

**To:** COUNCIL

**Meeting Date:** 11/25/2025

**Subject:** Recommendation to Enact Part IV Designations for Multiple Listed Properties

**Submitted By:** Sarah Austin, Acting Director of Planning

**Prepared By:** Scott Abbott, Planner - Heritage

**Report No.:** 25-028-PG

**File No.:** R01.01.176, R01.01.177, R01.01.178, R01.01.179, R01.01.180, R01.01.181, R01.01.182, R01.01.183, R01.01.184

**Wards Affected:** Ward 3  
Ward 4  
Ward 6

**RECOMMENDATION(S):**

THAT Report 25-028-PG Recommendation to Enact Part IV Designations for Multiple Listed Properties be received;

AND THAT Council approves the recommendation to designate the following properties under Part IV, Section 29 of the *Ontario Heritage Act*:

- 8 Crescent Place;
- 7 McAuslan Street;
- 135 George Street North;
- 145 George Street North;
- 11 Cameron Street;
- 154 Eagle Street North;
- 156 Eagle Street North;
- 35 Oak Street;
- 234 King Street East;
- 25 Oak Street;

AND FURTHER THAT the Clerk be authorized to publish a Notice of Intention to Designate (NOID) for each property in accordance with the *Ontario Heritage Act*.

## EXECUTIVE SUMMARY:

### Purpose

This report recommends the designation of ten properties that are currently listed on the City of Cambridge's Heritage Register. These properties meet the criteria prescribed under Ontario Regulation 9/06 (as amended by O. Reg. 569/22), demonstrating cultural heritage value in terms of design/physical, historical/associative, and contextual significance.

### Key Findings

- All properties meet at least two prescribed criteria under O. Reg. 9/06.
- Each property reflects important historical, architectural, and/or social development patterns in Cambridge.
- Designation will ensure long-term protection and conservation of these significant heritage resources.

### Financial Implications

The City does provide and pay for 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

**Objective(s):** Not Applicable

**Strategic Action:** Not Applicable

**OR**

Core Service

**Program:** Community Development

**Core Service:** Heritage Conservation

## BACKGROUND:

Following the passage of Bill 23, municipalities must designate or remove listed properties from the heritage register by January 1, 2027. In response, ten properties have been identified for designation due to their historical importance, architectural integrity, and vulnerability to development pressure.

## **ANALYSIS:**

### **Ontario Regulation 9/06 Evaluation Summary**

Each of the ten properties recommended for designation satisfies the required threshold under Ontario Regulation 9/06, as amended by O. Reg. 569/22. The regulation requires that properties meet at least two of the nine criteria to be eligible for designation under Part IV of the *Ontario Heritage Act*. The properties outlined in this report exceed this requirement, each demonstrating cultural heritage value through a combination of design/physical, historical/associative, and contextual criteria.

### **Supporting Documentation**

Brief summaries of the cultural heritage value for each property are provided below. A consolidated summary of the cultural significance, with accompanying photographs, is included in **Attachment A**. Complete evaluations for each property are provided in **Attachments B through J**.

#### **8 Crescent Place**

Constructed circa 1910, 8 Crescent Place is a representative example of Edwardian residential architecture in Galt. The two-and-a-half storey red-brick dwelling is distinguished by its symmetrical massing and a distinctive tower-like frontispiece that overlooks Queen's Square.

The property is associated with William and Mary Hunter, proprietors of Hunter's Bakery, one of Galt's largest bakeries in the early 20th century.

#### **7 McAuslan Street**

The property contains a two-storey granite and fieldstone dwelling with an original stone foundation and wood clad driveshed at the rear. Constructed in 1885 as per the date stone at the peak the roofline, the property is associated with Archibald (Archie, 1842-1920) McAuslan, future Reeve of Galt and a prominent builder who owned a shop on Concession Street that manufactured sashes, doors, windows and other house construction elements. The house is modest representative of the Gothic Revival architectural style as it displays high peaked gables, and an asymmetrical layout and window placements.

#### **135 George Street**

The property is associated with William Dixon, the founder of the Dixon Bread Company. In 1928, Dixon sold his business to the Canada Bread Company, where he remained on their Board of Directors and continued to own the building until 1961 when

it was sold to the South Waterloo Agricultural Society. Several businesses have operated from the building after the Agricultural Society relocated to Dickson Park.

The two-storey structure is a modest, utilitarian factory building design typical of the early twentieth century. This address was the location of the bread factory, which occupied both floors and operated three shifts a day here during the 1920s through to the 1950s.

### **145 George Street North**

The property is associated with William Dixon, the founder of the Dixon Bread Company. In 1928, Dixon sold his business to the Canada Bread Company, where he remained on their Board of Directors and continued to own the building until 1961. Sometime after 1961, the addresses of 135 and 145 George Street North were severed and the business at 145 George Street North has operated here since 1970.

The two-storey structure is a modest, utilitarian factory building design typical of the early twentieth century. This was the location of a warehouse and retail outlet for the Canada Bread Company.

### **11 Cameron Street**

The property is associated with Thomas Little, Scottish immigrant and founder of T. Little & Sons Funeral Home, one of Cambridge's oldest and longest-operating businesses. The property is also associated with the Fleming family: Louis Charles Fleming, a later owner, was father to Donald M. Fleming, Canada's Minister of Finance (1957–1962) and Minister of Justice (1962–1963).

The house is a representative example of the Italianate style of residential architecture in Cambridge. Constructed in 1890 of yellow brick with contrasting red-brick accents, the dwelling displays characteristic features including its rectangular plan, medium pitched hip roof, red-brick voussoirs and string courses, segmentally arched windows with stone sills, bay windows, a brick chimney, and a curved verandah with decorative wooden trim and French doors with a transom.

### **154 Eagle Street North**

Constructed between 1900 and 1910 by members of the Fach family, this one-and-a-half-storey rubble stone farmhouse is a representative example of Preston's vernacular stonemasonry tradition.

The property is associated with the Fach family, German immigrants whose stonemasonry skills shaped Preston's built environment.

### **156 Eagle Street North**

Built in 1887 by stonemason Peter Fach Sr., this one-and-a-half-storey farmhouse is a representative example of Preston's vernacular rubble stone tradition.

The property is associated with Peter Fach Sr., a German-born farmer and stonemason whose family contributed to Preston's stone-building tradition. The dwelling reflects both Fach's craftsmanship and the continuation of stonemasonry practices by his descendants and in-laws, linking the property to Preston's broader settlement and industrial history.

### **35 Oak Street**

Built in the late nineteenth century, property is a representative example of a Queen Anne style residence with alterations that were made later to fit the ornamental elements of the Queen Anne style.

