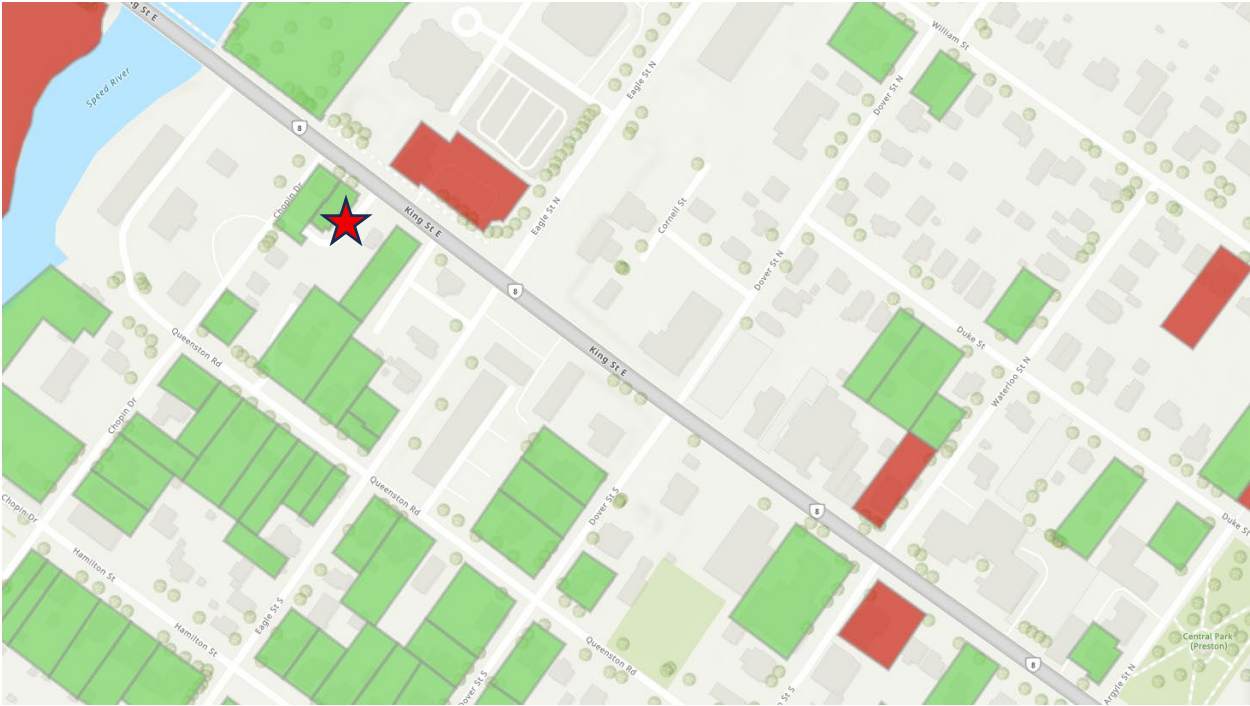


Figure 6: Heritage Designated and Listed Properties in the King Street East Corridor. Subject property marked with a star (City of Cambridge).

Architectural Description

Form and Style

210 King Street East is a two-and-a-half storey Georgian-influenced stone building, clad in roughcast stucco. Key architectural features include:

- Side-gable roof with parapet end walls and double chimneys
- Symmetrical three-bay front façade
- Stone masonry walls (concealed)
- Six-over-six sash windows in upper storeys

Despite some modifications—including the enclosure of the original storefront and relocation of the main entrance—the building retains its scale, form, and significant design elements characteristic of vernacular Georgian architecture.

Evaluation of Alterations and Integrity

Alterations to 210 King Street East—including enclosure of the ground-floor storefront, stucco cladding (**Figure 7**), and rear dormer additions—are consistent with the adaptive evolution of 19th-century commercial-residential buildings in Ontario. These changes were largely cosmetic and reversible, preserving the property’s essential heritage attributes:

- The two-and-a-half-storey form with side gable and parapet walls.
- Symmetrical fenestration.
- Stone construction beneath stucco.
- Historic setback and massing.



Figure 7: Close-up view of the roughcast stucco cladding on the façade of 210 King Street East (Scott Abbott, April 2025).

Comparable designated properties—including 101 King Street West in Cambridge and examples in Galt and Fergus—have undergone similar alterations yet are recognized for their contribution to heritage character. Ontario Regulation 9/06 explicitly allows that

representative examples of a style or type may merit designation even if they have been modified, provided key defining elements remain intact.

In this case, the building's essential features, historical associations, and contextual relationships are well-preserved.

Significance as a Typology

This property is a representative example of a Georgian-style mixed-use stone building on a historic commercial street in Cambridge. Its parapet gables and double chimneys reflect practical 19th-century fireproofing design, while its symmetrical proportions and balanced windows reinforce the style. The building embodies a vernacular Georgian form adapted for commerce, increasingly rare in small-town Ontario.

Evaluation under Ontario Regulation 9/06 (as amended by 569/22)

Heritage Planning staff are of the opinion that the property warrant's designation based upon the determination that the property satisfies four (4) of the nine (9) criteria contained in the *Ontario Regulation 9/06 (as amended by 569/22)*. According to the legislative changes introduced to the *Ontario Heritage Act* through the *More Homes Built Faster Act, 2022*, properties must meet at least two (2) of the nine (9) criteria under Ontario Regulation 9/06 (amended by the 569/22) to be considered for designation under Part IV of the *Ontario Heritage Act*.

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 is a representative example of a late Georgian-style commercial building. Despite modifications, it retains key architectural features: parapet walls, stone construction, symmetrical fenestration.

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

NO. While well-built, the property does not exhibit an exceptionally high degree of craftsmanship or artistic merit when compared to more refined examples of Georgian architecture.

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

NO. The construction methods are standard for the time 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. Associated with the Werlich family, including Jacob Werlich—a major figure in Preston's furniture and piano industries—and civic leader in the late 19th century.

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. While the property contributes to the general understanding of early Preston, it does not uniquely yield information that significantly enhances our knowledge 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 is no known architect or builder associated with the structure.

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

YES. One of three remaining 19th-century buildings on the block, contributing significantly to the historic streetscape of King Street East.

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

YES. Forms a visual and historical group with 204 and 234 King Street East—together reflecting Preston's historic development.

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

NO. While it is a recognizable structure within its streetscape, it does not meet the threshold of a landmark in a broader municipal or regional context.

Cultural Heritage Attributes

The following heritage attributes contribute to the cultural heritage value of 210 King Street East:

- The two-and-a-half storey form of the building, representative of Georgian architecture, with its symmetrical proportions and compact massing.

- The side-gable roof with parapet walls and double chimneys, which are defining features of Georgian architectural design and reflect 19th-century construction practices.
- The stone construction, concealed beneath roughcast stucco walls, which is a characteristic treatment of late 19th-century buildings, providing both insulation and a refined aesthetic.
- The symmetrical three-bay facade, typical of Georgian style with evenly spaced window openings that contribute to the building's formal and balanced appearance.
- The proportions and placement of window openings on all elevations, which maintain the building's historic character despite some modern replacements.
- The historic connection to the Werlich family and Preston's commercial history.
- The building's relationship to the adjacent 19th-century buildings (204 and 234 King Street East), forming a cohesive streetscape that illustrates the historic importance of King Street East in Preston's early development.

EXTERNAL REFERENCES

- Marion Roes, Finding Werlich... or... Researching a Building in Preston. Waterloo Historical Society Newsletter, 2017.
- Roes, Marion. Death as Life's Work: Waterloo Region Undertakers and Funeral Businesses. 2022.
- Canadian Furniture World and The Undertaker, May 1914.
- Downright Upright: A History of the Canadian Piano Industry. 1991.
- Cambridge Heritage Master Plan, 2008.
- Cambridge Official Plan, 2012.
- Goad Fire Insurance Plan, 1910.
- Tremaine's Map, 1861.
- WSP Canada Inc. (2020). *Cultural Heritage Existing Conditions and Preliminary Impact Assessment Report*, Stage 2 ION LRT, Kitchener to Cambridge. Regional Municipality of Waterloo.

EXISTING POLICY / BY-LAW(S):

Ontario Heritage Act

Designation by Municipal By-law

29 (1) The council of a municipality may, by-law, designate a property within the municipality to be of cultural heritage value or interest if,

(a) where criteria for determining whether property is of cultural heritage value or interest have been prescribed, the property meets the prescribed criteria; and

(b) the designation is made in accordance with the process set out in this section. 2005, c. 6, s. 17 (1); 2019, c. 9, Sched. 11, s. 7 (1); 2022, c. 21, Sched. 6, s. 4 (1).

Notice Required

(1.1) Subject to subsections (1.2) and (2), if the council of a municipality intends to designate a property within the municipality to be of cultural heritage value or interest, it shall cause notice of intention to designate the property to be given by the clerk of the municipality in accordance with subsection (3). 2005, c. 6, s. 17 (1); 2019, c. 9, Sched. 11, s. 7 (2).

Consultation

(2) Where the council of a municipality has appointed a municipal heritage committee, the council shall, before giving notice of its intention to designate a property under subsection (1), consult with its municipal heritage committee. R.S.O. 1990, c. O.18, s. 29 (2); 2002, c. 18, Sched. F, s. 2 (9).

Notice of Intention

(3) Notice of intention to designate under subsection (1) shall be,

(a) served on the owner of the property and on the Trust; and

(b) published in a newspaper having general circulation in the municipality. R.S.O. 1990, c. O.18, s. 29 (3); 2005, c. 6, s. 1.

Contents of Notice

(4) Notice of intention to designate property that is served on the owner of property and on the Trust under clause (3) (a) shall contain,

(a) an adequate description of the property so that it may be readily ascertained;

(b) a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property; and

(c) a statement that notice of objection to the notice of intention to designate the property may be served on the clerk within 30 days after the date of publication of the notice of intention in a newspaper of general circulation in the municipality under clause (3) (b). 2005, c. 6, s. 17 (2); 2019, c. 9, Sched. 11, s. 7 (4).

Same

(4.1) Notice of intention to designate property that is published in a newspaper of general circulation in a municipality under clause (3) (b) shall contain,

(a) an adequate description of the property so that it may be readily ascertained;

(b) a statement explaining the cultural heritage value or interest of the property;

(c) a statement that further information respecting the notice of intention to designate the property is available from the municipality; and

(d) a statement that notice of objection to the notice of intention to designate the property may be served on the clerk within 30 days after the date of publication of the notice of intention in a newspaper of general circulation in the municipality under clause (3) (b). 2005, c. 6, s. 17 (2); 2019, c. 9, Sched. 11, s. 7 (5).

City of Cambridge Official Plan

4.6 Designation of Heritage Properties

1. The City will regulate as fully as possible the demolition, removal or inappropriate alteration of buildings of cultural heritage value or interest included in the Register of Cultural Heritage Resources referred to in Section 4.3, and for these purposes, Council may:

- a) pass by-laws pursuant to the Ontario Heritage Act to designate properties including such buildings or structures to be of cultural heritage value. Council shall not permit the demolition, removal or inappropriate alteration of such buildings or structures for a period of 90 days following application by the owner of such buildings or structures, or such further period of time as Council and the owner may agree upon, unless Council has repealed the by-law designating such property or part thereof;

2. Council will preserve and protect the cultural heritage resources owned by the City and prepare and follow a maintenance programme for these resources.

Cambridge Heritage Master Plan

Neighbourhood of Queenston Road

History

As with the neighbourhood of Kitchener Road, the houses in this area reflect the economic strength of Preston in the late 19th and early 20th centuries, a strength based on a solid base of industry and agricultural services. Upper middle class residential

areas were typically located next to the downtown core and this pattern is repeated here, in this case with the housing area conveniently placed between the river and the retail strip.

Heritage Character

This stable residential area has been relatively untouched by the traffic and resultant destruction of parts of the downtown core. Its mature streetscape and substantial houses set it apart from older areas in transition and from newer subdivisions.

Character Defining Elements:

- similar to Dickson Hill in Galt, middle- and upper-class residential development;
- large lots, mature streets, shared setbacks;
- late Victorian, early Edwardian, Queen Anne architectural styles, skilled craftsmanship;
- street oriented design, large porches, sidewalks;
- formal street grid;
- brick construction; and
- close proximity to King Street.

Conservation and Development Concerns and Opportunities

Stable residential areas are generally able to resist threats to their character by restricting traffic access and maintaining property standards. However, the proximity of this neighbourhood to the downtown core makes it vulnerable to any economic downturn of the retail core on the one hand, and to potential overspill parking and traffic should the retail trade increase. Care must be taken to preserve the streetscape, especially street trees, and traffic management and parking policies must be developed and enforced. Urban design guidelines and advice on suitable home improvements are both needed in order to conserve and enhance area character.

FINANCIAL IMPACT:

There is no cost to property owners associated with designating a property in Cambridge. The property owner of 210 King Street East will be able to apply for a Designated Heritage Property Grant to support the costs of maintaining the heritage attributes of the property.

PUBLIC VALUE:

Transparency:

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

PUBLIC INPUT:

Municipal Heritage Advisory Committee meetings are open to the public.

INTERNAL / EXTERNAL CONSULTATION:

The property owner was contacted in advance and subsequently submitted a formal letter opposing the designation. The owner's concerns focused on historical associations, the extent of alterations to the building, and contextual value. Staff reviewed these concerns and conducted additional historical and architectural research, including third-party references, to support the conclusions in this report.

CONCLUSION:

The property at 210 King Street East meets at least four of the nine criteria under Ontario Regulation 9/06, as amended. It is architecturally significant as a Georgian-influenced commercial building, historically tied to the Werlich family and Preston's manufacturing legacy, and contextually important within a cohesive 19th-century streetscape. Designation is warranted to ensure its long-term conservation.

REPORT IMPACTS:

Agreement: **No**

By-law: **No**

Budget Amendment: **No**

Policy: **No**

APPROVALS:

**This report has been reviewed and approved for inclusion in the agenda by
Melissa Aldunate, Manager of Policy Planning**

ATTACHMENTS:

1. 25-010 (MHAC) Attachment A – Draft NOID
2. 25-010 (MHAC) Attachment B – Cultural Heritage Existing Conditions and Preliminary Impact Assessment Report, from WSP, pages 178 - 181, dated May 20, 2020
3. 25-010 (MHAC) Attachment C – Location Map

NOTICE OF INTENTION TO DESIGNATE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18 IN THE MATTER OF THE ONTARIO HERITAGE ACT AND IN THE MATTER OF THE PROPERTY LOCATED AT 210 KING STREET EAST, CITY OF CAMBRIDGE, IN THE PROVINCE OF ONTARIO

TAKE NOTICE that the Council of the Corporation of the City of Cambridge intends to designate the property located at **210 King Street East**, legally described as **PLAN 522 PT LOTS 2 AND 3 S; KING ST RP 58R16958 PART 10; PT PARTS 9 12 13**, under **Part IV, Section 29 of the Ontario Heritage Act**, as a property of cultural heritage value or interest.

Description of Property

210 King Street East is a two-and-a-half storey stone building located on the west side of King Street East in the historic community of Preston. Clad in roughcast stucco and featuring a Georgian-influenced form with parapet end walls and symmetrical fenestration, the property contributes to a group of 19th-century buildings that define the historic character of the King Street corridor.

Statement of Cultural Heritage Value or Interest

The property has cultural heritage value or interest for the following reasons:

Design/Physical Value

The property is a rare and representative example of a Georgian-influenced commercial-residential building in a small-town Ontario setting. Notable architectural features include a side-gabled roof with parapet end walls and double chimneys, a symmetrical three-bay facade, six-over-six sash windows, and stone masonry construction (concealed by historic stucco). Despite alterations to the storefront and rear elevation, the building retains a high degree of architectural integrity in form, massing, and character.

Historical/Associative Value

The property is associated with the Werlich family, notable entrepreneurs in Preston's industrial history. Jacob Werlich, a furniture maker and civic leader, co-founded Werlich Bros. & Co. with his brother John Werlich, producing player pianos, furniture, and related goods in the early 20th century. While the primary piano manufacturing facility may have been located elsewhere, 210 King Street East is closely associated with the Werlichs' retail presence and reflects their role in Preston's commercial development.

Contextual Value

The property contributes to the historic streetscape of King Street East and is physically and historically linked to adjacent 19th-century buildings at 204 and 234 King Street

East. Together, these structures form a cohesive streetscape that illustrates the historical evolution of Preston's downtown core. The property helps define the character and visual continuity of the area.

Heritage Attributes

The cultural heritage value of the property is expressed through the following attributes:

- The two-and-a-half storey scale and rectangular form;
- The side-gabled roof with parapet end walls and paired chimneys;
- The concealed stone construction beneath roughcast stucco;
- The symmetrical three-bay front facade;
- The proportions and placement of window openings;
- Its physical and historical relationship with 204 and 234 King Street East

Objection Procedure

Any person may, within thirty (30) days after the date of publication of this notice, serve written notice of objection to the proposed designation on the City Clerk. The notice must set out the reasons for the objection and identify which criteria in Ontario Regulation 9/06 are not met.

Contact

For further information or to access the full designation report, please contact:

City Clerk City of Cambridge 50 Dickson Street, Cambridge, ON N1R 5W8
clerka@cambridge.ca

REGIONAL MUNICIPALITY OF WATERLOO

CULTURAL HERITAGE EXISTING CONDITIONS AND PRELIMINARY IMPACT ASSESSMENT REPORT STAGE 2 ION LRT FROM KITCHENER TO CAMBRIDGE

May 20, 2020





CULTURAL HERITAGE EXISTING CONDITIONS AND PRELIMINARY IMPACT ASSESSMENT REPORT

STAGE 2 ION LRT FROM KITCHENER TO CAMBRIDGE

REGIONAL MUNICIPALITY OF WATERLOO

WSP
582 LANCASTER STREET WEST
KITCHENER, ON, CANADA N2K 1M3

F: +1 519 743-8778
WSP.COM

PROJECT NO.: 161-07859-01
DATE: MAY 20, 2020



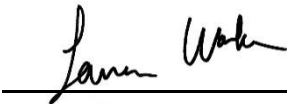
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WSP Canada Inc.

SIGNATURES

PREPARED BY



Lauren Walker, BA (Hons)
Cultural Heritage Specialist

May 20, 2020

Date

APPROVED BY



Joel Konrad, PhD.
Cultural Heritage Lead - Ontario

May 20, 2020

Date

WSP Canada Inc. prepared this report solely for the use of the intended recipient, Regional Municipality of Waterloo, in accordance with the professional services agreement. The intended recipient is solely responsible for the disclosure of any information contained in this report. The content and opinions contained in the present report are based on the observations and/or information available to WSP Canada Inc at the time of preparation. If a third party makes use of, relies on, or makes decisions in accordance with this report, said third party is solely responsible for such use, reliance or decisions. WSP Canada Inc does not accept responsibility for damages, if any, suffered by any third party as a result of decisions made or actions taken by said third party based on this report. This limitations statement is considered an integral part of this report.

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EXECUTIVE SUMMARY

WSP Canada Inc. (WSP) was retained by the Region of Waterloo to complete a Cultural Heritage Existing Conditions and Preliminary Impact Assessment Report (Cultural Heritage Report), as part of the Transit Project Assessment (TPA) Process study for the proposed Stage 2 ION Light Rail Transit (LRT) project. This report has been completed to fulfil the cultural heritage requirements of the Ministry of Heritage, Sport, Tourism and Cultural Industries (MHSTCI) and the Ministry of the Environment, Conservation and Parks (MECP) under the TPA Process as defined in Ontario Regulation 231/08 *Transit Projects and Metrolinx Undertakings* (O. Reg. 231/08) under the *Environmental Assessment Act* (EAA). As part of the TPA Process, an objection can be submitted to the MECP about a matter of provincial importance that relates to the natural environment or has cultural heritage value or interest (CHVI). The MECP requires transit projects to make reasonable efforts to avoid, prevent, mitigate or protect matters of provincial importance.

