

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 26-XXX

A By-law to Designate the Property Known as 210 King Street East, as Being of Cultural and Heritage Value or Interest Under Part IV of the *Ontario Heritage Act*.

WHEREAS section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, authorizes the Council of a municipality to enact by-laws to designate real property including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the Council of the Corporation of the City of Cambridge has caused to be served upon the owner of the property at 210 King Street East, Cambridge, and upon the Ontario Heritage Trust, a Notice of Intention to Designate the property and has caused such Notice to be published in a newspaper having general circulation in the municipality;

AND FURTHER WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the municipality.

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

1. **THAT** the property located at 210 King Street East, Cambridge, and legally described in Schedule "A" attached hereto, is hereby designated as being of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*. The designation is limited to the exterior of the property, and no elements of the interior are included in this designation.
2. **AND THAT** the reasons for designation including a description of the cultural heritage value or interest of the property and a description of its heritage attributes, are set out in Schedule "B" attached hereto and forming part of the By-law.
3. **AND FURTHER THAT** the City of Cambridge is hereby authorized to serve a copy of this by-law to the owner of the property and the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Cambridge.

4. **AND FINALLY THAT** it is Acknowledged and Directed that the City Solicitor, or their designate, be authorized to register electronically any and all documents in connection with this transaction.

PASSED AND ENACTED this 24th day of February 2026.

MAYOR

CLERK

SCHEDULE "A"
TO BY-LAW 25-XXX
of the
CORPORATION OF THE CITY OF CAMBRIDGE

Legal Description of Property

PT LTS 2-4 S/S OF KING ST PL 522, BEING PTS 7, 9-14 ON 58R16958. T/W
INTEREST IN WS592842; SUBJECT TO AN EASEMENT IN GROSS OVER PT 12 ON
58R-16958 AS

IN WR598679; SUBJECT TO AN EASEMENT OVER PTS 7, 9, 12, 13, 14 ON
58R16958 IN FAVOUR OF PT LT 4 S/S OF KING ST PL 522, BEING PTS 1-6 ON
58R16958 AS

IN WR602742; TOGETHER WITH AN EASEMENT OVER PT LT 4 S/S OF KING ST PL
522, BEING PTS 1-3 ON 58R-16958 AS IN WR602742; CITY OF CAMBRIDGE

SCHEDULE "B"
TO BY-LAW 26-XXX
of the
CORPORATION OF THE CITY OF CAMBRIDGE

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 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