The property has historical value for its association with the prominent figure Peter Waters Gardiner who was one of two manufacturers of sash, doors and millworks firms within the historic Town of Galt as of 1928. The property remains as an example of the connection between the industrial growth of Galt and local contributions of Peter Waters Gardiner in the sash, doors, and millwork industry. The property also maintains and supports Oak Street and the neighbourhood of East Galt through its distinguishing features as well as known locally as a landmark and visually through features such as its setbacks and ornamental architectural details.

### **234 King Street East**

Constructed circa 1855, the building is a representative example of the Ontario Cottage, a vernacular form of the Gothic Revival style common in mid-19th-century Ontario.

The property has historical value for its association with Xavier Fuchs (Fox), a German immigrant and vinegar maker, and with Henry Peter Bernhardt, a local brewer who owned the property beginning in 1874. The house's long association with tradespeople and business owners reflects Preston's 19th-century development as a mixed-use settlement.

### **25 Oak Street**

Constructed in the late nineteenth century, the property is a representative example of an Italianate style residence which retained most of its original form since its construction.

The property has historical and associative value for its association to prominent figure Jospeh Sauder who was a member of the Galt Lodge 257 of the Ancient Free and

Accepted Masons of Canada. Circa 1918, John Sauder was also an agricultural agent to Massey-Harris, which in 1891, became the largest agricultural equipment manufacturer in the British Empire. The property also maintains and supports Oak Street and the neighbourhood of East Galt to help preserve the area's sense of place.

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

### ***Ontario Heritage Act***

#### **Designation by Municipal By-law**

29 (1) The council of a municipality may, by 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 program for these resources.

**FINANCIAL IMPACT:**

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.

**PUBLIC VALUE:**

**Transparency:**

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

**ADVISORY COMMITTEE INPUT:**

**Municipal Heritage Advisory Committee (MHAC)**

At its meetings on September 18, and October 16, 2025, the Municipal Heritage Advisory Committee reviewed the heritage evaluation reports for the properties. The Committee unanimously recommended their designation under Part IV of the *Ontario Heritage Act*.

**PUBLIC INPUT:**

Council meetings are open to the public.

**INTERNAL / EXTERNAL CONSULTATION:**

Prior to and following the Municipal Heritage Advisory Committee (MHAC) recommendations, staff provided notice to all affected property owners. Owners were contacted by email and through registered or hand-delivered mail regarding the proposed designations. Each owner received detailed information outlining the designation process, relevant objection timelines, and available financial assistance programs such as the City’s Designated Heritage Property Grant Program. Should Council direct staff to proceed, Notices of Intention to Designate (NOIDs) will be served on each property owner and published in accordance with the requirements of the *Ontario Heritage Act*.

All property owners have been advised through prior correspondence that Council’s consideration of this report does not designate their property under Part IV of the Ontario Heritage Act (OHA). If Council directs staff to issue Notices of Intention to

Designate (NOIDs) under section 29(1) of the OHA, the formal designation process begins only once the NOIDs are published in accordance with Section 29(3).

Publication of the NOIDs initiates a 30-day notice period during which any property owner or member of the public may submit an objection under Section 29(5). In accordance with Section 29(7), any objections received must be considered by Council, which may decide to withdraw the NOID or proceed with designation.

Properties are not formally designated until the designation by-laws are passed by Council and registered on title. Under Section 29(8) of the OHA and pursuant to O. Reg. 385/21, Council must pass the by-laws within 120 days of publication of the NOIDs, unless an extension is permitted under prescribed exceptions.

For 234 King Street East, the property owner advised the building has been extensively updated and altered over time and expressed the view that, aside from the front façade, little remains that is worth preserving. The owner also raised concern that designation could create challenges for potential future development.

#### **CONCLUSION:**

Each of the ten properties recommended for designation meets or exceeds the legislative threshold for designation under Part IV of the *Ontario Heritage Act*. Their protection will enhance Cambridge's cultural landscape and contribute to the long-term conservation of the city's architectural and historical heritage.

#### **REPORT IMPACTS:**

Agreement: **No**

By-law: **No**

Budget Amendment: **No**

Policy: **No**

#### **APPROVALS:**

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

**Director**

**General Manager**

**Chief Financial Officer**

**City Solicitor**

**City Manager**

## **ATTACHMENTS:**

1. **25-028-PG Attachment A** – Short Summary of Cultural Heritage Significance
2. **25-028-PG Attachment B** – 8 Crescent Place
3. **25-028-PG Attachment C** – 7 McAuslan Street
4. **25-028-PG Attachment D** – 135 George Street North
5. **25-028-PG Attachment E** – 145 George Street North
6. **25-028-PG Attachment F** – 11 Cameron Street
7. **25-028-PG Attachment G** – 154 and 156 Eagle Street South
8. **25-028-PG Attachment H** – 35 Oak Street
9. **25-028-PG Attachment I** – 234 King Street East
10. **25-028-PG Attachment J** – 25 Oak Street

**To:** Municipal Heritage Advisory Committee  
**Meeting Date:** 10/16/2025  
**Report Title:** **234 King Street East – Recommendation to Designate**  
**Report Author:** Scott Abbott, Planner-Heritage  
**Department:** Planning and Growth  
**Division:** Policy Planning  
**Report No.:** 25-042(MHAC)  
**File No.:** R01.01.183  
**Ward:** Ward 3

**RECOMMENDATION:**

**THAT** the Municipal Heritage Advisory Committee (MHAC) supports the recommendation to designate the property municipally known as 234 King Street East under Part IV, Section 29 of the *Ontario Heritage Act*.

**EXECUTIVE SUMMARY:**

**Purpose**

This report recommends that the property at 234 King Street East be designated under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value.

**Key Findings**

- Built circa 1855; first owner Xavier Fuchs (Fox), sold to brewer Henry Peter Bernhardt in 1874.
- A one-and-a-half-storey Ontario Cottage with Gothic Revival details (**Attachment A, Figure 1**).
- One of three surviving 19<sup>th</sup> century houses on this block, illustrating Preston’s early development.

The property warrants designation as it meets four (4) of the nine (9) criteria under Ontario Regulation 9/06 (as amended by 569/22).

**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 at 234 King Street East (also known as Fox's Lair) is a one-and-a-half-storey brick cottage located in the historic Preston area of Cambridge, Ontario (**Attachment B**). The property is currently listed on the City of Cambridge Heritage Registry but has not yet been formally designated. This report compiles historical and architectural research to assess its cultural heritage value and to support a recommendation for designation under Part IV of the *Ontario Heritage Act*. The report draws on the City's heritage study of King Street and Chopin Drive, local history resources, and other architectural references (**Attachment C**).