This Cultural Heritage Report reviews primary and secondary documentation and maps to establish a developmental history of the proposed LRT system study area, identifies properties with recognized or potential CHVI that may be impacted by the proposed project, and provides a preliminary impact assessment and mitigation options.

A total of **225** properties and/or cultural heritage landscapes located within or adjacent to the preferred route have been identified as having known or potential CHVI.

A preliminary assessment of impacts has been completed to identify all properties directly or indirectly impacted by the preferred route, utilizing preliminary design drawings made available for review prior to the undertaking of detail design. **105** properties and/or cultural heritage landscapes have been identified as being directly or indirectly impacted by the proposed preliminary design.

Mitigative and/or avoidance measures have been prepared, and recommendations have been made for future heritage work for properties identified as being adversely directly or indirectly impacted by the proposed preliminary design. Where possible, avoidance of impacts during detail design have been recommended.

The completion of the study has resulted in the following recommendations:

- 1 Cultural Heritage Evaluation Reports (CHERs) are recommended for **12** properties prior to the completion of the TPA Process (See **Table 2**). These properties consist of listed properties or potential heritage properties with proposed direct and adverse impacts. If a CHER finds a property has CHVI, an Heritage Impact Assessment (HIA) will be completed by a qualified heritage consultant during the early stages of detail design. The CHER will be undertaken by a qualified cultural heritage specialist during the TPA Process, and developed in consultation with, and submitted for

review to, the MHSTCI and interested persons/organizations (e.g. Indigenous communities, municipal heritage planner and/or municipal heritage committee, etc.), as appropriate, and will include an evaluation under O. Reg. 9/06 and for Regional Interest as per the *Regional Implementation Guideline for Conserving Regionally Significant Cultural Heritage Resources*.

2. CHERs are recommended for **10** properties following the completion of the TPA Process (See **Table 2**). These properties consist of listed properties or potential heritage properties with proposed indirect and adverse impacts. If a property is found to have CHVI, an HIA will be completed by a qualified heritage consultant during the early stages of detail design. The CHER will be undertaken by a qualified cultural heritage specialist and developed in consultation with, and submitted for review to, the MHSTCI and interested persons/organizations (e.g. Indigenous communities, municipal heritage planner and/or municipal heritage committee, etc.), as appropriate, and will include an evaluation under O. Reg. 9/06 and for Regional Interest as per the *Regional Implementation Guideline for Conserving Regionally Significant Cultural Heritage Resources*.
3. A CHER and HIA are recommended for **14** cultural heritage landscapes (See **Table 2**). The CHER/HIA will be undertaken by a qualified cultural heritage specialist during the detail design phase, and developed in consultation with, and submitted for review to, the MHSTCI and interested persons/organizations (e.g. Indigenous communities, municipal heritage planner and/or municipal heritage committee, etc.), as appropriate, and will include an evaluation under O. Reg. 9/06 and for Regional Interest as per the *Regional Implementation Guideline for Conserving Regionally Significant Cultural Heritage Resources*. The HIA will discuss the alternatives considered and recommend the alternative to minimize or mitigate adverse effects.
4. HIAs are recommended for **9** properties following the completion of the TPA Process (See **Table 2**). For these impacted properties, previous heritage assessments have been completed, and CHVI is already confirmed. The HIA will be undertaken by a qualified cultural heritage specialist during the detail design phase, and developed in consultation with, and submitted for review to, the MHSTCI and interested persons/organizations (e.g. Indigenous communities, municipal heritage planner and/or municipal heritage committee, etc.), as appropriate. The HIA will consider the alternatives and provide recommendations to minimize or mitigate adverse effects on the property.
5. Landscape impacts are to be minimized for **60** properties during detail design, and construction should be planned to avoid all minor impacts to these properties (See **Table 3**). Prior to construction, these properties should be documented in a Heritage Documentation Report and archived in advance of landscape alteration. This work may include photographic documentation of individual resources with representative views, histories, mapping, and historic photographs where available and appropriate.

- 6 No additional heritage work is recommended for **120** properties with no adverse direct or indirect impacts. Should future alterations to the proposed design introduce potential impacts, these impacts are to be assessed by a qualified cultural heritage professional in an addendum and submitted to the MHSTCI for review.
- 7 If additional LRT infrastructure that was not considered as part of this report is identified during detail design, it is to be assessed by a qualified cultural heritage professional in an addendum and submitted to the MHSTCI for review.
- 8 During adjacent construction or excavation, vibration impacts will be monitored, and work will stop immediately if vibration thresholds are exceeded.
- 9 Copies of all future CHERs and HIAs completed as part of the Stage 2 ION LRT Project will be sent to Regional Cultural Heritage Planning for review.
- 10 Following their completion, this report and all future CHERs and HIAs will be sent to the City of Cambridge Municipal Heritage Advisory Committee (MHAC) and Cambridge Council, as information. Any HIAs that recommend the demolition of a listed heritage property will require a MHAC recommendation and Cambridge Council approval for the demolition.

PROJECT PERSONNEL

CLIENT

Client Contact Matthew O’Neil, P.Eng.
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150 Frederick Street, Kitchener, ON
N2G 4J3

WSP

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Cultural Heritage Lead – Ontario

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Cultural Heritage Specialist

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Chelsey Tyers, BES, MCIP, RPP
Cultural Heritage Specialist

Jacqueline Bradica, BA
Cultural Heritage Assistant

GIS and Mapping

Andrew Turner, HBA


Report Review

Joel Konrad



Administrative Support

Lyn Pedersen


APPENDIX A

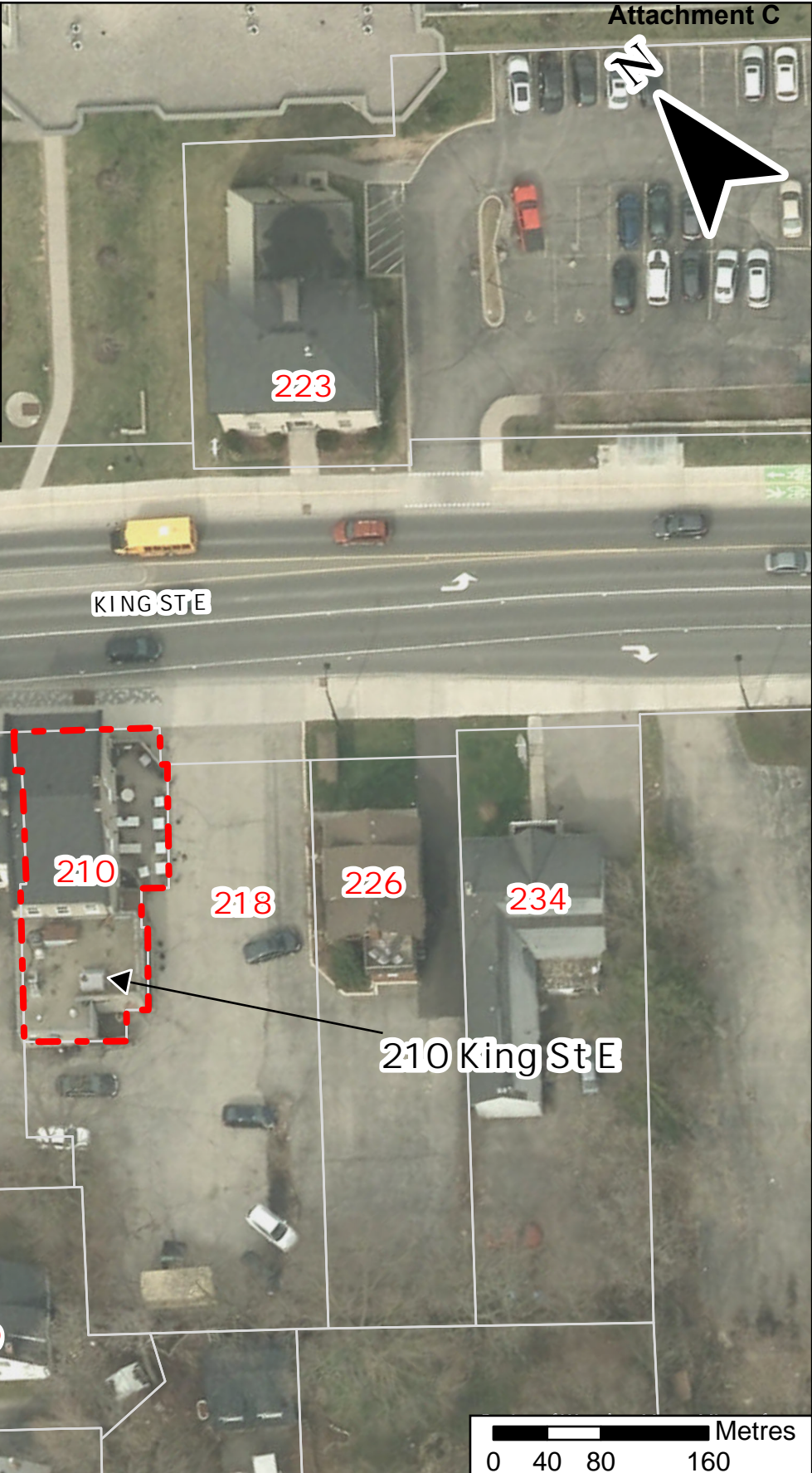
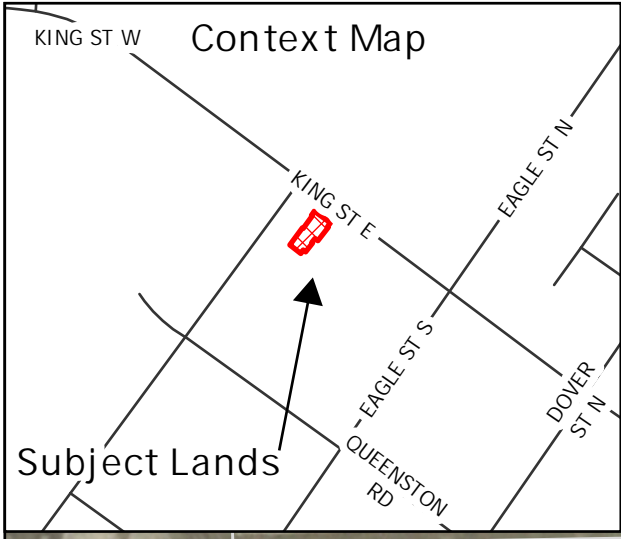
CHR #	Address	Resource Type	Photograph	Heritage Status	Property Description	Description of Potential/Anticipated Impact	Mitigation Measures	Recommendation
189	210 King St E	Commercial		Listed – City of Cambridge Heritage Properties Register	<p>Design/Physical: Two-storey form and proportions featuring a side-gable roof and parapet walls with double chimneys, stone construction concealed beneath roughcast stucco walls, three-bay front, and the proportions and placement of windows on all elevations.</p> <p>Historical/Associative: It is directly associated with the development of King Street East. It was home to the Werlich Piano factory which was an important local business.</p> <p>Contextual: The property is one of a number of early properties along King Street East. The property is physically, visually and historically linked to the adjacent building at 204 King Street East.</p>	<p>Direct: Direct Impacts are anticipated as a result of the proposed undertaking, consisting of road improvements to King Street to accommodate increased bus traffic.</p> <p>Encroachment is anticipated to the front of the property but will not impact the existing structure. This undertaking exceeds extant property limits, and is anticipated to result in indirect adverse impacts, including changes to land use and land disturbance.</p>	<p>Preferred Option: Alteration of the subject property should be avoided by altering the proposed road improvements. Alternative option: Previous 9/06 evaluation has been completed as a part of the King Street and Chopin Drive Heritage Registry Report completed in 2016. The property was determined to have cultural heritage value or interest. Designation was recommended, and a SCHVI was included. If the proposed impacts are required, an HIA will be undertaken by a qualified cultural heritage specialist post-TPAP, and developed in consultation with, and submitted for review to, MHSTCI and interested persons/organizations (e.g. municipal heritage planner and/or municipal heritage committee), including Indigenous communities as appropriate. Vibration monitoring should be undertaken during construction to monitor potential vibration impacts.</p>	Post-TPAP HIA

APPENDIX A


CHR #	Address	Resource Type	Photograph	Heritage Status	Property Description	Description of Potential/Anticipated Impact	Mitigation Measures	Recommendation
190	223 King St E	Commercial		Designated - City of Cambridge	<p>Design/Physical: Two-storey Georgian Style stone house with 6/6 windows and decorative cornice.</p> <p>Historical/Associative: Known as the Clare House, a former industrial building, and part of the City of Cambridge Landmark Series. The construction date for this building is between 1858 and 1864. John Clare's home harks back to an era when an industrialist would proudly place his residence close to his factory premises and is a vernacular expression of the Georgian style. The last resident of the house was Mrs. John Clare who passed away in 1903. In 1904, the home was remodeled to be the Clare Brothers Limited offices.</p> <p>Contextual: Located on the edge of the historic Downtown Core of Preston.</p>	The subject property is not anticipated to be directly or indirectly impacted by the undertaking. Encroachment is expected to accommodate road improvements to infrastructure, including, but not limited to additional sidewalk space, road widening, and new curbs. This encroachment does not exceed extant property limits and is not anticipated to result in indirect adverse impacts, including changes to land use, land disturbance or impacts to important views.	No further recommendations required to mitigate this impact. Should future alterations to the proposed design introduce potential impacts, these impacts are to be assessed by a qualified cultural heritage professional in an addendum, and submitted to the MHSTCI for review	No further heritage work required at this time.
191	226 King St E	Residential		Candidate	<p>Design/Physical: Front gable roof, dark brick construction, multiple gables with wood, large dormer on the side of the roof, and corner porch. Representative Arts and Crafts style building with a front gable.</p> <p>Historical/Associative: Built circa 1930.</p> <p>Contextual: Located on the edge of the historic Downtown Core of Preston. Located along a historically surveyed road.</p>	Although direct Impacts are anticipated as a result of the proposed undertaking, including encroachment, the property has been previously evaluated, and was found to have no CHVI.	Recommendation: Previous 9/06 evaluation has been completed as a part of the King Street and Chopin Drive Heritage Registry Report completed in 2016. The property was determined not to have cultural heritage value or interest. Designation was not recommended. Accordingly, no additional work is recommended.	No further heritage work required at this time.

APPENDIX A

CHR #	Address	Resource Type	Photograph	Heritage Status	Property Description	Description of Potential/Anticipated Impact	Mitigation Measures	Recommendation
192	234 King St E	Residential		Listed – City of Cambridge Heritage Properties Register	<p>Design/Physical: L-shaped footprint and one-and-a-half storey form, consisting of the gable-roofed main house and the slightly shorter, gable-roofed rear tail; the symmetrical, three-bay façade, comprising a central gable and central entrance, flanked by single window openings; its brick construction and stone foundation; the flat-arched window openings with lug sills and six-over-six wood window units; the ornate, wooden, two storey porch with decorative spindles; the central entrance with its transom and side lights; the centre gable with its shingled tympanum and single door giving access to the upper level of the porch; the heavy cornice, plain frieze and returned eaves; and the visibility and legibility of its heritage attributes from King Street East.</p> <p>Historical/Associative: Built circa 1850 (Region of Waterloo 2016). The house was built around the time of Preston’s incorporation as a village in 1852 and is directly associated with the early settlement of the community. It illustrates the early development of King Street, a key thoroughfare.</p> <p>Contextual: It is one of three surviving buildings in this block that were built during the mid-19th century. Together, the three form a brief streetscape of 19th century architecture that illustrates the important role of King Street East in the early development of Preston. It is visually and historically linked to the houses at 204 and 210 King Street East, with whom it forms a significant streetscape of 19th century houses.</p>	<p>Direct: Direct Impacts are anticipated as a result of the proposed undertaking, consisting of road improvements to King Street to accommodate increased bus traffic. Encroachment is anticipated to the front of the property but will not impact the existing structure. This undertaking exceeds extant property limits, and is anticipated to result in indirect adverse impacts, including changes to land use and land disturbance.</p>	<p>Preferred Option: Alteration of the subject property should be avoided by altering the proposed road improvements. Alternative option: Previous 9/06 evaluation has been completed as a part of the King Street and Chopin Drive Heritage Registry Report completed in 2016. The property was determined to have cultural heritage value or interest. Designation was recommended, and a SCHVI was included. If the proposed impacts are required, an HIA will be undertaken by a qualified cultural heritage specialist post-TPAP, and developed in consultation with, and submitted for review to, MHSTCI and interested persons/organizations (e.g. municipal heritage planner and/or municipal heritage committee), including Indigenous communities as appropriate. Vibration monitoring should be undertaken during construction to monitor potential vibration impacts.</p>	Post-TPAP HIA



 Subject Lands

 Metres
0 40 80 160

Location Map

Attachment

Location:
210 King St E

Date:
7/10/2025

1

To: Municipal Heritage Advisory Committee

Meeting Date: 5/15/2025

Report Title: **25-019(MHAC) Recommendation to Designate 70 Oak Street**

Report Author: Scott Abbott, Planner-Heritage

Department Approval: Melissa Aldunate, Manager of Policy Planning

Department: Community Development

Division: Policy Planning

Report No.: 25-019(MHAC)

File No.: R01.01.170

Ward: Ward 4

RECOMMENDATION:

THAT the Municipal Heritage Advisory Committee (MHAC) supports the recommendation to designate the property municipally known as 70 Oak Street under Part IV of the *Ontario Heritage Act*.

EXECUTIVE SUMMARY:

Purpose

This report recommends the designation of 70 Oak Street (**Figure 1**) under Part IV of the *Ontario Heritage Act*. The property meets the criteria for designation as it holds cultural heritage value due to its historical, architectural, and contextual significance. The following sections outline the rationale for designation.

Key Findings

- The property is a mid-19th century stone dwelling, constructed circa 1856–1860.
- It is an excellent and intact example of vernacular stone architecture associated with Galt's early development.
- The property is historically associated with local tradespeople, including carpenters Henry Aldoris and Charles Wilber, and later with Nellie Graham (née Lundy), a prominent Galt resident with family ties to early professionals and community leaders.

- The property’s architecture, original door, and preserved stonework contribute to its physical and contextual cultural heritage value.
- The property is currently listed on the City’s Municipal Heritage Register.
- The property owner has requested and is fully supportive of designation.



Figure 1: Front façade of 70 Oak Street (Scott Abbott, April 2025)

STRATEGIC ALIGNMENT:

- Strategic Action; or
- Core Service

Objective(s): Not Applicable

Strategic Action: Not Applicable

Program: Community Development

Core Service: Heritage Conservation

BACKGROUND:

70 Oak Street is in the historic Galt area of Cambridge, on the north side of Oak Street between McNaughton Street and Spruce Street. The property is situated in a residential neighborhood defined by mature trees, a gently sloping topography, and a concentration of 19th-century stone and brick homes.

Historically Oak Street was known as Pine Street, and Spruce Street was formerly Race Street. The area was part of the McNaughton and Wilson Block, one of Galt's early subdivisions.

The neighborhood retains its historic character, with nearby properties such as 63 Oak Street and 64 Oak Street designated for their heritage value. The area's streetscape and architectural cohesion contribute to its significance as part of Cambridge's built heritage.

The property is legally described as PLAN 614 PART LOT 3, within the historic city centre of Galt.

ANALYSIS:

Historical Context

The lot at 70 Oak Street formed part of the McNaughton and Wilson Block, an early residential subdivision in Galt. In 1856, it was purchased by Henry Aldoris, a carpenter, marking the early development of the neighbourhood by skilled tradespeople. Just a year later, it changed hands to another carpenter, Charles A. Wilber, indicating an ongoing demand for modest, working-class housing during Galt's mid-19th-century expansion.

By 1875, the property was in the name of Robert Gray, who held the land through several financial arrangements before transferring it to Ellen Gray in 1881. A structure appears to have been present on the site by this point. The property remained in the Gray family into the early 20th century, reflecting a period of long-term residential stability.

In 1908, the house became the residence of Nellie Graham (née Lundy), the widow of James Young Graham, a well-known local pharmacist and civic leader. Nellie was the daughter of Dr. J.B. Lundy, one of Galt's early physicians. The Graham family's occupation of the property reinforces its ties to Galt's early professional and religious circles, particularly through their affiliation with Knox's Presbyterian Church.