## **ANALYSIS:**

### **Historical Context of Preston**

Preston originated in the early 19<sup>th</sup> century with the arrival of German-speaking Mennonite settlers. In 1805, John Erb purchased 7,500 acres at the confluence of the Grand and Speed Rivers, where he established a small town. Two years later, he built a gristmill that became the region's longest-running industrial site.

Following Erb's death, surveyor William Scollick laid out a village plan in 1834. The plan featured long, narrow lots fronting the Great Road (now King Street) and gave the settlement the name "Preston" after Scollick's hometown in England.

By the mid-19<sup>th</sup> century, Preston was a thriving community that attracted German artisans and tradesmen. The population reached 1,600 by 1855, with 70 percent of residents of German origin. King Street East developed as the main spine of the village, accommodating churches, hotels, factories, and cultural venues such as the Preston Opera House. The electric railway connecting Preston with Galt later reinforced this corridor's importance.

It was during this period of prosperity that the cottage at 234 King Street East was constructed, around 1855. Today it remains one of the only surviving mid-19<sup>th</sup> century dwellings on the block, illustrating the early growth and residential character of Preston's main street.

## Early Ownership and Use

The Ontario cottage at 234 King Street East was built around 1855. The earliest known owner was Xavier Fuchs (also recorded as Francis Xavier Fuchs or Fox), a German immigrant and vinegar maker. Land surveys from 1858 and 1859 show a rectangular house and outbuilding on Lots 3 and 4 owned by Xavier Fox (**Attachment A, Figure 2**). Local tradition holds that Fuchs produced vinegar in the rear wing of the house (**Attachment A, Figure 3**); vinegar factories were common in Preston, and the German “quick” method of vinegar production influenced his operation.

In 1874, Fuchs sold the property to Henry Peter Bernhardt, a brewer who operated the Rock Brewery at 1251 King Street. The centre gable and wooden porch were likely added during Bernhardt’s ownership (c. 1874), updating the original Loyalist-style cottage.

## Later Owners and Tenants

The property changed hands several times in the 20th century. William L. Herman and his wife Margaret owned it from 1926 to about 1946, during which time the house was sometimes divided into rental units occupied by a printmaker, chauffeur, and other workers. Their son William Herman then owned it briefly (1946-50) before selling to William and Quennie Johnston; the Johnstons retained the house from 1950 until 1992. Later owners included Albert and Stella Ciepiela (1992-94) and Renzo and Eva Marcone (from 1994). These ownership changes illustrate the building’s continuous residential use and its association with working- and middle-class families.

## Relationship to King Street

The cottage forms part of a small streetscape of 19th-century buildings at 204, 210 and 234 King Street East (**Attachment A, Figure 4**). These houses illustrate the commercial and residential development that occurred along King Street when Preston was emerging as a village. Its continuous occupation by tradespeople, physicians and small-business owners exemplifies the mixed residential-commercial character that evolved along this thoroughfare.

234 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 (**Attachment A, Figure 5 & 6**). 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 long-standing presence within a mixed-use corridor and its association with trades and small-scale production, even as it remained primarily residential. The Cambridge Heritage Master Plan (2008) and Official Plan policies recognize the significance of intact commercial streetscapes as defining elements of local heritage character.

## **Architectural Description**

### **Form and Style**

The building at 234 King Street East is a one-and-a-half-storey Ontario cottage, a vernacular form of the Gothic Revival style widespread in mid-19th-century Ontario. It is three bays wide with a central entrance and a centre gable over the front door. The cottage is set on a stone foundation and constructed of red brick laid in common bond; the exterior has been painted light blue. A long, one-and-a-half-storey gable-roofed tail at the rear gives the building an L-shaped footprint.

Characteristic features of the Ontario Cottage include a symmetrical façade, steeply pitched roof, and central gable. Goth Revival cottages were promoted as affordable farmhouses in the 1860s and were common across Ontario. At 234 King Street East, the centre gable and two-storey porch provide vertical emphasis while maintaining the simple, balanced composition typical of the type.

The building's architectural significance lies in its well-preserved form and representative detailing. It remains a good example of the Ontario Cottage in Preston, with key attributes such as its stone foundation, symmetrical three-bay organization, and central gable intact.

### **Key Features**

- **Symmetrical façade:** The front elevation is organized into three bays with a central entrance flanked by six-over-six sash windows. Flat-arched window openings have lug sills.
- **Centre gable:** The gable above the entrance has a shingled tympanum and a doorway opening onto the porch's upper level. Return eaves and a plain frieze enrich the roofline.
- **Decorative porch:** A two-storey wooden porch with decorative spindles fronts the entrance; the door features a transom and side lights.
- **Rear tail:** The rear wing, added before 1910, mirrors the main house's scale and form and accommodated work areas such as the vinegar shop.

- Chimney and cornice: A side chimney on the northern elevation and a heavy cornice along the eaves provide subtle ornamentation.

### **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 four (4) 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 house is a one-and-a-half storey “Ontario cottage” with a central gable, symmetrical three-bay façade and brick construction. This vernacular Gothic Revival Cottage type was common in mid-19<sup>th</sup> century Ontario; 234 King Street East is a well-preserved representative example within Cambridge’s Preston area.

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

**NO.** Although the two-storey wooden porch and gable have decorative spindles and shingles, the overall workmanship is modest vernacular rather than exceptionally crafted.

**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.** Built circa 1855, the house is associated with early Preston entrepreneurs Xavier Fuchs (vinegar maker) and brewer Henry Peter Bernhardt. Its continuous occupation by tradespeople illustrates Preston’s mixed residential-commercial character and the development of King Street East.

**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-19<sup>th</sup>-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 known individuals, 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.**

**NO.** The designer or builder is unknown, and no evidence links the house to a figure of architectural or design importance.

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

**YES.** Together with neighboring houses at 204 King and 210 King Street East, 234 King Street East forms one of the few surviving mid-19<sup>th</sup> century streetscapes on the block. Its Ontario cottage form supports the historic character of King Street.

**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 the adjacent 19<sup>th</sup> century dwellings on King Street East's historic role as Preston's commercial spine. Its long occupation by tradespeople reflects the mixed-use corridor.

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

**NO.** While known locally as "Fox's Lair," the house is not widely recognized as a landmark building in the wider community and does not stand out by height or design.

### **Cultural Heritage Attributes**

The following elements express the property's cultural heritage value and should be conserved:

- L-shaped, one-and-a-half-storey form comprising the main house and slightly shorter rear tail.
- Symmetrical three-bay front façade with central entrance and centre gable flanked by single window openings.
- Brick construction and stone foundation of the main house and rear tail.
- Flat-arched window openings with lug sills and six-over-six wood sash windows.
- Two-storey wooden porch with decorative spindles, and the central entrance featuring a transom and side lights.
- Centre gable with shingled tympanum and doorway providing access to the upper porch.

- Heavy cornice, plain frieze and returned eaves along the main roofline.
- The visibility of these attributes from King Street East ensures the cottage's ongoing contribution to the historic landscape.

## **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 234 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:**

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 registered mail. No objections have been received.

**CONCLUSION:**

The property at 234 King Street East meets four (4) criteria under *Ontario Regulation 9/06* (as amended by *569/22*). It is recommended that MHAC endorse the designation under Part IV of the *Ontario Heritage Act* and request that Council direct the City Clerk to issue a Notice of Intention to Designate (**Attachment D**).

**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. 25-042(MHAC) Attachment A – Photographs and Historical Maps
2. 25-042(MHAC) Attachment B – Location Map
3. 25-042(MHAC) Attachment C – King Street and Chopin Drive Heritage Registry Report completed in 2016, Pages 421-432
4. 25-042(MHAC) Attachment D – Sample Notice of Intention to Designate (NOID)

## Attachment A - Photographs and Historical Maps



Figure 1: Photograph of the south (front) facade of 234 King Street East, showing the painted brick exterior, centre gable and two-storey porch (Google Maps street view, November 2024).



Figure 2: Excerpt from Plan 520 (1859), showing parcels along King Street; the approximate location of 234 King Street East is indicated.



Figure 3: Photograph of the north (rear) elevation, illustrating the long gable-roofed tail extending behind the main block.

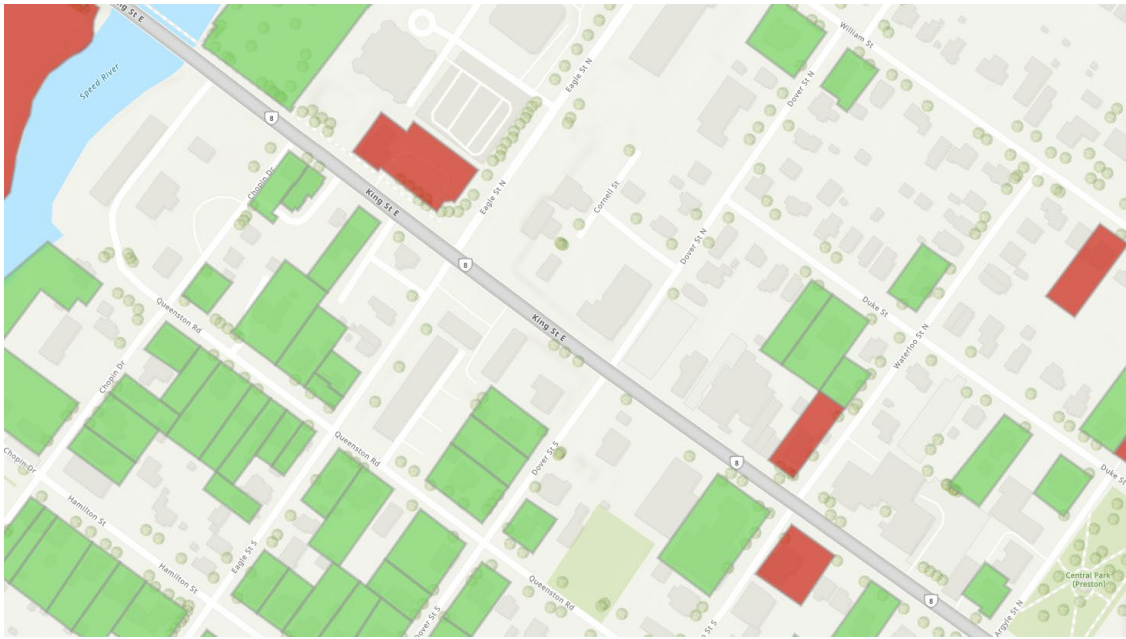


Figure 4: City of Cambridge map of designated and listed properties along King Street East; the subject property is marked with a star.

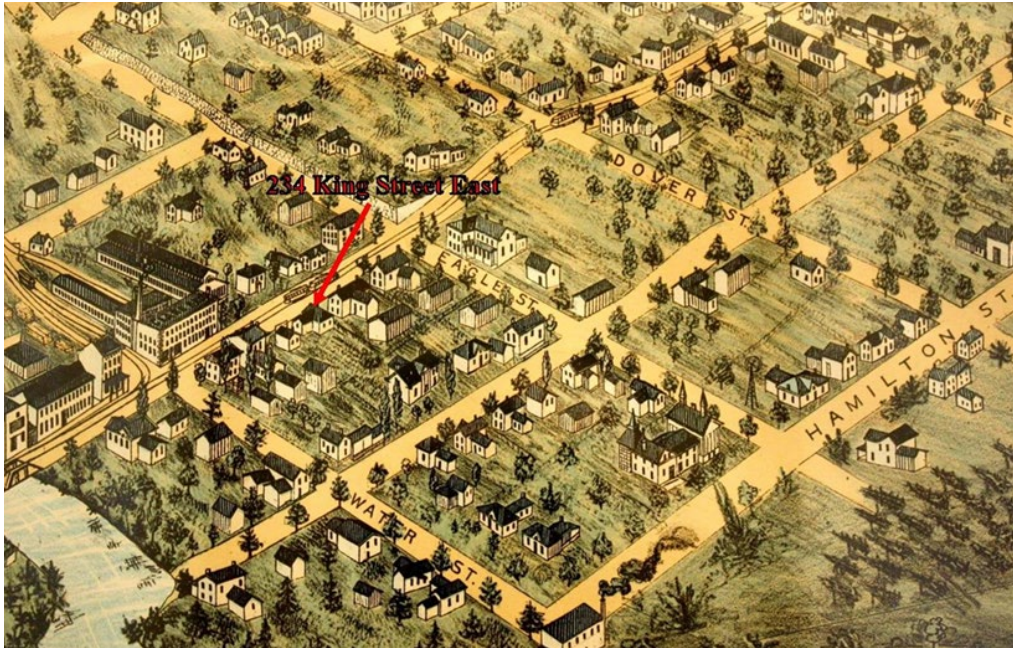


Figure 5: Howell's Bird's-eye View of Preston (c. 1896-1900) with the location of 234 King Street East highlighted.