Historical records describe the residence as “three storeys at the back and one-and-a-half at the front,” which aligns with the form of the existing structure. The house remained a private home into the mid-20th century, when it was acquired by Percy Fitch, owner of the nearby Narrow Fabric Weaving Company, further linking the property to local industry and commerce (**Figure 2**).

The image shows a page from a Parcel Register Book (Ontario Land Registry) for Lot 113. The page is filled with handwritten entries detailing land transactions. The entries include dates, names of parties involved, and descriptions of the land. Key entries include:

- 1908: Percy F. Fitch and Thomas L. Buchanan.
- 1909: Percy F. Fitch and Thomas L. Buchanan.
- 1910: Percy F. Fitch and Thomas L. Buchanan.
- 1911: Percy F. Fitch and Thomas L. Buchanan.
- 1912: Percy F. Fitch and Thomas L. Buchanan.
- 1913: Percy F. Fitch and Thomas L. Buchanan.
- 1914: Percy F. Fitch and Thomas L. Buchanan.
- 1915: Percy F. Fitch and Thomas L. Buchanan.
- 1916: Percy F. Fitch and Thomas L. Buchanan.
- 1917: Percy F. Fitch and Thomas L. Buchanan.
- 1918: Percy F. Fitch and Thomas L. Buchanan.
- 1919: Percy F. Fitch and Thomas L. Buchanan.
- 1920: Percy F. Fitch and Thomas L. Buchanan.
- 1921: Percy F. Fitch and Thomas L. Buchanan.
- 1922: Percy F. Fitch and Thomas L. Buchanan.
- 1923: Percy F. Fitch and Thomas L. Buchanan.
- 1924: Percy F. Fitch and Thomas L. Buchanan.
- 1925: Percy F. Fitch and Thomas L. Buchanan.
- 1926: Percy F. Fitch and Thomas L. Buchanan.
- 1927: Percy F. Fitch and Thomas L. Buchanan.
- 1928: Percy F. Fitch and Thomas L. Buchanan.
- 1929: Percy F. Fitch and Thomas L. Buchanan.

Figure 2: Parcel Register Book (Ontario Land Registry).

Architectural Description

The property at 70 Oak Street is a one-and-a-half-storey stone residence constructed in a vernacular interpretation of the Georgian tradition, likely dating from the mid-to-late 19th century. The building showcases the use of local fieldstone masonry and retains a high degree of architectural integrity.

Key Architectural Features:

- **Form and Massing:**
 - One-and-a-half storeys with a front-gabled roof.
 - Rectangular footprint with a modest rear or side extension.
- **Masonry and Materials:**
 - Exterior walls are constructed of random-coursed fieldstone in varied hues, with roughly squared stones.
 - The side elevations display similar stonework, indicating uniformity in construction techniques and materials.
- **Windows and Openings:**
 - Tall, narrow window openings on the side elevation with stone lintels and sills.
 - Front façade windows are wide and vertically oriented, with simplified wooden trim and painted sills.

- Multi-pane window replacements are present, but within original or historic openings.
- **Front Entrance and Porch:**
 - The original front door remains intact, a rare survival that contributes to the authenticity of the main façade.
 - The front porch features decorative wooden fretwork, turned posts, and a wooden frieze with applied trim. These may be early 20th-century additions, contributing to the overall character of the dwelling.
- **Roof and Chimney:**
 - Moderately pitched gable roof with asphalt shingles.
 - A yellow-brick chimney is located at the east gable end and appears original or early to the house's construction.
- **Setting and Views:**
 - The rear yard features mature trees and sweeping views of the surrounding landscape, suggesting a historically significant siting.



Figure 3: (Scott Abbott, April 2025)



Figure 4: (Scott Abbott, April 2025)

Evaluation under Ontario Regulation 9/06 (as amended by 569/22)

Heritage Planning staff are of the opinion that the property warrants designation based on a determination that the property satisfies five (5) of the nine (9) criteria contained in the *Ontario Regulation 9/06 (as amended by 569/22)*.

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. 70 Oak Street is a representative example of mid-19th-century vernacular stone construction in Galt (now Cambridge). The use of uncoursed fieldstone in varied hues, simple massing, and gable roof exemplify modest domestic dwellings built by skilled tradespeople. Its form and materials reflect local building traditions and regional adaptations of Georgian influence.

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

YES. The property displays a high degree of craftsmanship in its hand-laid fieldstone masonry, with consistent stone sizing and arrangement. The original front door and

wooden porch components, including fretwork and turned posts, further exemplify skilled workmanship from the late 19th century or early 20th century.

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

NO. The property does not demonstrate a high degree of technical or scientific achievement. While well-built, the construction methods are typical of the period and do not reflect innovations in engineering or materials science.

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 Nellie Lundy Graham, a prominent local figure whose family history reflects Galt's early professional, medical, and religious communities. Her husband, James Young Graham, operated a local drugstore and served in a civic leadership role through Knox's Presbyterian Church. These associations reflect key social and cultural themes in Galt's development.

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. No evidence has been identified to indicate the property has potential to yield additional information about a community or culture

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 is no evidence linking the building to a known architect, builder, or designer of note.

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

YES. 70 Oak Street supports the historic residential character of the area, which includes other 19th-century dwellings with similar form and scale.

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

YES. The property is visually and historically linked to its surroundings through its longstanding presence on Oak Street, its architectural consistency with adjacent 19th-

century buildings, and its proximity to the former Narrow Fabric Weaving Co. site, once owned by subsequent property owner Percy Fitch.

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

NO. While the property is a notable historic home, it is not widely recognized as a landmark in the traditional sense (e.g., as a prominent civic, religious, or institutional focal point).

Cultural Heritage Attributes

The cultural heritage value of 70 Oak Street is expressed through the following attributes:

- The one-and-a-half-storey form and front-gabled massing.
- The use of local, random-coursed fieldstone construction.
- The original wood front door.
- Window openings with stone lintels and sills.
- Yellow-brick chimney at the gable end.
- Wooden front porch with decorative fretwork, turned supports, and wood frieze.
- The building's orientation and setback on its lot.
- The sloped site and mature vegetation contributing to its historic setting.

EXISTING POLICY / BY-LAW(S):

Ontario Heritage Act

Designation by Municipal By-law

29 (1) The council of a municipality may, by-law, designate a property within the municipality to be of cultural heritage value or interest if,

(a) where criteria for determining whether property is of cultural heritage value or interest have been prescribed, the property meets the prescribed criteria; and

(b) the designation is made in accordance with the process set out in this section. 2005, c. 6, s. 17 (1); 2019, c. 9, Sched. 11, s. 7 (1); 2022, c. 21, Sched. 6, s. 4 (1).

Notice Required

(1.1) Subject to subsections (1.2) and (2), if the council of a municipality intends to designate a property within the municipality to be of cultural heritage value or interest, it shall cause notice of intention to designate the property to be given by the clerk of the municipality in accordance with subsection (3). 2005, c. 6, s. 17 (1); 2019, c. 9, Sched. 11, s. 7 (2).

Consultation

(2) Where the council of a municipality has appointed a municipal heritage committee, the council shall, before giving notice of its intention to designate a property under subsection (1), consult with its municipal heritage committee. R.S.O. 1990, c. O.18, s. 29 (2); 2002, c. 18, Sched. F, s. 2 (9).

Notice of Intention

(3) Notice of intention to designate under subsection (1) shall be,

(a) served on the owner of the property and on the Trust; and

(b) published in a newspaper having general circulation in the municipality. R.S.O. 1990, c. O.18, s. 29 (3); 2005, c. 6, s. 1.

Contents of Notice

(4) Notice of intention to designate property that is served on the owner of property and on the Trust under clause (3) (a) shall contain,

(a) an adequate description of the property so that it may be readily ascertained;

(b) a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property; and

(c) a statement that notice of objection to the notice of intention to designate the property may be served on the clerk within 30 days after the date of publication of the notice of intention in a newspaper of general circulation in the municipality under clause (3) (b). 2005, c. 6, s. 17 (2); 2019, c. 9, Sched. 11, s. 7 (4).

Same

(4.1) Notice of intention to designate property that is published in a newspaper of general circulation in a municipality under clause (3) (b) shall contain,

(a) an adequate description of the property so that it may be readily ascertained;

(b) a statement explaining the cultural heritage value or interest of the property;

(c) a statement that further information respecting the notice of intention to designate the property is available from the municipality; and

(d) a statement that notice of objection to the notice of intention to designate the property may be served on the clerk within 30 days after the date of publication of the

notice of intention in a newspaper of general circulation in the municipality under clause (3) (b). 2005, c. 6, s. 17 (2); 2019, c. 9, Sched. 11, s. 7 (5).

City of Cambridge Official Plan

4.6 Designation of Heritage Properties

1. The City will regulate as fully as possible the demolition, removal or inappropriate alteration of buildings of cultural heritage value or interest included in the Register of Cultural Heritage Resources referred to in Section 4.3, and for these purposes, Council may:

- a) pass by-laws pursuant to the Ontario Heritage Act to designate properties including such buildings or structures to be of cultural heritage value. Council shall not permit the demolition, removal or inappropriate alteration of such buildings or structures for a period of 90 days following application by the owner of such buildings or structures, or such further period of time as Council and the owner may agree upon, unless Council has repealed the by-law designating such property or part thereof;

2. Council will preserve and protect the cultural heritage resources owned by the City and prepare and follow a maintenance programme for these resources.

FINANCIAL IMPACT:

There is no cost to property owners associated with designating a property in Cambridge. The property owner of 70 Oak Street will be able to apply for a Designated Heritage Property Grant to support the costs of maintaining the heritage attributes of the property.

PUBLIC VALUE:

Transparency:

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

PUBLIC INPUT:

Municipal Heritage Advisory Committee meetings are open to the public.

INTERNAL / EXTERNAL CONSULTATION:

Heritage planning staff conducted a site visit to the property on April 28, 2025, to document architectural features and assess the property's condition and integrity. The current property owners have expressed strong interest in having the property designated under the Ontario Heritage Act and have formally submitted a Heritage

Designation Application to initiate the process. During the site visit, the owners expressed support and enthusiasm for the proposed designation and were pleased to contribute to the conservation of the city's built heritage.

CONCLUSION:

Based on the findings that the subject property meets more than (2) two criteria under *Ontario Regulation 9/06* (as amended by 569/22), staff are of the opinion that the property possesses significant cultural heritage value to warrant designation under Part IV of the *Ontario Heritage Act*. Therefore, staff recommend that MHAC endorse the designation of the property and request that Council direct the City Clerk to issue a Notice of Intention to Designate the property located at 70 Oak Street, in accordance with Section 29 of the *Ontario Heritage Act*.

REPORT IMPACTS:

Agreement: **No**

By-law: **No**

Budget Amendment: **No**

Policy: **No**

APPROVALS:

This report has been reviewed and approved for inclusion in the agenda by Chief Planner, Bob Bjerke

ATTACHMENTS:

1. 25-019(MHAC) Attachment A – Draft NOID for 70 Oak Street

NOTICE OF INTENTION TO DESIGNATE 70 Oak Street, Cambridge, Ontario Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, c. O.18

Take notice that the Council of the Corporation of the City of Cambridge intends to designate the lands and premises municipally known as 70 Oak Street, legally described as PLAN 614 PT LOT 3, under Section 29, Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18, as a property of cultural heritage value or interest.

Description of Property

70 Oak Street is a one-and-a-half-storey stone residence located on the north side of Oak Street in the historic Galt area of Cambridge. The property forms part of a former 19th-century subdivision and is situated in a residential neighborhood characterized by mature trees and early stone and brick homes. It is currently listed on the City's Heritage Register.

Statement of Cultural Heritage Value or Interest

The property at 70 Oak Street has design/physical value as a representative example of vernacular stone residential architecture in mid-19th-century Galt. Constructed with uncoursed multicolored fieldstone and retaining its original front door and wooden porch, the dwelling showcases craftsmanship typical of early tradespeople and local building traditions.

The property has historical/associative value for its connection to Henry Aldoris and Charles Wilber, carpenters who owned the lot in the 1850s, as well as Nellie Lundy Graham, who resided in the house in the early 20th century. Nellie Graham was the daughter of Dr. J.B. Lundy, an early physician in the region, and the wife of James Young Graham, a prominent pharmacist and civic figure in Galt. Their long-term residence at this address contributes to an understanding of Galt's professional and religious history.

The property has contextual value as a contributing element to the historic streetscape of Oak Street. It supports the area's 19th-century residential character and is historically and visually linked to nearby properties associated with early Galt development.

Description of Heritage Attributes

Key attributes that reflect the cultural heritage value of the property include:

- One-and-a-half-storey form and front-gabled massing
- Random-coursed fieldstone exterior walls with varied hues
- Original wood front door
- Window openings with stone lintels and sills
- Yellow-brick chimney at the gable end

- Wooden front porch with decorative fretwork, turned supports, and frieze board
- Orientation and setback on the lot
- Sloped site and mature vegetation contributing to the historic setting

Further Information

Any person may object to this proposed designation by serving a notice of objection, setting out the reason(s) for the objection and all relevant facts, on the Clerk of the City of Cambridge within 30 days of the publication of this notice.

Contact: City Clerk's Office Corporation of the City of Cambridge 50 Dickson Street,
P.O. Box 669 Cambridge, ON N1R 5W8 clerks@cambridge.ca

To: Municipal Heritage Advisory Committee

Meeting Date: 5/15/2025

Report Title: **25-20(MHAC) Recommendation to Designate 119 Wellington Street**

Report Author: Scott Abbott, Planner-Heritage

Department Approval: Melissa Aldunate, Manager of Policy Planning

Department: Community Development

Division: Policy Planning

Report No.: 25-020(MHAC)

File No.: R01.01.172

Ward: Ward 4

RECOMMENDATION:

THAT the Municipal Heritage Advisory Committee (MHAC) supports the recommendation to designate the property municipally known as 119 Wellington under Part IV of the *Ontario Heritage Act*.

EXECUTIVE SUMMARY:

Purpose

This report recommends the designation of 119 Wellington Street (**Figure 1**) under Part IV of the *Ontario Heritage Act*. The property meets the criteria for designation as it holds cultural heritage value due to its historical, architectural, and contextual significance. The following sections outline the rationale for designation.

Key Findings

- Constructed circa 1870, the building is a representative example of the Gothic Revival style as applied to residential dwellings in 19th-century Galt.
- Architectural features include decorative wood bargeboard, brick voussoirs, Doric porch columns, and arched windows with sidelights and transom.
- The property contributes to the historical character of the Eastern Hill area of Galt, which saw significant development during the industrial growth period between 1850 and 1880.
- The house was constructed for James Kay, a prominent Galt carriage maker.

- The building is well-preserved and maintains a high degree of architectural integrity.
- The property is currently listed on the City of Cambridge's Municipal Heritage Register.



Figure 1: Front façade of 119 Wellington Street (Cambridge Today, 2025)

STRATEGIC ALIGNMENT:

- Strategic Action; or
- Core Service

Objective(s): Not Applicable

Strategic Action: Not Applicable

Program: Community Development

Core Service: Heritage Conservation

BACKGROUND:

PLAN 447 PT LOT 21;RP58R11026 PARTS 2 & 3

ANALYSIS:

Historical Context

The property at 119 Wellington Street is located in Galt's Eastern Hill, part of a 94,503-acre parcel of land originally acquired by William Dickson in 1816. Rapid population growth in Galt following its incorporation in 1850 led to the full development of the Eastern Hill area by 1910.

This residential area was typically home to the middle and upper-middle class, situated above the commercial core along the Grand River.

Built circa 1870, the home reflects this era of urban expansion and prosperity (**Figure 2**). It contributes to our understanding of the community's residential development patterns and architectural tastes during this formative period.

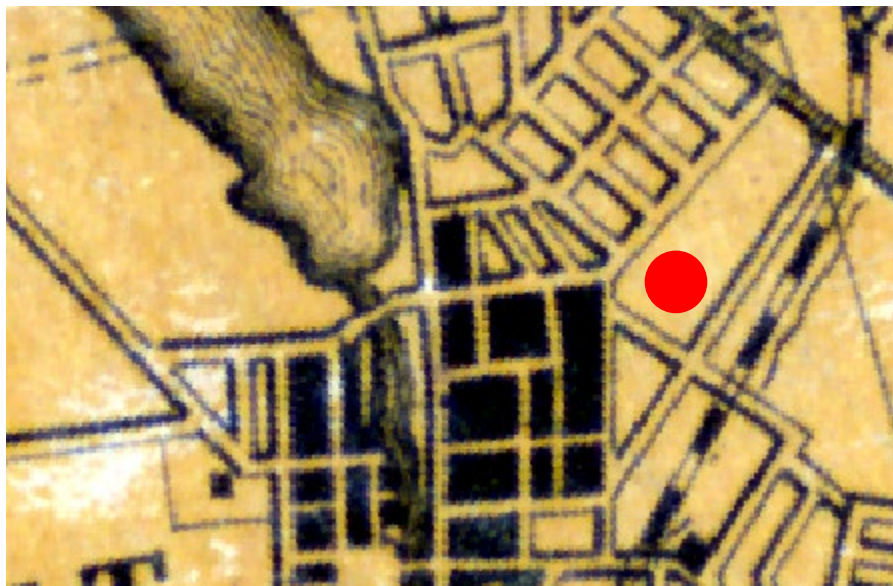


Figure 2: Tremaine Historical County Map of Waterloo County, 1861.

The home was constructed for James Kay, a prominent Galt carriage maker and civic leader. Born in Scotland in 1820, Kay established one of Galt's earliest carriage works

on Water Street, employing 15 workers and operating a steam-powered workshop by the 1850s. His firm, known for craftsmanship and innovation, helped supply the region with wagons and carriages. In addition to his entrepreneurial pursuits, Kay served as a municipal councillor and was elected Reeve of Galt in 1860. He built the Wellington Street home as a family residence around 1870 and lived there until his death in 1875. The house stands as a testament to his success and to the prosperity of Galt during the mid-19th century.

Architectural Description

The house is a one-and-a-half storey, yellow brick Gothic Revival dwelling with a symmetrical three-bay façade and a front-gabled roof. Key architectural features include:

- Decorative wood bargeboard and finial in the front gable
- Raised brick quoins
- Front entrance with arched brick voussoirs, sidelights, and transom
- A full-width front porch supported by Doric columns, with fish-scale shingles in the gable
- Segmentally arched 2-over-2 wood sash windows on the ground floor
- Twin arched windows in the front gable with brick label and wood trim
- A three-sided bay window on the east (left) elevation
- Painted brick cladding with wood frames and casings

Alterations appear limited to rear additions, with the principal façades largely intact.

Evaluation under Ontario Regulation 9/06 (as amended by 569/22)

Heritage Planning staff are of the opinion that the property warrants designation based on a determination that the property satisfies five (5) of the nine (9) criteria contained in the *Ontario Regulation 9/06 (as amended by 569/22)*.

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 is a representative example of the Gothic Revival style in a domestic context, characteristic of mid- to late-19th century Galt.

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

YES. The decorative bargeboard, finial, arched transom and sidelights, and porch detailing demonstrate skilled craftsmanship and artistic expression.

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 that the property exhibits any particular technical or scientific innovation.

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 the residential development of Galt's Eastern Hill during a period of rapid industrial and demographic growth in the mid-19th century. It is also directly associated with James Kay, a significant local figure known for his contributions to Galt's economy and civic life.

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. While the property contributes to the general understanding of early Galt, it does not uniquely yield information that significantly enhances our knowledge 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 is no documented association with a specific architect or builder.

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

YES. The property contributes to the historic streetscape of Wellington Street and supports the character of Galt's Eastern Hill.

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

YES. The building is visually and historically linked to the surrounding 19th-century housing stock in the Eastern Hill neighbourhood.

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

NO. The building is not widely recognized as a community landmark.

Cultural Heritage Attributes

The following attributes contribute to the cultural heritage value of 119 Wellington Street and support its designation under the Ontario Heritage Act:

- One-and-a-half storey form and rectangular plan
- Yellow running bond brick exterior with raised brick quoins
- Gable roof with wood bargeboard and finial
- Segmentally arched windows with brick voussoirs and wood trim
- Twin arched second-storey windows with transoms and brick labels
- Front entrance with sidelights, transom, and arched brick opening
- Full-width front porch with Doric columns, balustrade, and fish-scale shingle gable
- Three-sided bay window with decorative wood trim and brackets
- Historic chimney with original brickwork

EXISTING POLICY / BY-LAW(S):

Ontario Heritage Act

Designation by Municipal By-law

29 (1) The council of a municipality may, by-law, designate a property within the municipality to be of cultural heritage value or interest if,

(a) where criteria for determining whether property is of cultural heritage value or interest have been prescribed, the property meets the prescribed criteria; and

(b) the designation is made in accordance with the process set out in this section. 2005, c. 6, s. 17 (1); 2019, c. 9, Sched. 11, s. 7 (1); 2022, c. 21, Sched. 6, s. 4 (1).

Notice Required

(1.1) Subject to subsections (1.2) and (2), if the council of a municipality intends to designate a property within the municipality to be of cultural heritage value or interest, it shall cause notice of intention to designate the property to be given by the clerk of the municipality in accordance with subsection (3). 2005, c. 6, s. 17 (1); 2019, c. 9, Sched. 11, s. 7 (2).

Consultation

(2) Where the council of a municipality has appointed a municipal heritage committee, the council shall, before giving notice of its intention to designate a property under subsection (1), consult with its municipal heritage committee. R.S.O. 1990, c. O.18, s. 29 (2); 2002, c. 18, Sched. F, s. 2 (9).

Notice of Intention

(3) Notice of intention to designate under subsection (1) shall be,

(a) served on the owner of the property and on the Trust; and

(b) published in a newspaper having general circulation in the municipality. R.S.O. 1990, c. O.18, s. 29 (3); 2005, c. 6, s. 1.

Contents of Notice

(4) Notice of intention to designate property that is served on the owner of property and on the Trust under clause (3) (a) shall contain,

(a) an adequate description of the property so that it may be readily ascertained;

(b) a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property; and

(c) a statement that notice of objection to the notice of intention to designate the property may be served on the clerk within 30 days after the date of publication of the notice of intention in a newspaper of general circulation in the municipality under clause (3) (b). 2005, c. 6, s. 17 (2); 2019, c. 9, Sched. 11, s. 7 (4).

Same

(4.1) Notice of intention to designate property that is published in a newspaper of general circulation in a municipality under clause (3) (b) shall contain,

(a) an adequate description of the property so that it may be readily ascertained;

(b) a statement explaining the cultural heritage value or interest of the property;

(c) a statement that further information respecting the notice of intention to designate the property is available from the municipality; and

(d) a statement that notice of objection to the notice of intention to designate the property may be served on the clerk within 30 days after the date of publication of the notice of intention in a newspaper of general circulation in the municipality under clause (3) (b). 2005, c. 6, s. 17 (2); 2019, c. 9, Sched. 11, s. 7 (5).

City of Cambridge Official Plan

4.6 Designation of Heritage Properties

1. The City will regulate as fully as possible the demolition, removal or inappropriate alteration of buildings of cultural heritage value or interest included in the Register of Cultural Heritage Resources referred to in Section 4.3, and for these purposes, Council may:

- a) pass by-laws pursuant to the Ontario Heritage Act to designate properties including such buildings or structures to be of cultural heritage value. Council shall not permit the demolition, removal or inappropriate alteration of such buildings or structures for a period of 90 days following application by the owner of such buildings or structures, or such further period of time as Council and the owner may agree upon, unless Council has repealed the by-law designating such property or part thereof;

2. Council will preserve and protect the cultural heritage resources owned by the City and prepare and follow a maintenance programme for these resources.

FINANCIAL IMPACT:

There is no cost to property owners associated with designating a property in Cambridge. The property owner of 119 Wellington Street will be able to apply for a Designated Heritage Property Grant to support the costs of maintaining the heritage attributes of the property.

PUBLIC VALUE:

Transparency:

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

PUBLIC INPUT:

Municipal Heritage Advisory Committee meetings are open to the public.

INTERNAL / EXTERNAL CONSULTATION:

Heritage planning staff conducted a site visit to the property on April 28, 2025, to document architectural features and assess the property's condition and integrity. The property owner was contacted via email regarding the proposed heritage designation and has been made aware of the process.

CONCLUSION:

Based on the findings that the subject property meets more than (2) two criteria under *Ontario Regulation 9/06* (as amended by 569/22), staff are of the opinion that the property possesses significant cultural heritage value to warrant designation under Part IV of the *Ontario Heritage Act*. Therefore, staff recommend that MHAC endorse the designation of the property and request that Council direct the City Clerk to issue a Notice of Intention to Designate the property located at 119 Wellington Street, in accordance with Section 29 of the *Ontario Heritage Act*.

REPORT IMPACTS:

Agreement: **No**

By-law: **No**

Budget Amendment: **No**

Policy: **No**

APPROVALS:

This report has been reviewed and approved for inclusion in the agenda by Chief Planner, Bob Bjerke

ATTACHMENT:

1. 25-020(MHAC) Attachment A – Draft NOID for 119 Wellington Street

**NOTICE OF INTENTION TO DESIGNATE Ontario Heritage Act, R.S.O. 1990,
Chapter O.18**

**IN THE MATTER OF THE ONTARIO HERITAGE ACT AND IN THE MATTER OF THE
PROPERTY LOCATED AT 119 WELLINGTON STREET, CITY OF CAMBRIDGE, IN
THE PROVINCE OF ONTARIO**

TAKE NOTICE that the Council of the Corporation of the City of Cambridge intends to designate the property located at **119 Wellington Street** as a property of cultural heritage value or interest under **Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18.**

Description of the Property: The subject property is located on the north side of Wellington Street, west of Oak Street, in the former City of Galt (now Cambridge). The legal description is PLAN 447 PT LOT 21; RP58R11026 PARTS 2 & 3.

Statement of Cultural Heritage Value or Interest: The property at 119 Wellington Street has cultural heritage value for its design/physical, historical/associative, and contextual significance.

Design/Physical Value:

The property is a representative example of the Gothic Revival style as applied to domestic architecture in 19th-century Galt. Built circa 1870, it features distinctive elements including a front-gabled roof, ornate bargeboard with finial, raised brick quoins, segmentally arched wood sash windows, a full-width porch with Doric columns and fish-scale shingle detailing, and a symmetrical façade with twin arched windows in the front gable.

Historical/Associative Value:

The property is directly associated with James Kay, a prominent Galt carriage maker and civic leader who served as a municipal councillor and Reeve of Galt in 1860. Kay established one of the earliest carriage works in Galt on Water Street and constructed this home circa 1870 as his family residence. He lived at 119 Wellington Street until his death in 1875. The property reflects the prosperity of Galt's middle class during the town's industrial expansion in the mid-19th century.

Contextual Value:

The property supports the historic character of Galt's Eastern Hill neighborhood and is visually and historically linked to its surrounding 19th-century residential streetscape. It is a contributing feature within a historically significant area that experienced substantial development between 1850 and 1880.

Description of Heritage Attributes:

The following elements contribute to the property's cultural heritage value:

- One-and-a-half storey form and rectangular plan
- Yellow running bond brick exterior with raised brick quoins
- Gable roof with wood bargeboard and finial
- Segmentally arched windows with brick voussoirs and wood trim
- Twin arched second-storey windows with transoms and brick labels
- Front entrance with sidelights, transom, and arched brick opening
- Full-width front porch with Doric columns, balustrade, and fish-scale shingle gable
- Three-sided bay window with decorative wood trim and brackets
- Historic chimney with original brickwork

OBJECTIONS: Any person may, within thirty (30) days after the date of publication of this notice, serve a notice of objection to the proposed designation on the Clerk of the City of Cambridge, setting out the reason for the objection and all relevant facts.

To: Municipal Heritage Advisory Committee

Meeting Date: 6/26/2025

Report Title: **Recommendation to Designate 194 Blue Heron Ridge (Hilborn House)**

Report Author: Scott Abbott, Planner-Heritage

Department Approval: Nick Borcescu, Supervisor of Planning - Heritage and Housing

Department: Community Development

Division: Policy Planning

Report No.: 25-023(MHAC)

File No.: R01.01.173

Ward: Ward 4

RECOMMENDATION:

THAT the Municipal Heritage Advisory Committee (MHAC) supports the recommendation to designate the property municipally known as 194 Blue Heron Ridge under Part IV of the *Ontario Heritage Act*.

EXECUTIVE SUMMARY:

Purpose

This report recommends the designation of the property municipally known as 194 Blue Heron Ridge, Cambridge, commonly referred to as the Hilborn House or "The Ramparts," under Part IV of the *Ontario Heritage Act*. The property has been identified as having design, historical, and contextual value and is an exceptional example of modernist residential architecture in Ontario, designed by the celebrated Canadian architect Arthur Erickson (**Figure 1**).

Key Findings

- The Hilborn House was designed by Arthur Erickson and completed in 1974. It is one of Erickson's few residential works in Ontario and reflects his distinctive approach to West Coast Modernism adapted to the local environment.
- The house is associated with the Hilborn family of Preston, whose influence in civic, industrial, and environmental development in the region was substantial.

- The property exhibits a high degree of architectural integrity and remains largely unaltered, preserving Erickson’s original vision.
- The house contributes significantly to the character of Blue Heron Ridge and the Grand River corridor and is recognized in local heritage planning documents and architectural discourse.



Figure 1: Garden-side Elevation of 194 Blue Heron Ridge (Arthur Erickson Foundation)

STRATEGIC ALIGNMENT:

- Strategic Action; or
- Core Service

Objective(s): Not Applicable

Strategic Action: Not Applicable

Program: Community Development

Core Service: Heritage Conservation

BACKGROUND:

The property at 194 Blue Heron Ridge, known as the Hilborn House or “The Ramparts”, was listed on the City of Cambridge Heritage Register in 2020 due to its architectural significance as a residence designed by Arthur Erickson. The property has since drawn increased attention from heritage professionals, architecture enthusiasts, and members of the public, particularly through events such as Door Open Waterloo Region and online architectural features.

The purpose of this designation report is to formally recognize and protect the cultural heritage value of the property under Part IV of the *Ontario Heritage Act*. The initiative to pursue designation aligns with municipal objectives in the City of Cambridge Heritage Master Plan, which identifies the Blue Heron Ridge area as a distinct cultural landscape worthy of conservation. The property remains in private ownership and has been well maintained with minimal alterations, making it an ideal candidate for heritage designation.

ANALYSIS:

Historical Context

The Hilborn House is historically associated with the Hilborn family, a prominent name in the development of Preston and the surrounding Cambridge area. The house was commissioned by Richard “Dick” Hilborn, son of Percy Hilborn (1886–1972), a major figure in local manufacturing, civic leadership, and environmental conservation (**Figure 2**). Percy Hilborn served as President of the Preston Furniture Company and Mayor of Preston, and his philanthropic contributions included the donation of over seventy-five hectares of land for the Dumfries Conservation Area.



Figure 2: Photograph of Percy Hilborn (Waterloo Region Generations).

The property on which the Hilborn House stands was part of a private family estate established by Percy Hilborn and later developed into a small enclave of wooded lots and architect-designed homes. Richard Hilborn’s decision to commission Arthur Erickson—then Canada’s most celebrated architect—to design his residence reflects the family’s interest in innovative design and their deep ties to the local landscape. Completed in 1974, the house is emblematic of a moment in mid-20th-century Canadian architecture when modernism was applied to domestic design by influential patrons in smaller communities.

Architectural Description

The Hilborn House is an exceptional example of modernist residential architecture in Ontario, designed to integrate harmoniously with its steep, wooded site along the Grand River (**Figure 3**). The exterior composition reflects Arthur Erickson’s hallmark design philosophy—melding strong geometric forms with natural materials and the contours of the land.



Figure 3: Aerial view of the Hilborn House showing its immediate proximity to the Grand River and integration with the wooded ravine (Sotheby’s Realty of Canada).

The structure is organized as a series of tall, parallel load-bearing brick walls that run perpendicular to the slope of the ravine. These monolithic walls—often referred to as “ramparts”—visually and structurally anchor the building into the hillside (**Figure 4**). As the walls step down the slope, they define a cascading series of outdoor terraces and roof gardens. This stepped massing gives the house its unique profile and reinforces its relationship to the topography.



Figure 4: Front façade of the Hilborn House showing rampart-style brick walls stepping down the ravine slope (Sotheby’s Realty of Canada).

Between these heavy brick elements, infill walls are composed of floor-to-ceiling glazing that allow light to flood into the interior while preserving panoramic views of the Grand River and surrounding forest. The glazing is set deeply between the brick planes, creating shadow lines that accentuate the rhythm and solidity of the structural walls.

The parapet-like extensions of the brick walls continue above the flat roofline, creating partial enclosures defined by “knee walls” for outdoor spaces on the upper levels. These rooftop terraces and decked areas serve as functional outdoor rooms, directly accessible from the interior and softened with vegetation. The deck and roofscape design further blurs the boundaries between the built form and its natural surroundings (Figure 5 and Figure 6).



Figure 5: Rooftop terrace blending into forest canopy (Sotheby’s Realty of Canada).



Figure 6: Parapet wall with Grand River in background, illustrating visual integration (Sotheby's Realty of Canada).

Exterior materials include:

- Earth-toned clay brick, selected to match the coloration of the site's soil and foliage.
- Wood soffits, beams, and fascia, finished in a warm stain that complements the surrounding forest.
- Glazing with slim frames, carefully positioned for symmetry and alignment with the building's structural rhythm (**Figure 7**).



Figure 7: Deep-set glazing and treetop surroundings reflecting Erickson's emphasis on indoor-outdoor continuity (Sotheby's Realty of Canada).

The house is set back from Blue Heron Ridge via a long, curving driveway that enhances the sense of retreat. Mature vegetation and a heavily wooded lot ensure that the structure is mostly hidden from public view, reinforcing its discreet integration with

the site. As noted by architectural observers, the house is almost invisible from across the river, even in winter—a testament to its low profile and sensitive massing.

Overall, the exterior of the Hilborn House exemplifies the core tenets of Erickson’s architectural approach: gravity-defying serenity, rigorous geometry, and complete deference to the landscape. It remains a rare and masterful expression of late modernist residential architecture in Ontario.

Arthur Erickson: Architectural Significance

Arthur Erickson (1924-2009) was one of Canada’s most celebrated and influential architects (**Figure 8**). Known for his mastery of modernist principles and deep sensitivity to landscape, Erickson’s work is characterized by its integration with topography, innovative use of materials, and philosophical approach to spatial design. He was the first Canadian recipient of the American Institute of Architects Gold Medal (1986) and was awarded the Order of Canada in recognition of his contributions to architecture nationally and internationally.

Erickson’s best-known projects include Simon Fraser University (**Figure 9**), the Museum of Anthropology at UBC (**Figure 10**), and the Canadian Embassy in Washington, D.C. He is widely credited with bringing a distinctly Canadian voice to international modernist architecture, grounded in an appreciation of geography and cultural context.



Figure 8: Arthur Erickson (1924-2009), celebrated Canadian architect and designer of Hilborn House (Arthur Erickson Foundation)



Figure 9: Simon Fraser University campus in Burnaby, British Columbia (1963-65) (Arthur Erickson Foundation).



Figure 10: Museum of Anthropology at the University of British Columbia (1976) (Arthur Erickson Foundation).

Major Awards Received by Arthur Erickson

- American Institute of Architects (AIA) Gold Medal (1986): Erickson was the first Canadian architect to receive this prestigious award, recognizing his significant contributions to architecture.
- Royal Architectural Institute of Canada (RAIC) Gold Medal (1984): This award is the highest honor the RAIC bestows, acknowledging Erickson's outstanding service to Canadian architecture.
- Order of Canada: Erickson was appointed as an Officer in 1973 and promoted to Companion in 1981, the highest level within the Order, for his innovative design work and services to architecture.
- Molson Prize (1967): Awarded by the Canada Council for the Arts, this prize recognized his significant contributions to the arts in Canada.

Notable Designations and Losses: Contextualizing Erickson's Legacy

The Hilborn House holds a unique place among Arthur Erickson's body of work, particularly in Ontario where his residential commissions were few. Across Canada, several Erickson-designed homes have been formally recognized for their architectural merit:

- The Baldwin House (1965) in Burnaby, British Columbia, was designated as Burnaby's first modern heritage house in 2002. It exemplifies Erickson's sensitive handling of lakeside sites and remains minimally altered.
- The Eppich House I (1972) in West Vancouver, was designated as a municipal heritage site in 2005. This early steel and glass structure reflects Erickson's modernist principles and is noted for its integration of industrial materials within a natural setting.

At the same time, the loss of several Erickson-designed houses highlights the importance of proactive heritage designation. The Graham House (1962), another iconic residence in West Vancouver, was demolished in 2007, despite international outcry and recognition of its architectural significance (**Figure 11**). The loss of this irreplaceable work is frequently cited in Canadian architectural discourse as a cautionary example of what can happen when significant modernist buildings are left unprotected.



Figure 11: The Graham House (1962), West Vancouver (Arthur Erickson Foundation).

These precedents affirm the value of recognizing and protecting works by Arthur Erickson. Designating the Hilborn House would place Cambridge among a growing list of municipalities acknowledging the national significance of Erickson's legacy and contribute to a broader effort to conserve Canada's modern heritage.

Evaluation under Ontario Regulation 9/06 (as amended by 569/22)

Heritage Planning staff are of the opinion that the property warrants designation based on a determination that the property satisfies eight (8) of the nine (9) criteria contained in the *Ontario Regulation 9/06 (as amended by 569/22)*.

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 Hilborn House is a rare Ontario example of West Coast Modernism and one of the few residential designs by Arthur Erickson in the province. It is also an outstanding and representative example of Erickson's use of terraced forms, parallel masonry walls, and integration with a natural ravine setting.

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

YES. The house demonstrates exceptional craftsmanship in the handling of brick, wood, and glazing, as well as the placement of the structure. The terraced roof gardens, parapet walls, and glazing placement all speak to the important level of design and detailing.

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

YES. The Hilborn House was awarded a Pre-Stressed Concrete award in 1972, suggesting technical innovation in its structural design. The integration of structural brick walls with cantilevered roofs and desks was a complex architectural and engineering accomplishment.

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 the Hilborn family, especially Percy and Richard Hilborn, who were influential in the civic, economic, and environmental development of Preston and Cambridge.

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. While the Hilborn House reflects broader architectural and cultural trends of the 1970's, including nature-orientated design and modernist aesthetics, it does not yield or have the potential to yield unique information about the community or culture beyond what is already documented through other sources.

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.

YES. Arthur Erickson was one of Canada's most acclaimed architects. The Hilborn House is one of Erickson's few residential works in Ontario and reflects his modernist philosophy of harmonizing architecture with topography, light, and natural materials. As such, it contributes to a broader understanding of his design legacy and Canadian architectural history.

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

YES. The Hilborn House contributes significantly to the character of the Blue Heron Ridge enclave, which is identified in the City's Heritage Master Plan as a 20th-century estate neighborhood of cultural landscape value.

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

YES. The house is situated in a heavily wooded lot overlooking the Grand River. Its stepped massing and brick walls are visually and physically integrated with the sloped terrain, and it was historically part of the Hilborn family estate.

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

YES. Although largely hidden from public view, the Hilborn House is widely known within architectural and heritage circles as a landmark of Canadian modernism and has been featured in multiple architectural publications.

Cultural Heritage Attributes

The cultural heritage value of the Hilborn House is expressed through the following physical, spatial, and contextual attributes:

- The original 1974 architectural design by Arthur Erickson.
- The terraced layout and parallel masonry "rampart" walls that shape the house's spatial organization.
- Floor-to-ceiling glazing that integrates interior space with the surrounding landscape.
- Cedar-clad ceilings, exposed beams, and natural material palette.
- Rooftop gardens, patios, and deck structures that blur the boundaries between interior and exterior.
- The site's wooded setting and secluded placement on a sloping lot overlooking the Grand River.
- The long driveway and approach that emphasize the retreat-like character of the property.
- The continued use of the property as a private residence.