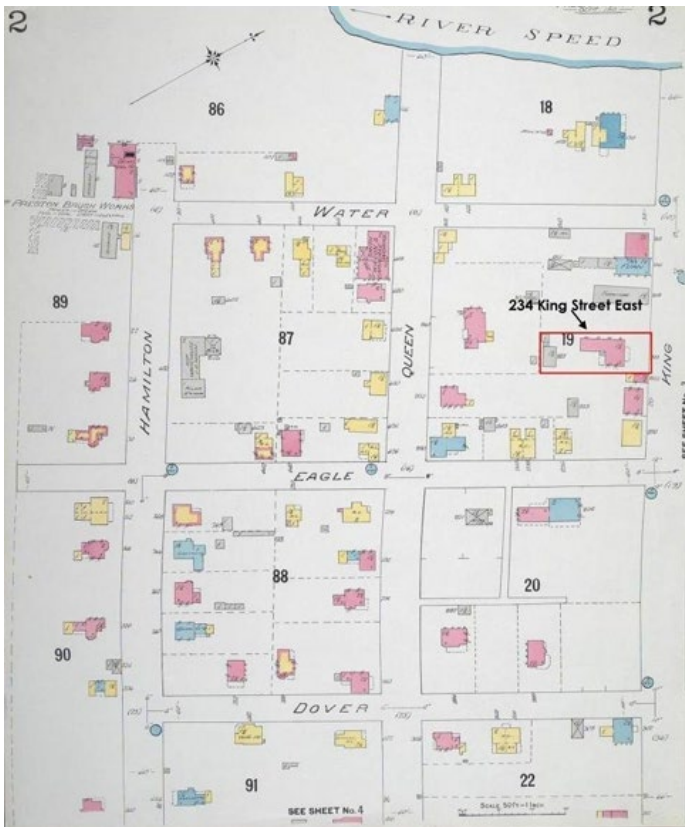


Figure 6: Goad Fire Insurance Plan of 1910 showing an L-shaped brick residence at 234 King Street East.



**PROPERTY DATA**

<b>Resource Type:</b>	Residential Building
<b>Municipal Address:</b>	234 King Street East, N3H 3M6
<b>Dates of Construction</b>	c. 1855
<b>Other Names:</b>	The Fox's Lair
<b>Legal Description:</b>	PLAN 522 PT LOT 4 S KING ST RP 67R2318 PT PART 4 NRSRR 8053.00SF 50.22FR D
<b>Applicable Criteria:</b>	Cambridge Official Plan: (i), (v), (vii), (ix) O.Reg. 9/06: 1.(i), 2.(i), 3.(i), (ii)
<b>Existing Heritage Status</b>	This property is currently listed as a property of interest on the Cambridge Heritage Registry, 2010.

**DESCRIPTION OF PROPERTY**

234 King Street East is a narrow, rectangular lot on the west side of King Street East, between Chopin Drive and Eagle Street South. It is located on the commercial edge of a residential neighbourhood in the historic community of Preston. The key resource is a one-and-a-half storey, Ontario cottage, three bays wide, with a centre gable above the front entrance. The red-brick structure has been painted light blue. It was likely built c. 1855, with the centre gable, wooden porch and one-and-a-half storey rear tail added c. 1874.

The property is listed as a property of interest on the Cambridge Heritage Registry 2010.

**HISTORY**

The one-and-a-half storey Ontario cottage at 234 King Street East was likely built c. 1855, based on the design of the house and historical maps. The first or early owner was Xavier Fuchs (Fox), a vinegar maker. The centre gable, wooden porch and rear tail were likely added after its 1874 sale to brewer Henry Peter Bernhardt. The house illustrates the early development of King Street East, a key thoroughfare in the community of Preston.

The area was first surveyed in 1858 for landowner Joseph Erb.<sup>1</sup> The house appears as a rectangular footprint on an 1859 topographical survey of Preston (Plan 520) together with an outbuilding of almost equal size at the rear of the property. "Xavier Fox" is indicated as the owner of the parcel that comprises both this property and the adjacent property at 226 King Street East. The rectangular house and outbuilding are also shown on Tremaine's 1861 map of Preston. A bird's eye lithograph of the Town of Preston, published between 1896 and 1900 shows a one-and-a-half storey house with a rear tail and a large, rectangular outbuilding at the rear of the property. The 1910 fire insurance plan for

<sup>1</sup> Lot 4, Plan 522, James Pollock, P.L.S., 1858.

Preston shows a one-and-a-half storey, brick house, with a rear tail extending to form an L-shape, and front and rear porches. An outbuilding at the rear of the property is not extant.

Preston was settled in the 1830s and incorporated as a village in 1852. King Street served as the spine of the community, with the village being laid out along either side of this main thoroughfare. This house was likely built shortly after incorporation, when the village was still establishing itself as a place of commerce with its own political and social needs.

The oldest land registry record located for this property is an 1868 tax deed to Xavier Fuchs for Lots 3 and 4. Xavier Fuchs (also Xavier Fox and Francis Xavier Fuchs) was born in 1818 in Baden-Württemberg, Germany and died in 1898. He married Eva Hollinger (b. 1819/1820 in Bavaria, Germany) in 1846 and they had three children: Edward Fox (b. 1846-1847), John Charles Fox (b. 1848-1849), and Joseph Fuchs (b.1852-1853). Xavier is listed in the 1861 and 1881 censuses for Preston as a vinegar maker and in the 1871 census as a farmer.

Local historians John Clare and Greg Paulter, as well as the Preston Walking Tour Book, have suggested that Mr. Fuchs operated a vinegar production shop in the rear wing of the house. He faced stiff competition as there were numerous other vinegar factories in the community, including one operated by Jacob Hespeler. Traditional vinegar production involved a two-step, natural fermentation process that took several months to complete. Hespeler used the “German” or “quick” method, which involved passing the diluted liquid and its ferments through casks of corncobs or beechwood shavings.<sup>2</sup> It was an around-the-clock process, but yielded high outputs. As a German emigrant, Fuchs likely used this faster method.

In 1874, Fuchs sold all or part of the property to Henry Peter Bernhardt (1825-1907), an emigrant from the Alsace-Lorraine region who arrived in Preston in 1841. In 1846, he and his brother George had established the Rock Brewery (sometimes Rock Spring Brewery) a successful beer brewing business that operated from premises at 1251 King Street until 1884 when it moved to the east end of Hamilton Street under the ownership of Peter Bernhardt, Henry’s son. The Rock Brewery continued in business until prohibition forced it to close in 1916.

William L. Herman (b. 1872) and his wife Margaret (b. July 1871) owned the house from 1926 until c. 1946. William was a “moulder”, possibly at the moulding shops of Clare Brothers foundry on the opposite side of King Street East. Other names are also listed at this address in city directories during the period from 1930 to 1940, suggesting that the house, or part of the house, was rented. The various residents included a printmaker, a chauffeur, and an employee at Canada Buffalo Sled. After the deaths of William and Margaret, their son William Herman owned the house from 1946 to 1950. William and Quennie Johnston were long-time owners from 1950 to 1992.

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<sup>2</sup> McLaughlin, p. 31.