EXISTING POLICY / BY-LAW(S):

Ontario Heritage Act

Designation by Municipal By-law

29 (1) The council of a municipality may, by-law, designate a property within the municipality to be of cultural heritage value or interest if,

(a) where criteria for determining whether property is of cultural heritage value or interest have been prescribed, the property meets the prescribed criteria; and

(b) the designation is made in accordance with the process set out in this section. 2005, c. 6, s. 17 (1); 2019, c. 9, Sched. 11, s. 7 (1); 2022, c. 21, Sched. 6, s. 4 (1).

Notice Required

(1.1) Subject to subsections (1.2) and (2), if the council of a municipality intends to designate a property within the municipality to be of cultural heritage value or interest, it shall cause notice of intention to designate the property to be given by the clerk of the municipality in accordance with subsection (3). 2005, c. 6, s. 17 (1); 2019, c. 9, Sched. 11, s. 7 (2).

Consultation

(2) Where the council of a municipality has appointed a municipal heritage committee, the council shall, before giving notice of its intention to designate a property under subsection (1), consult with its municipal heritage committee. R.S.O. 1990, c. O.18, s. 29 (2); 2002, c. 18, Sched. F, s. 2 (9).

Notice of Intention

(3) Notice of intention to designate under subsection (1) shall be,

(a) served on the owner of the property and on the Trust; and

(b) published in a newspaper having general circulation in the municipality. R.S.O. 1990, c. O.18, s. 29 (3); 2005, c. 6, s. 1.

Contents of Notice

(4) Notice of intention to designate property that is served on the owner of property and on the Trust under clause (3) (a) shall contain,

(a) an adequate description of the property so that it may be readily ascertained;

(b) a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property; and

(c) a statement that notice of objection to the notice of intention to designate the property may be served on the clerk within 30 days after the date of publication of the notice of intention in a newspaper of general circulation in the municipality under clause (3) (b). 2005, c. 6, s. 17 (2); 2019, c. 9, Sched. 11, s. 7 (4).

Same

(4.1) Notice of intention to designate property that is published in a newspaper of general circulation in a municipality under clause (3) (b) shall contain,

(a) an adequate description of the property so that it may be readily ascertained;

- (b) a statement explaining the cultural heritage value or interest of the property;
- (c) a statement that further information respecting the notice of intention to designate the property is available from the municipality; and
- (d) a statement that notice of objection to the notice of intention to designate the property may be served on the clerk within 30 days after the date of publication of the notice of intention in a newspaper of general circulation in the municipality under clause (3) (b). 2005, c. 6, s. 17 (2); 2019, c. 9, Sched. 11, s. 7 (5).

City of Cambridge Official Plan

4.6 Designation of Heritage Properties

1. The City will regulate as fully as possible the demolition, removal or inappropriate alteration of buildings of cultural heritage value or interest included in the Register of Cultural Heritage Resources referred to in Section 4.3, and for these purposes, Council may:

- a) pass by-laws pursuant to the Ontario Heritage Act to designate properties including such buildings or structures to be of cultural heritage value. Council shall not permit the demolition, removal or inappropriate alteration of such buildings or structures for a period of 90 days following application by the owner of such buildings or structures, or such further period of time as Council and the owner may agree upon, unless Council has repealed the by-law designating such property or part thereof;

2. Council will preserve and protect the cultural heritage resources owned by the City and prepare and follow a maintenance programme for these resources.

Cambridge Heritage Master Plan

Neighbourhood of Blue Heron Ridge

History

This subdivision was developed in the early-mid-20th century by one of Preston's leading industrialists and philanthropists, Percy Hilborn. As an employer and citizen, he had a life-long interest in community development and environmental conservation. To that end, he developed the Grandview Drive neighbourhood (now Blue Heron Ridge) as a rural retreat and also acquired several farms just east of the neighbourhood, across Highway #8, as an environmental reserve. Over the years he reforested these lands and, in 1967, donated them to the Province, to become the Dumfries Conservation Area. Within the neighbourhood, on the river side, is a significant complex of buildings, made up of

Hilborn's house (designed by an American architect) and, on lands developed by one of Hilborn's sons, a house designed by Canadian architect Arthur Erickson.

Heritage Character

This rural suburb is an oasis located just off the main highway along the east bank of the Grand River, sandwiched between the Galt Country Club and the Dumfries Conservation Area. It has a decidedly non-urban character and an orientation towards the golf course and river below the bluff on which the houses sit. It developed in the 20th century and thus contains good examples of residential architecture from that period, including two architecturally significant houses.

Character Defining Elements:

- rural road cross-section;
- large houses set back from the road, on large lots;
- informal road pattern, gravel driveways; and
- woodland setting.

Cultural Assets:

- house designed by Arthur Erickson; and
- Hilborn House and grounds.

Conservation and Development Concerns and Opportunities

This area is vulnerable to intrusions from more development if the large lots are subdivided, and from public works that would install urban standard curbs and gutters and remove trees. Also of concern is the potential for construction of a bridge across the river near this area, although the proposal now appears to be in abeyance. To address these and other impacts of urban intensification, guidelines for conservation of existing character may be required.

FINANCIAL IMPACT:

There is no cost to property owners associated with designating a property in Cambridge. The property owner of 194 Blue Heron Ridge will be able to apply for a Designated Heritage Property Grant to support the costs of maintaining the heritage attributes of the property.

PUBLIC VALUE:

Transparency:

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

PUBLIC INPUT:

Municipal Heritage Advisory Committee meetings are open to the public.

INTERNAL / EXTERNAL CONSULTATION:

On June 4, 2025, heritage planning staff met with the property owner and conducted a thorough on-site tour of the house. The owner demonstrated a strong appreciation for the home's design significance and expressed a personal commitment to its preservation. The owner confirmed that every alteration undertaken during his ownership was done on a like-for-like basis and in keeping with Arthur Erickson's original vision. These updates were primarily intended to bring the house up to modern performance standards while maintaining architectural integrity.

During the meeting, staff explained the intent and process of designation under the Ontario Heritage Act, as well as the associated benefits. The owner raised concerns about the potential for municipal overreach and the requirement for heritage permits to complete future work. Staff clarified that the City works collaboratively with owners to ensure that the designation process is reasonable and supportive of ongoing conservation. The owner was assured that they would be kept informed at every stage of the designation process and that heritage planning staff are committed to supporting the stewardship of this important property.

The Hilborn House has been included on the City of Cambridge's Heritage Register since 2020 and is highlighted in the 2008 Heritage Master Plan as a cultural asset of Blue Heron Ridge. It has been featured in architecture blogs (e.g., John MacDonald Architect), heritage events like Doors Open Waterloo Region, and in architectural archives, such as the Canadian Centre for Architecture's Arthur Erickson Fonds.

CONCLUSION:

Based on the findings that the subject property meets more than (2) two criteria under *Ontario Regulation 9/06* (as amended by 569/22), staff are of the opinion that the property possesses significant cultural heritage value to warrant designation under Part IV of the *Ontario Heritage Act*. Therefore, staff recommend that MHAC endorse the designation of the property and request that Council direct the City Clerk to issue a Notice of Intention to Designate the property located at 194 Blue Heron Ridge, in accordance with Section 29 of the *Ontario Heritage Act*.

REPORT IMPACTS:

Agreement: **No**

By-law: **No**

Budget Amendment: **No**

Policy: **No**

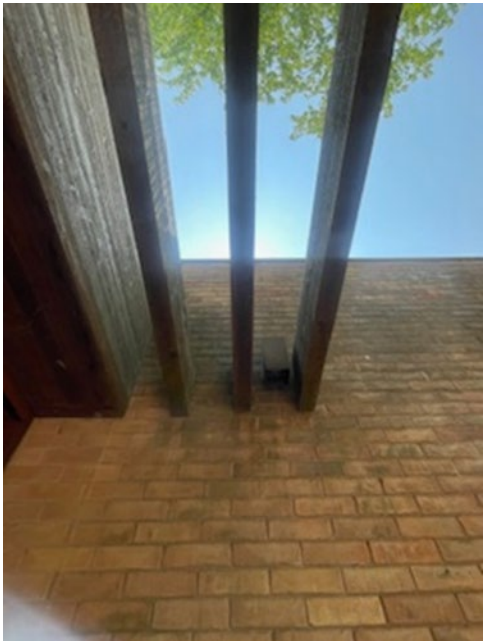
APPROVALS:

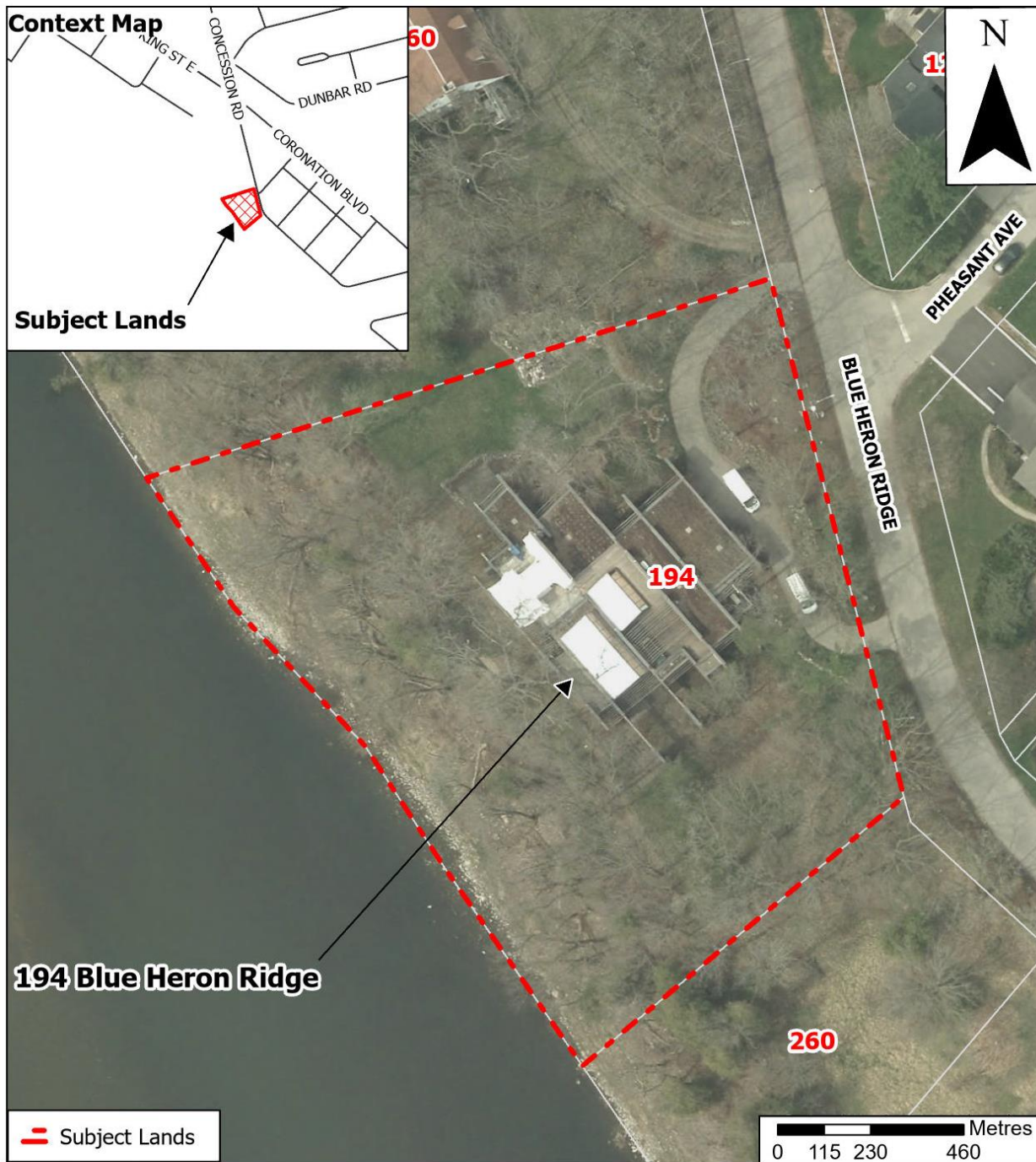
**This report has been reviewed and approved for inclusion in the agenda by
Melissa Aldunate, Manager of Policy Planning**

ATTACHMENTS:

1. 25-023(MHAC) Attachment A – Additional Site and elevation photographs
2. 25-023(MHAC) Attachment B – Location Map – 194 Blue Heron Ridge
3. 25-023(MHAC) Attachment C – Draft Notice of Intention to Designate 194 Blue Heron Ridge

Attachment A: Additional Site and elevation photographs – 194 Blue Heron Ridge





Location Map

Location:
194 Blue Heron Ridge

Attachment

Date:
6/4/2025

1

**IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18
AND IN THE MATTER OF THE PROPERTY LOCATED AT 194 BLUE HERON RIDGE
IN THE CITY OF CAMBRIDGE, IN THE PROVINCE OF ONTARIO.**

NOTICE OF INTENTION TO DESIGNATE

Take notice that the Council of the Corporation of the City of Cambridge intends to designate the property municipally known as 194 Blue Heron Ridge under Section 29, Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as a property of cultural heritage value or interest.

Statement of Cultural Heritage Value or Interest

The property known as the Hilborn House, located at 194 Blue Heron Ridge in Cambridge, Ontario, is a rare and significant example of late 20th-century Canadian residential architecture. Designed by internationally renowned architect Arthur Erickson and completed in 1974, the house reflects Erickson's modernist design philosophy rooted in natural integration, landscape sensitivity, and spatial continuity.

Positioned dramatically along a wooded slope of the Grand River, the house demonstrates Erickson's signature interplay of geometry, structure, and environment. The home's massing, rampart-style brick construction, and deep-set glazing emphasize a seamless relationship between architecture and topography. Its cedar-clad roofline and rooftop parapet create a strong horizontal profile that blends with the natural setting. The design reflects the architectural shift in the 1970s toward nature-oriented living, patronage of design excellence, and a maturing cultural identity in Canadian architecture.

The house was commissioned by Richard "Dick" Hilborn, son of Percy Hilborn (1886–1972), a major figure in local manufacturing, civic leadership, and environmental conservation. His engagement of Arthur Erickson illustrates a tradition of architectural patronage in Cambridge and reflects the broader cultural aspiration to bring nationally significant design into local communities.

The Hilborn House remains remarkably intact and continues to express the original design intent of Arthur Erickson, who is recognized nationally and internationally as one of the most important architects in Canada's modernist movement. The property demonstrates the high degree of artistic merit, innovation, and contextual sensitivity characteristic of his work.

Description of Heritage Attributes

Key exterior attributes that embody the cultural heritage value of the property include:

- The overall massing of the house stepping down the ravine, following the topography
- The monolithic brick walls, laid in a rampart-like configuration
- The horizontal roofline, defined by a parapet
- The rooftop terrace and parapet designed to frame views of the Grand River
- Deep-set glazing and minimal fenestration framed in a manner consistent with Erickson's minimalist palette
- Integration of built form with the natural ravine and forested setting

Objections

Any person may, within thirty (30) days after the date of publication of this notice, serve a notice of objection to the proposed designation. The notice of objection must set out the reason(s) for the objection and all relevant facts.

Objections must be submitted in writing to:

City Clerk Corporation of the City of Cambridge 50 Dickson Street Cambridge, ON N1R 8S1
clerk@cambridge.ca

If no objection is received within the prescribed time period, the Council may proceed to pass a by-law designating the property.

To: Municipal Heritage Advisory Committee
Meeting Date: 6/26/2025
Report Title: **Recommendation to Designate 29 Roseview Avenue**

Report Author: Scott Abbott, Planner-Heritage
Department Approval: Nick Borcescu, Supervisor of Planning - Heritage and Housing
Department: Community Development
Division: Policy Planning
Report No.: 25-026(MHAC)
File No.: R01.01.174
Ward: Ward 4

RECOMMENDATION:

THAT the Municipal Heritage Advisory Committee (MHAC) supports the recommendation to designate the property municipally known as 29 Roseview Avenue under Part IV of the *Ontario Heritage Act*.

EXECUTIVE SUMMARY:

Purpose

This report recommends the designation of the property municipally known as 29 Roseview Avenue, Cambridge, under Part IV of the *Ontario Heritage Act*. The property has been identified as having design, historical, and contextual value and is a rare example of Romanesque Revival architecture in Galt.

Key Findings

- Built in 1891 by local carpenter Joseph B. Strain, a prominent builder in Galt.
- Notable Romanesque Revival residence with extensive original stonework and wood detailing.
- Known locally as "The Castle House" for its turreted design and castle-like appearance (**Figure 1**).
- Constructed of locally sourced granite ashlar, rather than the more commonly used brick of the period.
- Significant example of high-style residential architecture in late-Victorian Galt.



Figure 1: Front façade of 29 Roseview Avenue. The view highlights the building’s Romanesque Revival character, including ashlar granite construction, arched windows and prominent square tower (Scott Abbott, 2025).

STRATEGIC ALIGNMENT:

- Strategic Action; or
- Core Service

Objective(s): Not Applicable

Strategic Action: Not Applicable

Program: Community Development

Core Service: Heritage Conservation

BACKGROUND:

The subject property, municipally known as 29 Roseview Avenue, is located at the northeast corner of Roseview Avenue and Cambridge Street in the historic Galt area of Cambridge. The lot is flat and rectangular in shape, with the house centrally positioned on the site. The property is situated within a primarily residential neighborhood composed of similarly scaled detached homes.

The subject property is listed on the City's Heritage Properties Register and has been identified by staff and community members as having high cultural heritage value. Its architectural distinction and association with builder Joseph Strain make it a strong candidate for designation.

ANALYSIS:

Historical Context

29 Roseview Avenue was constructed in 1891 by Joseph B. Strain, a skilled Galt-based carpenter and building contractor who emigrated from Ireland. Historical sources suggest Strain's reputation for fine woodwork was such that he may have contributed to the Library of Parliament in Ottawa, though this connection remains anecdotal. The house was built during a period of economic growth in Galt and represents both the ambition and craftsmanship of the era. The property is recognized on the City of Cambridge's Heritage Register as a significant cultural heritage resource.

Strain lived and worked in Galt through the early 20th century, and the Castle House is widely regarded as the most impressive surviving example of his residential construction work. The home's elevated position overlooking Ainslie Street gave it a strong visual presence within the neighborhood (**Figure 2**).

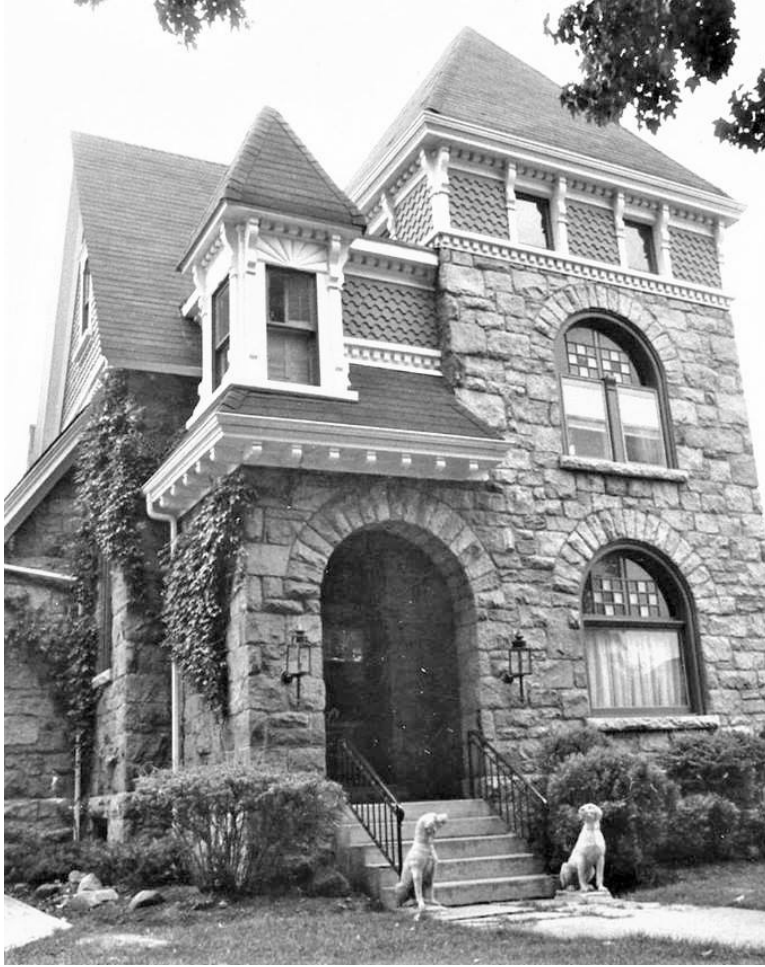


Figure 2: Historical view of 29 Roseview Avenue (circa mid-20th century), showing the Romanesque Revival stone façade, arched entry porch, turret, and detailed woodwork. (City of Cambridge Archives).

Architectural Description

The building is a two-and-a-half-storey residence designed in the Richardsonian Romanesque Revival style, a North American variant of Romanesque Revival. Notable elements include:

- Ashlar, broken-course granite with raked joints, hand-picked by the builder.
- Rounded arches with voussoirs over doors and windows.
- A prominent square tower, turret with a conical roof, and an arched entry porch.
- Wooden modillions, dentils, and brackets, along with decorative half-cove shingles (**Figure 3**).
- Round-arched windows openings, featuring rectangular sashes topped by semicircular arched transoms.
- Ornamental details such as a carved wooden staircase, and sunburst paneling above window frames (**Figure 4**).



Figure 3: Upper cornice and attic-level windows (Scott Abbott, June 2025).



Figure 4: Architectural detail displaying rounded arch window and entry porch (Google Street View, 2015).

The composition of intersecting rooflines (hipped and gabled), asymmetry, and textured materials reflect the stylistic intentions of the Romanesque Revival movement, usually reserved for larger institutional buildings. This makes its use on a private residence both rare and significant in the local context.

Although some minor modifications have occurred (such as a rear shed-like addition and some window replacements), the overall integrity of the building's architectural design remains intact (**Figure 5**).



Figure 5: Rear elevation showing the single-storey shed-like addition, constructed in materials and finishes consistent with the original granite masonry.

Evaluation under Ontario Regulation 9/06 (as amended by 569/22)

Heritage Planning staff are of the opinion that the property warrants designation based on a determination that the property satisfies six (6) of the nine (9) criteria contained in the *Ontario Regulation 9/06 (as amended by 569/22)*.

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 building is a rare local example of the Romanesque Revival style applied to a residential structure. Its use of hand-selected ashlar granite, rounded arches, and turreted massing distinguishes it from other homes of the period and typifies high-style late 19th-century craftsmanship in Ontario.

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

YES. The residence displays exceptional craftsmanship in its masonry, woodwork, and detailing. Of note are the carved wood staircase, intricate shingle work, and ornamental wood brackets and panels — all of which demonstrate a high degree of artistic skill attributable to Joseph Strain himself.

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

NO. While the home is technically well-executed, it does not demonstrate innovation or scientific achievement beyond typical construction of the 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 has direct associations with Joseph Strain, a skilled builder and carpenter whose craftsmanship is evident in this home. While Strain's role in the Parliament Buildings is anecdotal, local historical records confirm his importance to Galt's late-19th-century building industry, and this home is the most notable example of his surviving work.

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. While the home reflects late-19th-century building practices and craftsmanship, these aspects are already well-represented in other heritage properties across Cambridge. The house is valued for its architectural merit and association with a known individual, rather than its capacity to generate new insights through further study or investigation.

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.

YES. The Castle House reflects the skill and design values of Joseph Strain, a significant local builder. It remains the best-preserved and most architecturally refined example of his known work.

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

YES. The house helps define the character of Roseview Avenue as an area of stately historic homes. Its commanding position and unique design make it an anchor of the streetscape and a point of visual continuity in the neighborhood.

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

YES. The property's elevated position and prominence at the corner of Roseview and Cambridge Streets contribute to its longstanding visual relationship with the historic core of Galt. It remains functionally and historically tied to its residential context.

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

NO. While the property is a visually distinctive example of Romanesque Revival residential architecture and is known informally as "The Castle House," it does not meet the threshold of a landmark in the formal heritage planning context. The building is not widely recognized across the broader community, nor does it serve as a navigational or symbolic reference point. Its significance is appreciated primarily within its immediate residential context, and it has not been subject of consistent public recognition that would elevate it to landmark status.

Cultural Heritage Attributes

Key attributes that embody the property's cultural heritage value include:

- The two-and-a-half-storey form, scale, and massing of the original 1891 structure;
- The ashlar granite construction with raked joints;
- The square tower, turret, and variety of intersecting rooflines;
- The arched entry porch and round-arched windows with voussoirs;
- The wood detailing: modillions, dentils, friezes, and carved ornamentation;
- The original carved wooden staircase;
- The property's corner lot siting and prominent visibility from Cambridge Street and Roseview Avenue.

EXISTING POLICY / BY-LAW(S):

Ontario Heritage Act

Designation by Municipal By-law

29 (1) The council of a municipality may, by-law, designate a property within the municipality to be of cultural heritage value or interest if,

(a) where criteria for determining whether property is of cultural heritage value or interest have been prescribed, the property meets the prescribed criteria; and

(b) the designation is made in accordance with the process set out in this section. 2005, c. 6, s. 17 (1); 2019, c. 9, Sched. 11, s. 7 (1); 2022, c. 21, Sched. 6, s. 4 (1).

Notice Required

(1.1) Subject to subsections (1.2) and (2), if the council of a municipality intends to designate a property within the municipality to be of cultural heritage value or interest, it shall cause notice of intention to designate the property to be given by the clerk of the municipality in accordance with subsection (3). 2005, c. 6, s. 17 (1); 2019, c. 9, Sched. 11, s. 7 (2).

Consultation

(2) Where the council of a municipality has appointed a municipal heritage committee, the council shall, before giving notice of its intention to designate a property under subsection (1), consult with its municipal heritage committee. R.S.O. 1990, c. O.18, s. 29 (2); 2002, c. 18, Sched. F, s. 2 (9).

Notice of Intention

(3) Notice of intention to designate under subsection (1) shall be,

(a) served on the owner of the property and on the Trust; and

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Contents of Notice

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(b) a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property; and

(c) a statement that notice of objection to the notice of intention to designate the property may be served on the clerk within 30 days after the date of publication of the notice of intention in a newspaper of general circulation in the municipality under clause (3) (b). 2005, c. 6, s. 17 (2); 2019, c. 9, Sched. 11, s. 7 (4).

Same

(4.1) Notice of intention to designate property that is published in a newspaper of general circulation in a municipality under clause (3) (b) shall contain,

(a) an adequate description of the property so that it may be readily ascertained;

(b) a statement explaining the cultural heritage value or interest of the property;

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(d) a statement that notice of objection to the notice of intention to designate the property may be served on the clerk within 30 days after the date of publication of the notice of intention in a newspaper of general circulation in the municipality under clause (3) (b). 2005, c. 6, s. 17 (2); 2019, c. 9, Sched. 11, s. 7 (5).

City of Cambridge Official Plan

4.6 Designation of Heritage Properties

1. The City will regulate as fully as possible the demolition, removal or inappropriate alteration of buildings of cultural heritage value or interest included in the Register of Cultural Heritage Resources referred to in Section 4.3, and for these purposes, Council may:

- a) pass by-laws pursuant to the *Ontario Heritage Act* to designate properties including such buildings or structures to be of cultural heritage value. Council shall not permit the demolition, removal or inappropriate alteration of such buildings or structures for a period of 90 days following application by the owner of such buildings or structures, or such further period of time as Council and the owner may agree upon, unless Council has repealed the by-law designating such property or part thereof;

2. Council will preserve and protect the cultural heritage resources owned by the City and prepare and follow a maintenance programme for these resources.

FINANCIAL IMPACT:

There is no cost to property owners associated with designating a property in Cambridge. The property owner of 29 Roseview Avenue will be able to apply for a Designated Heritage Property Grant to support the costs of maintaining the heritage attributes of the property.

PUBLIC VALUE:

Transparency:

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

PUBLIC INPUT:

Municipal Heritage Advisory Committee meetings are open to the public.

INTERNAL / EXTERNAL CONSULTATION:

Heritage Planning staff conducted a site visit to document and assess the property. The property owner has been notified of the City's intention to recommend designation via email and registered mail. No objections have been received to date.

CONCLUSION:

Based on the findings that the subject property meets more than (2) two criteria under *Ontario Regulation 9/06* (as amended by 569/22), staff are of the opinion that the property possesses significant cultural heritage value to warrant designation under Part IV of the *Ontario Heritage Act*. Therefore, staff recommend that MHAC endorse the designation of the property and request that Council direct the City Clerk to issue a Notice of Intention to Designate the property located at 29 Roseview Avenue, in accordance with Section 29 of the *Ontario Heritage Act*.

REPORT IMPACTS:

Agreement: **No**

By-law: **No**

Budget Amendment: **No**

Policy: **No**

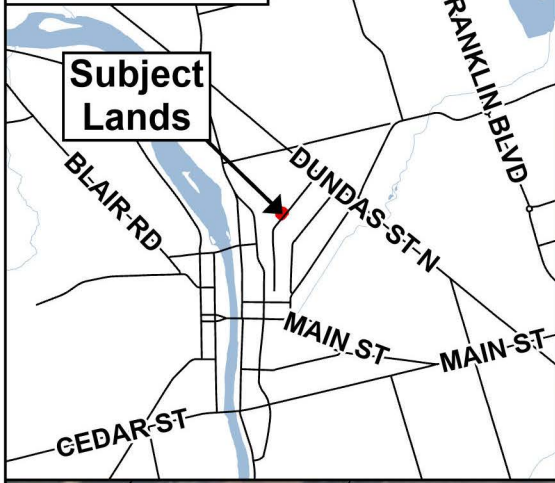
APPROVALS:

**This report has been reviewed and approved for inclusion in the agenda by
Melissa Aldunate, Manager of Policy Planning**

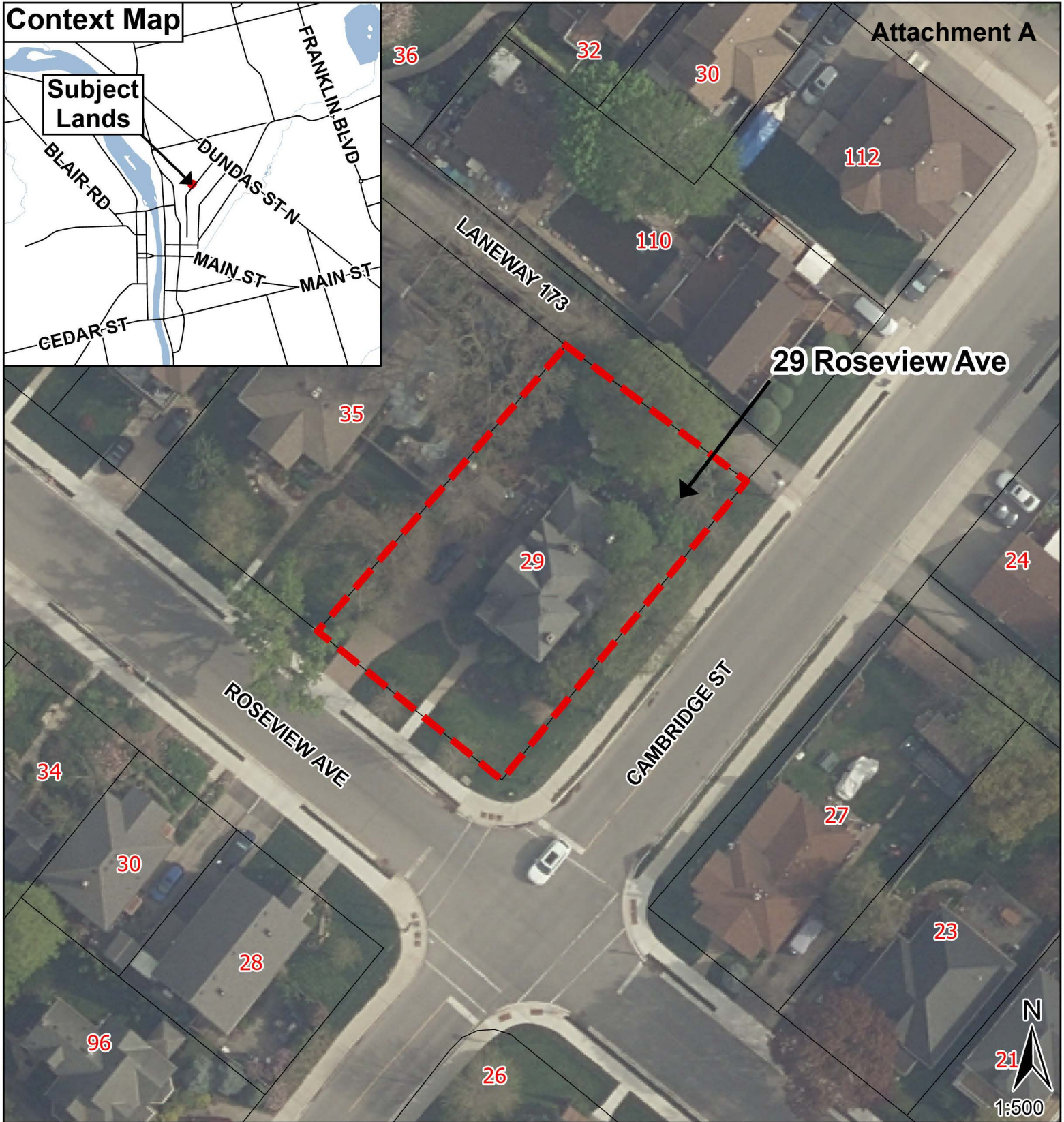
ATTACHMENTS:

1. 25-026(MHAC) Attachment A – Location Map – 29 Roseview Avenue
2. 25-026(MHAC) Attachment B – Architectural Analysis of 29 Roseview Avenue, prepared by Matthew Hague, University of Waterloo School of Architecture (2009)
3. 25-026(MHAC) Attachment C – Draft Notice of Intention to Designate 29 Roseview Avenue


Context Map



Attachment A



LOCATION MAP

 Subject Lands



PROPERTY ID: 29 Roseview Avenue_Galt

PROPERTY DATA

1. **Name:** xxx
2. **Municipal Address:** 29 Roseview Avenue
3. **Lot and Plan**
4. **Present Owner**
5. **Present Use:** Residential

HISTORICAL INFORMATION

1. **Date Constructed:** 1891
2. **Architect/Builder:**
3. **Original Owner:** Joseph Strain, prominent carpenter, apparently worked on the carpentry in Canada's Library of Parliament
4. **Original Use:** Residential
5. **Significant Later Owners/Users:** xxx

6. Other Significance:

ARCHITECTURAL DESCRIPTION

SITE DETAIL: The relatively flat, rectangular site, sits at the northern corner of Roseview Avenue and Cambridge Street. The site is otherwise bound by a residential property to the northwest, and a parking lane to the northwest, behind which is another residential property. The house is roughly centered in the site, with a wide driveway at the northwest, and yard space surrounding the house otherwise. The property is well landscaped, including old trees in the front, back and side yard, with planting beds with shrubs and flowers skirting much of the perimeter of the house. The surrounding neighborhood is mainly composed of similarly scaled, detached, private residential homes, with nearby exceptions including a large apartment tower, and what appears to be a warehouse further northwest on Roseview Avenue.

ARCHITECTURAL STYLE: Richardsonian Romanesque

ALTERATIONS/ADDITIONS: The one significant addition is a one storey shed-like volume at the back of the house that could be a guest bedroom or a nanny suite. Also, on the left elevation, there is a small, protruding, one storey volume with a steep half shed roof that extends half way up the home's second storey. The addition continues the materiality of the rest of the house, but as it seems to disturb the elevation with its particularly simple roofline, I question whether or not it was a part of the original design. Other minor alterations include what appears to be a new roofing materials, and the replacement of several of the older wooden framed windows (painted beige), with aluminum framed ones (painted black).

PLANS/BAYS/STOREYS: The house is composed of a series of square and rectangular plan volumes, intersecting one another to create a complex, asymmetric composition. The house has two and a half stories.

EXTERIOR BUILDING MATERIALS: The predominant building material of the house is ashlar, broken-course granite, with raked joints. Wood is mainly used to embellish cornice lines and emphasize window openings, or in decorative shingle details. The three chimneys are brick, with a running bond.

ROOF: STYLE/MATERIALS: Different types of roofs intersect one another to create a unique composite. The main structure is created from the intersection of a steep hipped roof (almost a pyramid, but there is a slight ridge), a gable, and another hipped roof. There are also smaller roofs at varying heights above grade to highlight different smaller volumes the intersect either the main volumes of the house, or the main roof structure.

1. FRONT ELEVATION: The front elevation is composed of a two and a half storey, square plan tower, an arched porch, and a small corner turret built into the side of the second storey. There are five windows and one door. The elevation has been detailed with wood ornamentation. Underneath the cornice line of the square tower, as well as underneath the cornice around the second storey, are wooden blocks (dentils or modillions), which sit above what looks like an elongated frieze, inset with a band of half-cove shingles, seven rows tall. Breaking up the frieze line are elongated cornice brackets, stretched so thin that they resemble pilasters. Beneath the frieze is an architrave, decorated with small, evenly spaced wooden blocks.

Entrances: The main entrance for the house is set within an arched porch that is recessed into the main wall of the front elevation (the wall is co-planar with the base of the square-plan tower). The ground floor is elevated five steps above grade, so a small set of stairs extends beyond the extents of the arched porch as a means of accessing the front door. Above the door is a rounded arch transom. The door itself has a large square light that covers the upper half of the door. Directly beneath the light is a line of four adjoining, equally sized square panels, which line up with the extents of the light. Below the four squares is a set of three, equally spaced, rectangular panels that line up with the extents of the four squares and the light. The door appears to have a brass handle, and a brass knocker, as well as a brass kick plate that runs the entire length of the bottom of the door.

Windows: The front elevation has five windows. Four of these windows are on the square tower, the two most prominent of which are large rounded arch windows, stacked one above the other, corresponding to the ground and second stories respectively. The ground floor window has a similar size opening to the opening of the front porch, which is aligned with the window at the top. The window is composed of a large, single pane, rectangular sash, topped by a semi-circular transom. The transom is detailed with thin metal came that thread through the glass to make an ornate floral pattern. The window frame is heavy, beige painted wood, as is the transom bar, the underside of which is decorated with small square pieces of wood. The window directly above this one on the second floor is similar in design, however, the bottom part of the window is composed of two

casement windows. The arches of both windows are articulated with stone voussoirs, and both windows have stone lug sills. Above the second storey, set within the elongated frieze line, between ornate, tall, beige painted cornice brackets, are two small, square windows, set apart from one another by a half-cove shingled panel the same size as both the windows. The final window on the front elevation is set within a square plan turret with a pyramid roof that protrudes from the corner of the left hand side of the upper elevation. This window is a double hung window in a black aluminum frame. Above the window is a beige painted wood panel with a 'sun-burst' carving on it, and to the left and right of the window are elongated cornice brackets.

Porch: The porch is set within the main wall of the front elevation, accessed through a large arched opening that is articulated with stone voussoirs, and accessed by a set of five concrete steps.

2. **LEFT ELEVATION:** The materiality of this elevation is consistent with the rest of the house – ashlar, broke course granite with raked joints. Wood shingles and moldings are used ornamentally. The main compositional element on this elevation is a two-storey gable ended volume, extending beyond the volumes that constitute the rest of the house. To the left of this volume is the one storey addition that extends into the backyard, which looks like a guest cottage, and to the right of the volume is the left face of the entry porch on the ground floor, above which is the left elevation of the second storey corner turret that wraps around from the front elevations. Part of the elevation is obscured by what I believe is a one storey addition that starts at the left hand side of the gable ended volume, and continues roughly until the centre line. The half shed roof of the addition extends part way up the second storey, terminating at the line of the frieze, which is embellished with beige painted dentils. Above the frieze, within the gable, is a sort of pediment, distinguished with half-cove shingles, and a window in the centre of it.