## DESIGN

The house at 234 King Street East is a one-and-half storey, brick building with a side-gable roof. It is a classic example of the house type known as the “Gothic cottage” or “Ontario cottage”: three bays wide with a central entrance and a gable over the entrance. Originally built with red brick laid in common bond, the exterior has been painted light blue. The house is set on a stone foundation. The window openings are flat-arched with lug sills and the window units are wood, six-over-six sash. The central entrance has an ornate, wooden, two-storey porch with decorative spindles. The entrance door has a transom and side lights. The centre gable has a shingled tympanum, with a door giving access to the upper level of the porch. The gable roof has return eaves with a plain frieze below the eaves. There is a side chimney on the northern side of the building.

The house has been altered in several respects, but these do not unduly compromise its original design. A long, one-and-a-half-storey, gable-roof tail was built at the rear of the house prior to 1910, creating an L-shaped footprint. It is similar proportions to the main house, but shorter, with returned eaves and functionally placed openings. The shingle infill above the eaves line in the centre gable, and the heavy cornice along the eaves line, both suggest that the centre gable may have been a later addition intended to “update” the look of the house. The spindle porch may also have been added as a later-19<sup>th</sup> century update. Both gable and porch may have been added after the 1874 transfer of ownership.

The ‘Gothic cottage’ or ‘Ontario cottage’, whether built in brick, wood or stone, was the most common form of suburban dwelling in Ontario in the third quarter of the 19<sup>th</sup> century. Although somewhat altered in terms of its finishes and detailing, the house 234 King Street East is a representative example of the Ontario cottage, with its symmetrical elevations, gable roof with central gable, brick exterior and round-arched gable window.

Within the study area, there are several other examples of Ontario cottages, including: 243 Queenston Road, 329 Hamilton Street, 237 Chopin Drive and 251 Chopin Drive.

## CONTEXT

The house at 234 King Street East is one of three surviving buildings in this block and on this side of the street that were built during the mid-19<sup>th</sup> century: the others are at 204 King Street East (built before 1859) and 210 King Street East (built c. 1873). Together, the three houses form a brief streetscape of 19<sup>th</sup> century architecture that illustrates the important role of King Street East in the early development of Preston.

**IMAGES**



**Figure 1. Front elevation of 234 King Street East (AB, 2014)**



**Figure 2. Northern elevation of 234 King Street East (AB, 2014)**



**Figure 3. Northern elevation (rear) of 234 King Street East (AB, 2014)**



**Figure 4. Southern elevation of 234 King Street East (AB, 2014)**



Figure 5. Historical Photo c. 1970-1975 of 234 King Street East (City of Cambridge Archives, Main Collection).

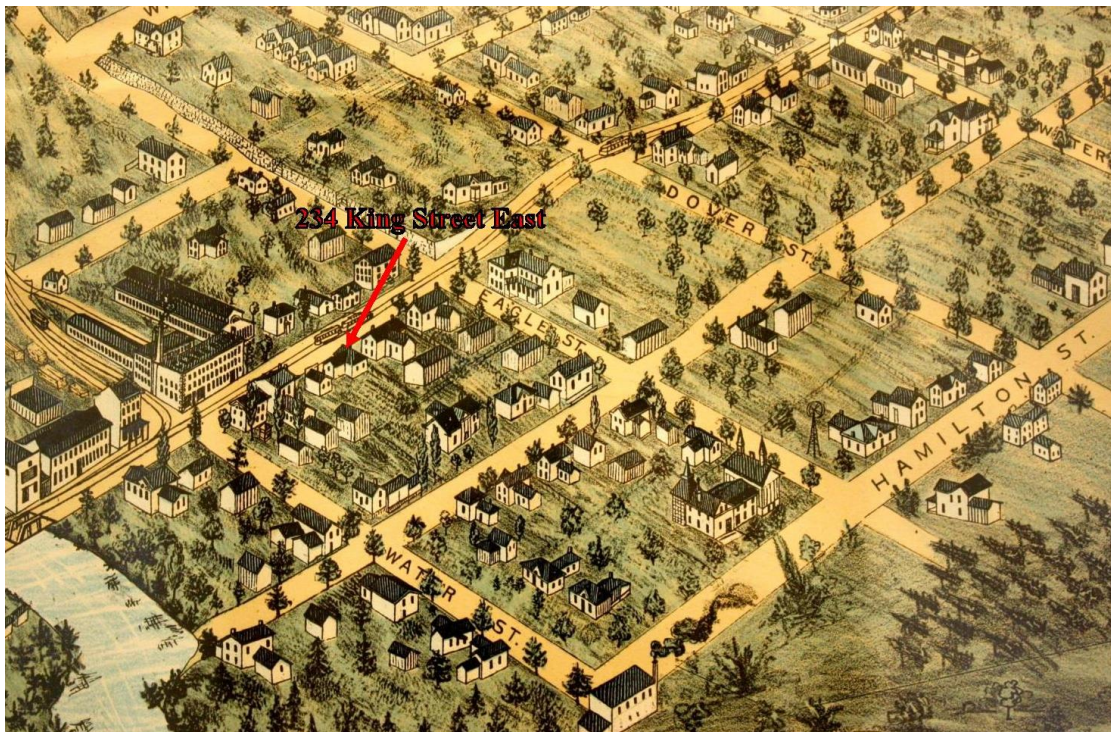


Figure 6. Bird's eye view of 234 King Street East c. 1896-1900 (Howell Lithographers)

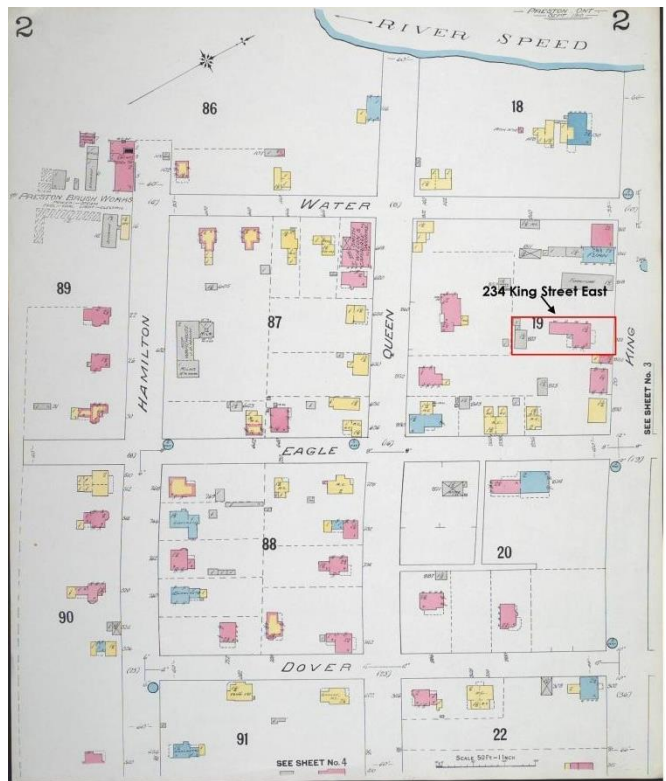


Figure 7. Fire Insurance Plan showing an L-shaped, one and a half storey, brick residence at 234 King Street East (Goad, 1910)