Windows: There are three windows on this elevation that belong to the original house, one that belongs on the guest cottage at the rear of the house, and one on the addition to the gable ended volume. On the second storey of the gable-ended volume, in the gable, is a rectangular double hung window, with a wooden lug sill and decorative molding around the top of the window. The window's wooden surround is beige painted wood, and the window frames are black aluminum. The window on the ground floor of the gable-ended elevation, to the right of the addition, is a double hung window with a beige painted wood frame, a stone lug sill, and flat arch with voussoirs. To the left of the gable ended volume, the second floor turret has one widow. This window is a double hung window in a black aluminum frame. Above the window is a beige painted, wood panel with a 'sun-burst' carving on it, and to the left and right of the window are elongated cornice brackets.

3. **REAR ELEVATION:** This single storey elevation continues the materiality of the rest of the house – ashlar, broke course granite with raked joints, and beige painted wooden details. One of the home's main chimneys is visible from this elevation. The chimney is beige brick, in a running bond, with a tall chimney stack that steps in near the base.

Entrances: There are no visible entrances at the rear of the house.

Windows: There are at least two windows on this elevation, however shrubs as well as a large addition at the rear of the house block the full view of the elevation. Both visible windows are rectangular, have stone lug sills and flat arches with voussoirs. Both are double hung with beige painted wooden frames. They are both on the left side of the elevation, and align with each other at the sill, however the right window is approximately three quarters the size of the left window. The eaves of the shed like addition encroach upon the window on the right, as they hit the original house approximately on the frame of this window.

4. **RIGHT ELEVATION:** Trees largely obscure this elevation. In terms of design and materiality, this elevation is consistent with the front elevation – ashlar, broke course granite with raked joints, and beige painted wooden details.. There is a cornice line and elongated frieze highlighting the various rooflines. Like the front elevation, the predominant building feature is the square tower, at the left of the elevation, followed by adjoining smaller volumes such as as square turret to the right of the elevation. One of the house's chimneys is also visible on this elevation. The squat chimnet stack is made of brick, and steps in as it gets closer to the top. The Chimney does not extend as high as the roofline of the house.

Entrances: There are no visible entrances on this elevation.

Windows: There are at least four windows on the elevation, however only three are visible enough to describe. The three windows are close to the right side of the square tower, and are stacked to correspond to each of the first, second, and elongated frieze line that demarcates the half storey at the top of the house. The ground and second floor windows look identical. Both are double hung sash windows, with flat arches made of voussoirs, and both have stone lug sills. Both have painted beige wooden window frames. The third window is similar to the square windows on the front elevation set into the frieze line – It has a single pane, a black aluminum frame, and is bracketed by elongated cornice lines.

CONDITION: Good

THREATS: None apparent

RECOMMENDATIONS: xxx

Matthew Hague
School of Architecture
University of Waterloo
February 9, 2009

ENDNOTES:

SOURCES:

1. On-site architectural inspection and photographic documentation, DATE.

NOTICE OF INTENTION TO DESIGNATE

IN THE MATTER OF THE *ONTARIO HERITAGE ACT*, R.S.O. 1990, CHAPTER O.18 AND IN THE MATTER OF THE PROPERTY LOCATED AT 29 ROSEVIEW AVENUE, CITY OF CAMBRIDGE, IN THE PROVINCE OF ONTARIO

TAKE NOTICE THAT the Council of the Corporation of the City of Cambridge intends to designate the property municipally known as 29 Roseview Avenue under Section 29, Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as a property of cultural heritage value or interest.

Statement of Cultural Heritage Value or Interest

The property at 29 Roseview Avenue, constructed in 1891 by prominent local carpenter and builder Joseph B. Strain, is a well-preserved example of a late-Victorian residence designed in the Richardsonian Romanesque style. Known locally as "The Castle House," the building's architectural significance is evident in its asymmetrical massing, use of rough-faced ashlar granite, round-arched windows, decorative half-cove shingles, and intricate wooden detailing including carved brackets and a central staircase.

The property also holds historical value for its association with Joseph Strain, a skilled builder who contributed to Galt's development in the late 19th century. The house remains the most architecturally refined example of his work.

Contextually, the house contributes to the historic character of Roseview Avenue and visually anchors the corner of Roseview Avenue and Cambridge Street.

Description of Heritage Attributes

Key heritage attributes that embody the cultural heritage value of the property include:

- The two-and-a-half-storey form, scale, and massing of the original 1891 structure
- The use of ashlar, broken-course granite with raked joints
- The prominent square tower and corner turret with conical roof
- The round-arched windows with voussoirs and deep stone sills
- The arched front entry porch set into the façade
- The decorative wood detailing, including modillions, dentils, half-cove shingles, sunburst paneling, and carved brackets
- The original carved wooden staircase and interior detailing, where intact
- The corner lot placement and visibility from both Cambridge Street and Roseview Avenue.

Objection to Designation

Any person who objects to the proposed designation shall serve on the Clerk of the City of Cambridge a notice of objection setting out the reason for the objection and all relevant facts. The notice of objection must be received by the Clerk within 30 days after the date of publication of this notice in the newspaper.

Further Information

Additional information respecting the proposed designation is available upon request from the City of Cambridge, Policy Planning Division - Heritage Planning.

To: Municipal Heritage Advisory Committee

Meeting Date: 7/17/2025

Report Title: **25-029 (MHAC) 469 Duke Street: Recommendation to Designate**

Report Author: Scott Abbott, Planner-Heritage

Department Approval: Nick Borcescu, Supervisor of Heritage Planning and Housing

Department: Community Development

Division: Policy Planning

Report No.: 25-029(MHAC)

File No.: R01.01.171

Ward: Ward 3

RECOMMENDATION:

THAT the Municipal Heritage Advisory Committee (MHAC) supports the recommendation to designate the property municipally known as 469 Duke Street under Part IV of the *Ontario Heritage Act*.

EXECUTIVE SUMMARY:

Purpose

This report recommends the designation of 469 Duke Street as a property of cultural heritage value, primarily for its architectural significance and contribution to the historic character of Preston.

Key Findings

- Constructed circa 1890-1900, during Preston's late 19th-century period of growth.
- A representative example of Victorian Queen Anne Revival residential architecture, distinguished by its asymmetrical form, elaborate woodwork, and decorative iron cresting.
- Features two prominent verandas with upper-storey balconies, separated by a projecting bay, creating a distinctive façade composition.
- A local landmark property that contributes to the Duke Street streetscape and illustrates the aspirations of Preston's early homeowners.
- Retains a high degree of integrity and meets 5 of 9 criteria for designation under Ontario Regulation 9/06.



Figure 1: Front façade of 469 Duke Street, showing Queen Anne Revival design features including the front veranda, projecting bay, and decorative gables.

STRATEGIC ALIGNMENT:

- Strategic Action; or
- Core Service

Objective(s): Not Applicable

Strategic Action: Not Applicable

Program: Community Development

Core Service: Heritage Conservation

BACKGROUND:

469 Duke Street is located on the east side of Duke Street near its intersection with Waterloo Street, in the historic core of Preston, now part of Cambridge. The property occupies Part Lots 97 and 98, Plan 521, a subdivision developed during the town's transition to an industrial and residential centre around the turn of the 20th century.

The surrounding streetscape features a concentration of period homes of comparable scale and style.

ANALYSIS:

Historical Context

The residence is believed to have been constructed circa 1890–1900, based on its absence from mid-19th-century maps (1854, 1861 Tremaine) and presence on the 1896–1900 birds-eye view map of Preston. The 1910 Goad Fire Insurance Plan depicts the property as a 2½-storey brick dwelling, confirming its existence by that time (**Figure 2**).

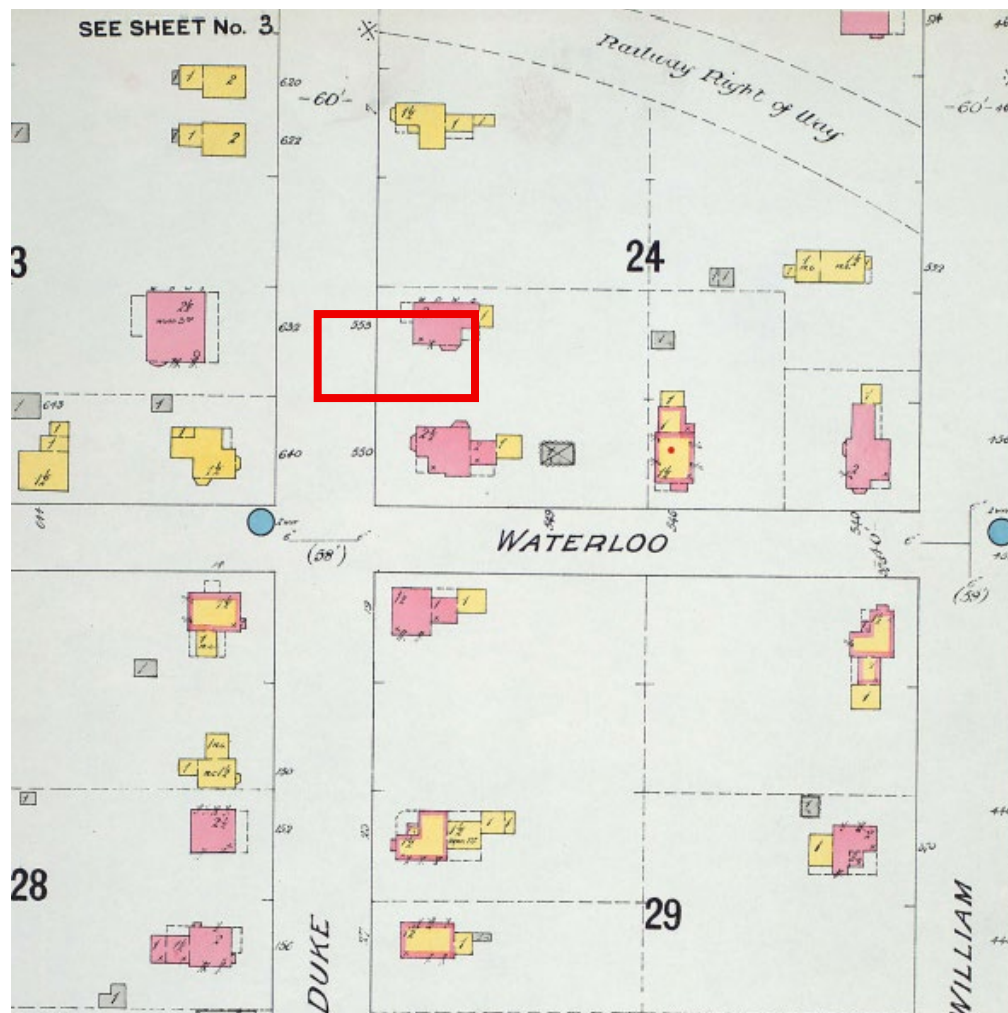


Figure 2: Excerpt from 1910 Goad Fire Insurance Plan of Preston, showing 469 Duke Street (outlined in red). The property is depicted as a 2 ½ storey brick dwelling with outbuildings at the rear.

While early ownership records before 1918 have not been definitively established, the house is known locally as a significant example of Preston’s residential development during a period of economic expansion (**Figure 3**).

CAMBRIDGE LANDMARKS

469 Duke St.

Preston-Architect

Camb. Times
NOV. 15, 97



Address: 469 Duke St.

Owner: Name withheld

Significance: This is one of the most distinctive residences in Preston. The two-storey home with its white-painted brick and decorative shingling, has large brackets that decorate the eaves, rooftop ornamental wrought ironwork and medallions over some of the windows. There are two large bay windows which extend the full height of the house.

Jacob Hespeler first owned the property. In 1856, he sold this lot to George Davidson, who is thought to have built the house. The home has become something of an icon in the community and has often been the subject of artist renderings.

The home has not been designated, but is considered significant based on architectural merits.

Landmarks is a regular feature of the Cambridge Times. Information is supplied through the Cambridge Archives and the Local Architectural Conservation Advisory Committee.

Figure 4: Cambridge Times “Landmarks” article highlighting the architectural features and historical context of 469 Duke Street.

Architectural Description

469 Duke Street is a 2½-storey Victorian Queen Anne Revival residence that demonstrates the style's characteristic asymmetry, complex roofline, and rich decorative detailing.

The building's form is defined by:

- A steeply pitched gabled roof, clad in metal sheeting, with prominent front and side gables ornamented with decorative wooden bargeboard trim, shingle infill, and finials.
- Iron cresting along the roof ridges, adding visual interest and a picturesque silhouette.
- Tall, narrow sash windows set in segmentally arched openings with keystone details and original shutters.
- A two-storey projecting bay anchoring the principal elevation.

Distinctively, the house incorporates two prominent verandas, rather than a continuous wrap-around porch. The first is a full-width veranda on the Duke Street elevation, featuring turned wooden posts, fretwork brackets, and a spindlework frieze and balustrade. The second veranda is located on the Waterloo Street elevation and mirrors the decorative treatment of the front. Each veranda is surmounted by an upper-storey balcony, enhancing the building's vertical emphasis. The verandas are visually unified through consistent design elements but are separated by the projecting bay.

Additional materials and details include:

- Load-bearing brick masonry walls laid in lime mortar, currently painted white.
- A raised stone foundation.
- Main entry door with a stained-glass transom, providing light and decorative effect.

Collectively, these elements illustrate the Queen Anne Revival's emphasis on craftsmanship, texture, and architectural variety, contributing to the building's distinctive character and landmark presence.

Evaluation under Ontario Regulation 9/06 (as amended by 569/22)

Heritage Planning staff are of the opinion that the property warrants designation based on a determination that the property satisfies five (5) of the nine (9) criteria contained in the *Ontario Regulation 9/06 (as amended by 569/22)*.

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 is a representative example of Victorian Queen Anne Revival residential architecture, a style widely constructed in Ontario during the late 19th century. It displays hallmark features including asymmetrical massing, steep gabled rooflines, decorative bargeboard, iron cresting, and elaborately detailed verandas with upper-storey balconies.

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

YES. The house demonstrates a high degree of craftsmanship, evident in its turned wooden porch posts, fretwork brackets, spindlework friezes, stained glass transom, and the ornate iron cresting along the roof ridges. These elements illustrate the artistic ambition typical of substantial late-Victorian homes.

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

NO. While the home is technically well-executed, it does not demonstrate innovation or scientific achievement beyond typical construction of the 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. While the property reflects Preston's residential growth during a period of economic expansion, there is no documented direct association with a specific person, event, or institution of historical significance.

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 a well-preserved example of late-19th-century architecture but does not have unique attributes or archaeological potential that would yield added information beyond what is already known about this era.

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 is no evidence that the property was designed or constructed by an individual of documented significance to the community.

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

YES. The property is important in defining and maintaining the character of Duke Street, which is characterized by substantial late-19th- and early-20th-century houses. Its scale, materials, and design contribute to the cohesive historic streetscape.

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

YES. The property is visually and historically linked to its surroundings through its continuous presence in the historic core of Preston. It maintains relationships with adjacent period residences and contributes to the heritage character of the area.

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

YES. The property is recognized as a local landmark due to its distinctive architectural design, prominent location at a corner, and visibility within the neighborhood. It has been identified in heritage publications and is widely known in the community.

Cultural Heritage Attributes

The property's heritage attributes include:

- The asymmetrical massing and complex gabled roof forms.
- Steeply pitched front and side gables with decorative bargeboard trim, shingle infill, and finials.
- Iron cresting along the roof ridges.
- The full-width front veranda on Duke Street and side veranda on Waterloo Street, each with:
 - Turned wooden posts.
 - Fretwork brackets.
 - Spindlework frieze and balustrade.
- Upper-storey balconies above both verandas.
- Segmentally arched window openings with keystones and original shutters.
- The projecting two-storey bay window.
- Load-bearing brick walls laid in lime mortar and a raised stone foundation.
- The stained-glass transom above the main entrance.

- The property's visual and historical relationship to the Duke Street streetscape.

EXISTING POLICY / BY-LAW(S):

Ontario Heritage Act

Designation by Municipal By-law

29 (1) The council of a municipality may, by-law, designate a property within the municipality to be of cultural heritage value or interest if,

(a) where criteria for determining whether property is of cultural heritage value or interest have been prescribed, the property meets the prescribed criteria; and

(b) the designation is made in accordance with the process set out in this section. 2005, c. 6, s. 17 (1); 2019, c. 9, Sched. 11, s. 7 (1); 2022, c. 21, Sched. 6, s. 4 (1).

Notice Required

(1.1) Subject to subsections (1.2) and (2), if the council of a municipality intends to designate a property within the municipality to be of cultural heritage value or interest, it shall cause notice of intention to designate the property to be given by the clerk of the municipality in accordance with subsection (3). 2005, c. 6, s. 17 (1); 2019, c. 9, Sched. 11, s. 7 (2).

Consultation

(2) Where the council of a municipality has appointed a municipal heritage committee, the council shall, before giving notice of its intention to designate a property under subsection (1), consult with its municipal heritage committee. R.S.O. 1990, c. O.18, s. 29 (2); 2002, c. 18, Sched. F, s. 2 (9).

Notice of Intention

(3) Notice of intention to designate under subsection (1) shall be,

(a) served on the owner of the property and on the Trust; and

(b) published in a newspaper having general circulation in the municipality. R.S.O. 1990, c. O.18, s. 29 (3); 2005, c. 6, s. 1.

Contents of Notice

(4) Notice of intention to designate property that is served on the owner of property and on the Trust under clause (3) (a) shall contain,

(a) an adequate description of the property so that it may be readily ascertained;

(b) a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property; and

(c) a statement that notice of objection to the notice of intention to designate the property may be served on the clerk within 30 days after the date of publication of the notice of intention in a newspaper of general circulation in the municipality under clause (3) (b). 2005, c. 6, s. 17 (2); 2019, c. 9, Sched. 11, s. 7 (4).

Same

(4.1) Notice of intention to designate property that is published in a newspaper of general circulation in a municipality under clause (3) (b) shall contain,

(a) an adequate description of the property so that it may be readily ascertained;

(b) a statement explaining the cultural heritage value or interest of the property;

(c) a statement that further information respecting the notice of intention to designate the property is available from the municipality; and

(d) a statement that notice of objection to the notice of intention to designate the property may be served on the clerk within 30 days after the date of publication of the notice of intention in a newspaper of general circulation in the municipality under clause (3) (b). 2005, c. 6, s. 17 (2); 2019, c. 9, Sched. 11, s. 7 (5).

City of Cambridge Official Plan

4.6 Designation of Heritage Properties

1. The City will regulate as fully as possible the demolition, removal or inappropriate alteration of buildings of cultural heritage value or interest included in the Register of Cultural Heritage Resources referred to in Section 4.3, and for these purposes, Council may:

- a) pass by-laws pursuant to the *Ontario Heritage Act* to designate properties including such buildings or structures to be of cultural heritage value. Council shall not permit the demolition, removal or inappropriate alteration of such buildings or structures for a period of 90 days following application by the owner of such buildings or structures, or such further period of time as Council and the owner may agree upon, unless Council has repealed the by-law designating such property or part thereof;

2. Council will preserve and protect the cultural heritage resources owned by the City and prepare and follow a maintenance programme for these resources.

FINANCIAL IMPACT:

There is no cost to property owners associated with designating a property in Cambridge. The property owner of 469 Duke Street will be able to apply for a Designated Heritage Property Grant to support the costs of maintaining the heritage attributes of the property.

PUBLIC VALUE:

Transparency:

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

PUBLIC INPUT:

Municipal Heritage Advisory Committee meetings are open to the public.

INTERNAL / EXTERNAL CONSULTATION:

Heritage Planning staff conducted a site visit to document and assess the property. The property owner has been notified of the City's intention to recommend designation via email and registered mail. No objections have been received to date.

CONCLUSION:

Based on the findings that the subject property meets more than (2) two criteria under *Ontario Regulation 9/06* (as amended by 569/22), staff are of the opinion that the property possesses significant cultural heritage value to warrant designation under Part IV of the *Ontario Heritage Act*. Therefore, staff recommend that MHAC endorse the designation of the property and request that Council direct the City Clerk to issue a Notice of Intention to Designate the property located 469 Duke Street, in accordance with Section 29 of the *Ontario Heritage Act*.

REPORT IMPACTS:

Agreement: **No**

By-law: **No**

Budget Amendment: **No**

Policy: **No**

APPROVALS:

**This report has been reviewed and approved for inclusion in the agenda by
Melissa Aldunate, Manager of Policy Planning**

ATTACHMENTS:

1. 25-029(MHAC) Attachment A – Location Map – 469 Duke Street
2. 25-0229(MHAC) Attachment B – Draft Notice of Intention to Designate 469 Duke Street



1:1,000



ДПЛЕВІЄС
ОЕ ІОВЛІН
ЛОМІЗНІЄС

БНГІСІС
ЛОМІЗНІЄС ОЕ

Key Map



КІЛСНЕІЄС
СІА ОЕ

МООГМІС
ЛОМІЗНІЄС ОЕ

469 DUKE ST



Technology Services
GIS Division

Thursday, July 3, 2025 3:26 PM
- sergeantg

**NOTICE OF INTENTION TO DESIGNATE 469 Duke Street, Cambridge, Ontario.
Ontario Heritage Act, R.S.O. 1990, Chapter O.18**

TAKE NOTICE THAT the Council of the Corporation of the City of Cambridge intends to designate the property known municipally as 469 Duke Street, legally described as Part Lots 97 and 98, Plan 521, in the City of Cambridge, Regional Municipality of Waterloo, under Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as a property of cultural heritage value or interest.

Description of Property

469 Duke Street is located on the east side of Duke Street at the northeast corner of the intersection with Waterloo Street in the historic core of the former Village of Preston (now part of Cambridge). The property contains a two-and-a-half-storey Victorian Queen Anne Revival brick residence constructed circa 1890–1900.

Statement of Cultural Heritage Value or Interest

The property at 469 Duke Street has cultural heritage value as a representative example of Victorian Queen Anne Revival residential architecture. The house is distinguished by its asymmetrical massing, steeply pitched gabled rooflines with iron cresting, decorative wooden bargeboard, segmentally arched windows with keystones, and two prominent verandas on the Duke and Waterloo Street elevations, each surmounted by an upper-storey balcony.

The property contributes to the historic character of the Duke Street streetscape and is recognized as a local landmark within the former Village of Preston. Its architectural detailing and prominent siting illustrate the aspirations and material culture of Preston's residents during a period of economic and community growth at the turn of the 20th century.

Description of Heritage Attributes

The cultural heritage value of the property is expressed in the following heritage attributes:

- The asymmetrical massing and complex gabled roof forms.
- Steeply pitched front and side gables with decorative wooden bargeboard trim, shingle infill, and finials.
- Iron cresting along the roof ridges.
- The full-width front veranda on Duke Street and side veranda on Waterloo Street, each with:
 - Turned wooden posts.
 - Fretwork brackets.
 - Spindlework frieze and balustrade.

- Upper-storey balcony.
- Segmentally arched window openings with keystones and original shutters.
- The projecting two-storey bay window.
- Load-bearing brick walls laid in lime mortar and the raised stone foundation.
- The stained glass transom above the main entrance.
- The property's visual and historical relationship to the Duke Street streetscape.

Objection Procedure

Any person who objects to the proposed designation shall, within thirty (30) days after the date of publication of this Notice, serve on the Clerk of the City of Cambridge a notice of objection setting out the reason(s) for the objection and all relevant facts.

Objections must be submitted to:

City Clerk Corporation of the City of Cambridge 50 Dickson Street, P.O. Box 669
Cambridge, Ontario N1R 5W8

Dated at the City of Cambridge this [day] day of [month], 2025.

To: Municipal Heritage Advisory Committee

Meeting Date: 7/17/2025

Report Title: **25-030 (MHAC) 54 Bruce Street: Recommendation to Designate**

Report Author: Scott Abbott, Planner-Heritage

Department Approval: Nick Borcescu, Supervisor of Heritage Planning and Housing

Department: Community Development

Division: Policy Planning

Report No.: 25-030(MHAC)

File No.: R01.01.175

Ward: Ward 4

RECOMMENDATION:

THAT the Municipal Heritage Advisory Committee (MHAC) supports the recommendation to designate the property municipally known as 54 Bruce Street under Part IV of the *Ontario Heritage Act*.

EXECUTIVE SUMMARY:

Purpose

This report recommends that 54 Bruce Street be designated to formally recognize and protect its cultural heritage value, which is derived from its associations with the Dalgleish family and its distinctive architecture reflecting the evolution of design in 19th-century Galt (**Figure 1**).

Key Findings

- The property was constructed circa 1859, with substantial additions completed in the 1890s, resulting in a layered architectural character.
- It was built by Thomas and James Dalgleish, prominent local stonemasons whose work shaped many of Galt's landmark buildings, including churches, civic structures, and commercial blocks.
- The house is a representative example of vernacular Georgian domestic architecture that was later enriched with Richardsonian Romanesque elements,

including a distinctive round turret, and arched oriel window, and elaborate wood detailing.

- The property's mature landscaping, deep setback, and scale contribute to its landmark status within the Bruce Street historic streetscape.
- Staff conclude that the property warrants designation based on a determination that the property satisfies seven (7) of the nine (9) criteria contained in the *Ontario Regulation 9/06* (as amended by 569/22).



Figure 1: View of the principal façade of 54 Bruce Street, showing the conical turret with fish-scale shingles, arched oriel window within the gable, coursed limestone walls, and verandah with classical columns (Realtor.ca).

STRATEGIC ALIGNMENT:

- Strategic Action; or
- Core Service

Objective(s): Not Applicable

Strategic Action: Not Applicable

Program: Community Development

Core Service: Heritage Conservation

BACKGROUND:

The property municipally known as 54 Bruce Street is located in the historic community of Galt, within the City of Cambridge. The house occupies a large, deep lot on the north side of Bruce Street, set back from the public right-of-way behind mature trees and landscaped gardens.

The 2 ½ storey residence is situated within a neighborhood characterized by 19th century masonry dwellings that reflect Galt's prosperity during the mid-to-late 1800s. The property retains many of its original architectural features and continues to contribute to the historic character of the streetscape.

ANALYSIS:

Historical Context

The property is situated within the historic town of Galt, which prospered in the mid-19th century as a centre of manufacturing, commerce, and skilled trades. Many of Galt's most substantial early buildings were constructed in stone, creating a built environment that reflected permanence and prosperity.

Thomas and James Dalgleish immigrated from Scotland in the early 19th century and quickly established themselves as expert stonemasons. Their work shaped many of Galt's most significant landmarks, including the John Davidson House on Grand Avenue, the Wilkins Block on Main Street, and First Presbyterian Church. The Dalgleish brothers were also respected civic leaders who participated in the establishment of local Presbyterian congregations and community institutions.

The house at 54 Bruce Street was built around 1859 as a reflection of their success and reputation. In the 1890s, it underwent substantial additions that transformed it from a vernacular Georgian dwelling into a more imposing Victorian residence. The property remained associated with the Dalgleish family into the early 20th century, serving as a tangible connection to their contributions to Cambridge's early development.

Architectural Description

The residence at 54 Bruce Street is a 2½-storey limestone building set well back from the street on a large lot shaded by mature trees. Its form and detailing illustrate the layering of architectural styles over time.

The original portion of the house displays characteristics of vernacular Georgian architecture, with a gable roof and symmetrical stone construction using coursed limestone rubble. These features reflect the practical yet refined building traditions common among skilled tradespeople in 19th-century Galt.

In the 1890s, the property was enlarged and embellished with features that reflect the influence of the Richardsonian Romanesque style. The most striking of these is the round corner turret, which rises the full height of the house and is capped with a conical roof clad in decorative fish-scale shingles. This addition creates a strong vertical emphasis and contributes to the house's landmark character (**Figure 2**).



Figure 2: Round turret with conical roof clad in fish-scale shingles, a defining element of the Richardsonian Romanesque style (Realtor.ca).

The main façade includes an arched oriel window set within the front gable, framed by stone voussoirs. A verandah, supported by classical columns, spans the principal elevation and incorporates stained glass sidelights at the main entry. The combination of robust stonework, ornamental wood detailing, and asymmetrical massing gives the house a richly textured and visually complex character that is unique among residential properties in Cambridge (**Figure 3**).



Figure 3: Close-up of coursed limestone walls and stone voussoirs over window openings (Realtor.ca).

At the rear, a two-storey wood-clad extension was added in the 20th century. Although compatible in scale, it is visually distinct from the earlier masonry construction and does not contribute to the heritage value (**Figure 4**).



Figure 4: Rear elevation, showing the two-storey wood-clad addition. This later extension, likely constructed in the mid-20th century, is visually distinguishable from the original limestone construction and does not contribute to the property’s cultural heritage value (Realtor.ca).

Architectural Style

The architecture of 54 Bruce Street reflects a transition from vernacular Georgian forms to Victorian eclecticism, culminating in distinctive Richardsonian Romanesque elements.

The original building incorporated a rectangular plan, symmetrical fenestration, and modest ornamentation, typical of Georgian influences adapted to local materials. The coursed limestone walls and finely tooled quoins demonstrate the Dalglish brothers’ mastery of stonemasonry.

In the later phase of construction, the property adopted elements characteristic of the Richardsonian Romanesque style, including:

- A round turret with a conical roof and fish-scale shingles
- Deeply set arched windows framed by voussoirs
- An oriel window projecting from the gable

These features create a picturesque and imposing composition that sets the house apart within the streetscape. The result is an eclectic but cohesive design that illustrates the evolution of architectural taste in Galt over the latter half of the 19th century.

Landscape and Contextual Features

The property retains a deep setback from Bruce Street, which contributes to its prominence and landmark quality. Mature trees and garden beds enhance the setting and frame views of the façade (**Figure 5**).



Figure 5: Rear garden and mature trees contributing to the historic character of the site (Realtor.ca).

The residence forms part of a broader grouping of 19th-century stone houses in the neighbourhood. Its scale, materials, and distinctive turret reinforce the visual continuity of the streetscape and illustrate the character of Galt's historic residential development.

Evaluation under Ontario Regulation 9/06 (as amended by 569/22)

Heritage Planning staff are of the opinion that the property warrants designation based on a determination that the property satisfies seven (7) of the nine (9) criteria contained in the *Ontario Regulation 9/06 (as amended by 569/22)*.

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 is a unique example of Richardsonian Romanesque domestic architecture. Its coursed limestone construction, arched oriel window, and turret with fish-scale shingles demonstrate an elevated level of design expression that is uncommon in residential buildings in Cambridge.

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

YES. The residence exhibits a high degree of craftsmanship, evident in the precision of the masonry, the finely tooled quoins and voussoirs, and the decorative woodwork in the gables and verandah.

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

NO. While the home is technically well-executed, it does not demonstrate innovation or scientific achievement beyond typical construction of the 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 directly associated with Thomas and James Dagleish, prominent stonemasons whose work defined the architectural character of Galt in the 19th century.

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. While the home reflects late-19th-century building practices and craftsmanship, these aspects are already well-represented in other heritage properties across Cambridge. The house is valued for its architectural merit and association with a known individual, rather than its capacity to generate new insights through further study or investigation.

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.

YES. Although the Dalgleish brothers were not formally trained architects, their work shaped much of Galt's built form, and this house reflects their skill and design sensibility.

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

YES. The property supports the historic character of Bruce Street and contributes to a cohesive 19th-century residential streetscape defined by masonry construction and Victorian design.

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

YES. The residence is visually and historically linked to other heritage properties in the area, including houses constructed by the Dalgleish family.

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

YES. The distinctive turret, scale, and deep setback make the house highly recognizable and a local landmark.

Cultural Heritage Attributes

The cultural heritage value of the property is expressed through the following attributes:

- The 2½-storey stone construction with coursed limestone walls and cut-stone quoins
- The L-shaped plan and gable roof
- The round corner turret capped with a conical roof clad in fish-scale shingles
- The prominent arched oriel window in the front gable, framed by stone voussoirs
- The combination of arched and rectangular window openings
- The front verandah with classical columns and decorative wood entablature
- Original wood sashes, stained glass sidelights, and intricate wood gable panels
- The deep setback and mature trees that contribute to the property's setting and landmark presence

EXISTING POLICY / BY-LAW(S):

Ontario Heritage Act

Designation by Municipal By-law

29 (1) The council of a municipality may, by-law, designate a property within the municipality to be of cultural heritage value or interest if,

(a) where criteria for determining whether property is of cultural heritage value or interest have been prescribed, the property meets the prescribed criteria; and

(b) the designation is made in accordance with the process set out in this section. 2005, c. 6, s. 17 (1); 2019, c. 9, Sched. 11, s. 7 (1); 2022, c. 21, Sched. 6, s. 4 (1).

Notice Required

(1.1) Subject to subsections (1.2) and (2), if the council of a municipality intends to designate a property within the municipality to be of cultural heritage value or interest, it shall cause notice of intention to designate the property to be given by the clerk of the municipality in accordance with subsection (3). 2005, c. 6, s. 17 (1); 2019, c. 9, Sched. 11, s. 7 (2).

Consultation

(2) Where the council of a municipality has appointed a municipal heritage committee, the council shall, before giving notice of its intention to designate a property under subsection (1), consult with its municipal heritage committee. R.S.O. 1990, c. O.18, s. 29 (2); 2002, c. 18, Sched. F, s. 2 (9).

Notice of Intention

(3) Notice of intention to designate under subsection (1) shall be,

(a) served on the owner of the property and on the Trust; and

(b) published in a newspaper having general circulation in the municipality. R.S.O. 1990, c. O.18, s. 29 (3); 2005, c. 6, s. 1.

Contents of Notice

(4) Notice of intention to designate property that is served on the owner of property and on the Trust under clause (3) (a) shall contain,

(a) an adequate description of the property so that it may be readily ascertained;

(b) a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property; and

(c) a statement that notice of objection to the notice of intention to designate the property may be served on the clerk within 30 days after the date of publication of the

notice of intention in a newspaper of general circulation in the municipality under clause (3) (b). 2005, c. 6, s. 17 (2); 2019, c. 9, Sched. 11, s. 7 (4).

Same

(4.1) Notice of intention to designate property that is published in a newspaper of general circulation in a municipality under clause (3) (b) shall contain,

(a) an adequate description of the property so that it may be readily ascertained;

(b) a statement explaining the cultural heritage value or interest of the property;

(c) a statement that further information respecting the notice of intention to designate the property is available from the municipality; and

(d) a statement that notice of objection to the notice of intention to designate the property may be served on the clerk within 30 days after the date of publication of the notice of intention in a newspaper of general circulation in the municipality under clause (3) (b). 2005, c. 6, s. 17 (2); 2019, c. 9, Sched. 11, s. 7 (5).

City of Cambridge Official Plan

4.6 Designation of Heritage Properties

1. The City will regulate as fully as possible the demolition, removal or inappropriate alteration of buildings of cultural heritage value or interest included in the Register of Cultural Heritage Resources referred to in Section 4.3, and for these purposes, Council may:

- a) pass by-laws pursuant to the *Ontario Heritage Act* to designate properties including such buildings or structures to be of cultural heritage value. Council shall not permit the demolition, removal or inappropriate alteration of such buildings or structures for a period of 90 days following application by the owner of such buildings or structures, or such further period of time as Council and the owner may agree upon, unless Council has repealed the by-law designating such property or part thereof;

2. Council will preserve and protect the cultural heritage resources owned by the City and prepare and follow a maintenance programme for these resources.

FINANCIAL IMPACT:

There is no cost to property owners associated with designating a property in Cambridge. The property owner of 54 Bruce Avenue will be able to apply for a

Designated Heritage Property Grant to support the costs of maintaining the heritage attributes of the property.

PUBLIC VALUE:

Transparency:

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

PUBLIC INPUT:

Municipal Heritage Advisory Committee meetings are open to the public.

INTERNAL / EXTERNAL CONSULTATION:

Heritage Planning staff conducted a site visit to document and assess the property. The property owner has been notified of the City's intention to recommend designation via email and registered mail. No objections have been received to date.

CONCLUSION:

Based on the findings that the subject property meets more than (2) two criteria under *Ontario Regulation 9/06* (as amended by 569/22), staff are of the opinion that the property possesses significant cultural heritage value to warrant designation under Part IV of the *Ontario Heritage Act*. Therefore, staff recommend that MHAC endorse the designation of the property and request that Council direct the City Clerk to issue a Notice of Intention to Designate the property located at 54 Bruce Street, in accordance with Section 29 of the *Ontario Heritage Act*.

REPORT IMPACTS:

Agreement: **No**

By-law: **No**

Budget Amendment: **No**

Policy: **No**

APPROVALS:

**This report has been reviewed and approved for inclusion in the agenda by
Melissa Aldunate, Manager of Policy Planning**

ATTACHMENTS:

1. 25-030(MHAC) Attachment A – Location Map of 54 Bruce Street
2. 25-030(MHAC) Attachment B – Draft Notice of Intention to Designate 54 Bruce Street



1:1,250

HARBOR ST



ДІЛІВІС
ОЕ ІЮВІН
ЛОМІСНІВ

Key Map



КІЛОМЕТР
СІД ОЕ

БНІЛІСН
ЛОМІСНІВ ОЕ

NOTICE OF INTENTION TO DESIGNATE ONTARIO HERITAGE ACT NOTICE IS HEREBY GIVEN that the Council of the Corporation of the City of Cambridge intends to designate the property municipally known as:

54 Bruce Street, Cambridge, Ontario, City of Cambridge, Regional Municipality of Waterloo under Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, c. O.18, as amended.

Description of the Property

54 Bruce Street is a 2½-storey limestone residence located on the north side of Bruce Street in the former City of Galt. The property occupies a deep, landscaped lot with mature trees and contributes to a streetscape defined by 19th-century masonry dwellings.

Statement of Cultural Heritage Value or Interest

The cultural heritage value of 54 Bruce Street lies in its design, historical, and contextual value.

Constructed circa 1859 with major additions in the 1890s, the house illustrates the evolution of domestic architecture in Galt from vernacular Georgian to Richardsonian Romanesque influences. It was built by Thomas and James Dalglish, prominent local stonemasons who helped shape many of Galt's early landmark buildings. The property is a unique local example of a residence with a round turret, conical roof, and arched oriel window, demonstrating a high degree of craftsmanship in both its stone and wood detailing.

Contextually, the property contributes to the historic character of the Bruce Street neighbourhood. Its scale, mature setting, and architectural expression make it a landmark within the area and visually link it to other 19th-century stone homes in the vicinity.

Description of Heritage Attributes

The cultural heritage value of the property is expressed through the following attributes:

- The 2½-storey form and coursed limestone construction with cut-stone quoins
- The L-shaped plan and gable roof
- The round corner turret with conical roof and fish-scale shingles
- The prominent arched oriel window in the front gable, framed by stone voussoirs
- The combination of arched and rectangular window openings
- The front verandah with classical columns and wood detailing
- Original wood sash windows, stained glass sidelights, and decorative gable panels

- The deep setback and mature landscaping that contribute to the site's prominence

Objection to Designation

Any person may, within thirty (30) days of the publication of this notice, serve written notice of objection to the proposed designation on the City Clerk. The notice must include the reasons for the objection and all relevant facts.

Notice of Objection must be served on or before: [Insert Deadline – 30 days from publication date]

Clerk's Office City of Cambridge 50 Dickson Street P.O. Box 669 Cambridge, Ontario N1R 5W8 Email: clerks@cambridge.ca

For more information, please contact the Heritage Planning Division at heritageinfo@cambridge.ca