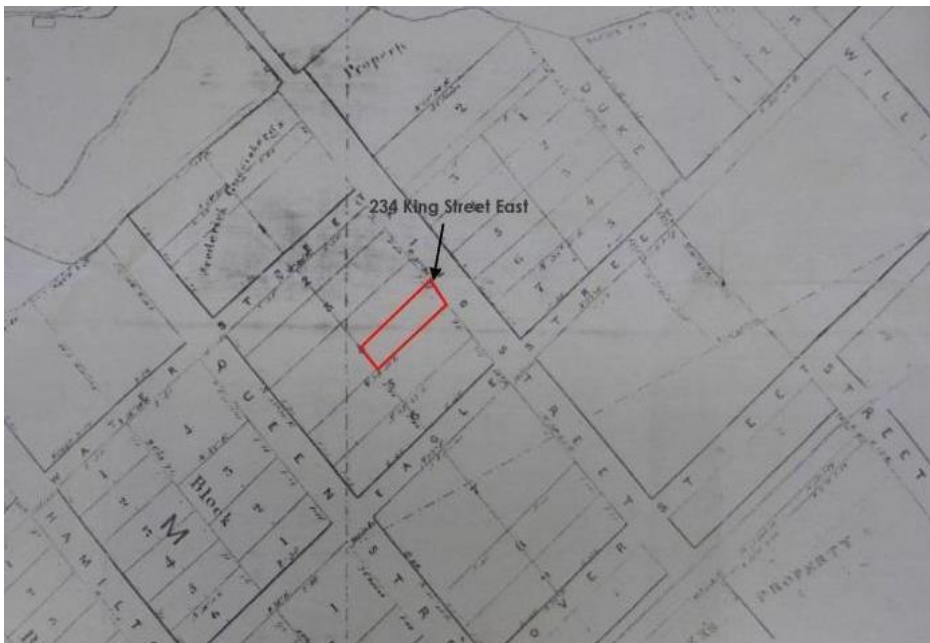


Figure 8. Excerpt from Plan 522, showing part lot 3, King Street East (Waterloo LRO#58, Plan 522, 1858)



Figure 9. Excerpt from Plan 520, showing 234 King Street East (Waterloo LRO#58, Plan 520, 1859)

## EVALUATION

Official Plan Criteria for Cultural Heritage Value or Interest (CHVI)	Criteria Met (Y/N)	Justification
A property shall be considered to have CHVI if the property has been <i>designated</i> by the <i>Province</i> to be of architectural or historical significance pursuant to the OHA or, in the opinion of the <i>City</i> , satisfies at least two of the following criteria:		
i. It dates from an early period in the development of the city's communities;	Y	The house was built c.1855 and certainly before 1859.
ii. It is a representative example of the work of an outstanding local, national or international architect, engineer, builder, designer, landscape architect, interior designer, sculptor, or other artisan and it is well preserved or may be rehabilitated;	N	The architect/builder is not known.
iii. It is associated with a person who is recognized as having made an important contribution to the city's social, cultural, political, economic, technological or physical development or as having materially influenced the course of local, regional, provincial, national or international history;	N	The house is not directly associated with a significant person.
iv. It is directly associated with an historic event which is recognized as having local, regional, provincial, national or international importance;	N	It is not directly associated with an historic event.

<b>Official Plan Criteria for Cultural Heritage Value or Interest (CHVI)</b>	<b>Criteria Met (Y/N)</b>	<b>Justification</b>
v. It is a representative example of the city's social, cultural, political, economic or technological development history;	Y	The house is a representative example of early development along King Street. It was built around the time of Preston's incorporation as a village in 1852.
vi. It is a representative example of a method of construction now rarely used;	N	It is not a representative example of a method of construction.
vii. It is a representative example of its architectural style or period of building;	Y	The house is a representative example of an Ontario cottage.
viii. It is a representative example of architectural design;	N	It is not a representative example of architectural design.
ix. It terminates a view or otherwise makes an important contribution to the urban composition or streetscape of which it forms a part;	Y	It makes an important contribution to the mid-19 <sup>th</sup> century streetscape comprised of 204, 210 and 234 King Street East.
x. It is generally recognized as an important landmark;	N	It is not an important landmark.
xi. It is a representative example of outstanding interior design; or	n/a	Interiors were not examined.
xii. It is an example of a rare or otherwise important feature of good urban design or streetscaping.	N	It is not a rare or important example.

<b>O.Reg.9/06 Criteria</b>	<b>Criteria Met (Y/N)</b>	<b>Justification</b>
<i>1. The property has design value or physical value because it,</i>		
i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	Y	The house is a representative example of an Ontario cottage.
ii. displays a high degree of craftsmanship or artistic merit, or	N	It does not display a high degree of craftsmanship or artistic merit.
iii. demonstrates a high degree of technical or scientific achievement.	N	It does not demonstrate a high degree of technical or scientific achievement.
<i>2. The property has historical value or associative value because it,</i>		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Y	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.

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	No evidence was discovered to suggest such a potential.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	The architect and builder are not known.
3. <i>The property has contextual value because it,</i>		
i. is important in defining, maintaining or supporting the character of an area,	Y	It is one of three surviving buildings in this block that were built during the mid-19 <sup>th</sup> century. Together, the three form a brief streetscape of 19 <sup>th</sup> century architecture that illustrates the important role of King Street East in the early development of Preston.
ii. is physically, functionally, visually or historically linked to its surroundings, or	Y	It is visually and historically linked to the houses at 204 and 210 King Street East, with whom it forms a significant streetscape of 19 <sup>th</sup> century houses.
iii. is a landmark.	N	It is not a landmark.

## RECOMMENDATION

The property at 234 King Street East is recommended for designation under Part IV Ontario Heritage Act, for the reasons set out below.

## REASON FOR RECOMMENDATION

### Description of Property

234 King Street East is a narrow, rectangular property on the west side of King Street East, between Chopin Drive and Eagle Street South. It is located on the commercial edge of a residential neighbourhood in the historic community of Preston. The key resource is a one-and-a-half storey, Ontario cottage, three bays wide, with wooden porch and a centre gable above the front entrance. The red-brick house has been painted light blue. It was likely built c. 1855, with the centre gable, wooden porch and rear tail added c. 1874.

## Statement of Heritage Value

The house at 234 King Street East is significant for its design value, historical associations and contextual value. The main portion of the house was likely built c. 1855 by vinegar maker Xavier Fuchs, with the centre gable, wooden porch and rear tail likely added after its sale to local brewer Henry Peter Bernhardt in 1874. The house is a representative example of an Ontario cottage, with its symmetrical, three-bay façade, central entrance with transom and side lights, classical detailing, and centre gable. Built around the time of Preston's incorporation as a village in 1852, the house illustrates the early development of King Street East, a key thoroughfare in the community of Preston. One of three surviving buildings in this block that were built during the mid-19<sup>th</sup> century, it supports a streetscape of 19<sup>th</sup> 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.

## Heritage Attributes

The heritage attribute essential to the cultural heritage value of the property is the one-and-a-half storey, L-shaped house, built c. 1855. Key features of the house include:

- its 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
- the visibility and legibility of its heritage attributes from King Street East.

## **SOURCES**

City of Cambridge Archives, Main Collection. Colour Photo (4x6) c. 1970-1975. *Home at 234 King Street at Eagle*.

Clare, John. Personal Interview, Preston, Ontario. Amy Barnes. September 13<sup>th</sup>, 2014.

Goad, Charles E. Insurance Plan of Preston, Ontario, Canada. Montreal: C.E. Goad, 1910, plate 2.

Heritage Cambridge. 1998. *Town of Preston: Historic Walking Tour*. Published by Heritage Cambridge.

Howell Lithographers. Town of Preston with view of principal business buildings. Hamilton Ontario: Howell Lithographers, [1896-1900]

Lythgoe, Darrin. *Waterloo Region Generations Website: site powered by the Next Generation of Genealogy Site Building*. Accessed online September to November, 2014 at <http://generations.regionofwaterloo.ca>

---Census - ON, Waterloo, Preston - 1852, Canada. Department of Agriculture, (1851, Ottawa, Ontario, Canada: Library and Archives Canada, n.d.), 349242., Pg 20.

---- 1871, Canada. Department of Agriculture, (1871, Ottawa, Ontario, Canada: Library and Archives Canada, n.d.), 349158., Pg 12.

---- 1881, Canada. Department of Agriculture, (1881, Ottawa, Ontario, Canada: Library and Archives Canada, n.d.), 1375901., Page 47.

---- 1861, Div. 1 Page 2.

---- 1911, Div. 24 Pg. 8.

---- Germany, Births and Baptisms, 1558-1898, FamilySearch.org, Indexing Project (Batch) Number: J94141-1 System Origin: Germany-ODM Source Film Number: 921448 Roman Catholic parish register of Eßlingen, Baden, Germany. Includes baptisms, marriages, deaths, family book.

----Vitals, ON, Waterloo - Wellington District Marriage Register Part 1 1840-1852, Dan Walker and Fawne Stratford-Devai, (NorSim Research and Publishing 1997), Rev'd Jacob Huttner, Minister of The Lutheran Evangelical Church In The Village of Preston. Franz Xavier Fuchs, to Eva Hollinger, both of Guelph. 5 May 1846.

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---- *Directory for the year 1936*. Twenty-First Edition. Published by Vernon Directories Limited, Hamilton. Printed by Griffin & Richmond Co., Ltd, Hamilton.

---- *Directory for the year 1930*. Eighteenth Edition. Published by Vernon Directories Limited, Hamilton. Printed by Griffin & Richmond Co., Ltd, Hamilton.

---- *Directory for the year 1926*. Fifteenth Edition. Published by Vernon Directories Limited, Hamilton. Printed by Griffin & Richmond Co., Ltd, Hamilton.

Waterloo Land Registry Office #58. Abstract index for Plan 522, Reel E8 071.

----. Plan 520. "Topographical Map of the Village of Preston in the County of Waterloo, Canada." Surveyed by N. Booth, P.L.S. and James Pollock, P.L.S., 9 March 1859.

----. Plan 522. "Plan of Lots in the Village of Preston, County of Waterloo, Canada West." Surveyed by James Pollock, P.L.S. for Joseph Erb, 5 October 1858.

## NOTES

Later owners included William Herman (1946-50), William and Quennie Johnston (1950-92), Albert W and Stella Ciepiela (1992-94), and Renzo and Eva Marcone (1994-?).

## PROPERTY DATA

<b>Resource Type:</b>	Commercial Building
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## NOTICE OF INTENTION TO DESIGNATE

**IN THE MATTER OF the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended, and in the matter of the lands and premises at the following municipal address in the City of Cambridge, Province of Ontario.**

**TAKE NOTICE** that the Council of the Corporation of the City of Cambridge intends to designate the property at:

### **234 King Street East, Cambridge, Ontario**

under Part IV, Section 29 of the *Ontario Heritage Act*, as being of cultural heritage value or interest.

### **Statement of Cultural Heritage Value or Interest**

The property at 234 King Street East, known historically as *Fox's Lair*, has cultural heritage value for its design/physical value, historical/associative value, and contextual value.

Constructed circa 1855, the building is a representative example of the Ontario Cottage, a vernacular form of the Gothic Revival style common in mid-19th-century Ontario. It is characterized by its one-and-a-half-storey massing, symmetrical three-bay façade, central entrance with a centre gable, and brick construction on a stone foundation. The rear gable-roofed wing, added before 1910, contributes to its L-shaped footprint.

The property has historical value for its association with Xavier Fuchs (Fox), a German immigrant and vinegar maker, and with Henry Peter Bernhardt, a local brewer who owned the property beginning in 1874. The house's long association with tradespeople and business owners reflects Preston's 19th-century development as a mixed-use settlement.

The property also has contextual value as part of a grouping of three surviving 19th-century houses on this block of King Street East. Together with 204 and 210 King Street East, it helps to define and maintain the historic character of Preston's main commercial and residential corridor.

### **Description of Heritage Attributes**

The following elements contribute to the cultural heritage value of the property and shall be conserved:

- One-and-a-half-storey Ontario Cottage form with L-shaped footprint (main block and rear tail).
- Symmetrical three-bay front façade with central entrance and centre gable.
- Brick construction and stone foundation.

- Flat-arched window openings with lug sills and surviving six-over-six wood sash windows.
- Two-storey wooden porch with decorative spindles, and central entrance with transom and side lights.
- Centre gable with shingled tympanum and doorway opening to the upper porch.
- Heavy cornice, plain frieze, and returned eaves along the roofline.

### **Notice of Objection**

Any person may, 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 to the proposed designation. The notice of objection must set out the reason(s) for the objection and all relevant facts.