

To: COUNCIL

Meeting Date: 9/23/2025

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.: 25-017-PG

File No.: R01.01.163, R01.01.167, R01.01.170, R01.01.171, R01.0172, R01.01.173, R01.01.174, R01.01.175

Wards Affected: Ward 2
Ward 3
Ward 4

RECOMMENDATION(S):

THAT Report 25-017-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*:

- 4860 Townline Road
- 210 King Street East
- 70 Oak Street
- 119 Wellington Street
- 194 Blue Heron Ridge
- 29 Roseview Avenue
- 469 Duke Street
- 54 Bruce 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 eight 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 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

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, eight 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 eight 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 of each property are provided below, with complete evaluations available in **Attachment A** and a consolidated summary of cultural heritage attributes in **Attachment B**.

4860 Townline Road

Constructed in 1856, this Georgian-style limestone mill is associated with Peter Niles Holm, a Danish immigrant and early pioneer in local industrial development. Known as Holm's Mill, it exhibits high-quality masonry and contributes significantly to the Black Bridge Cultural Heritage Landscape.

210 King Street East

This Georgian-influenced commercial-residential building is associated with the entrepreneurial Werlich family, notable in Preston's industrial and commercial history. It helps define a cohesive 19th-century streetscape along King Street East.

70 Oak Street

Constructed in the mid-19th-century, this vernacular stone dwelling is built of uncoursed, multicoloured fieldstone and retains original elements such as its front door and wooden porch. It reflects the craftsmanship of early tradespeople in Galt and contributes to the 19th-century residential character of Oak Street.

119 Wellington Street

Built circa 1870 for carriage maker and civic leader James Kay, this Gothic Revival residence reflects the prosperity of Galt's middle class during the community's period of industrial expansion.

194 Blue Heron Ridge

Completed in 1974 and designed by Arthur Erickson, this modernist residence integrates harmoniously with its Grand River setting. Its massing, materials, and landscape sensitivity reflect Erickson's design philosophy and remain remarkably intact.

29 Roseview Avenue

Known locally as "The Castle House," this 1891 Richardsonian Romanesque residence by Joseph B. Strain is the most refined example of his work. Its robust materials and distinctive massing make it a landmark within the Roseview Avenue streetscape.

469 Duke Street

This Queen Anne Revival residence is distinguished by its ornate detailing, asymmetrical form, and prominent siting within the former Village of Preston. It serves as a notable local landmark within its historic streetscape.

54 Bruce Street

Built circa 1859 and expanded in the 1890s, this stone residence blends vernacular Georgian and Richardsonian Romanesque influences, standing as a distinctive landmark in the Bruce Street neighbourhood.

Planning Considerations

Designation does not restrict property use but ensures that alterations are reviewed through the heritage permit process and does not affect interior alterations unless specified. Planning staff have notified property owners and initiated consultation as per the *Ontario Heritage Act*.

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 February 20, May 15, June 26, and July 17, 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:

Following the MHAC recommendations, staff initiated consultations with the property owners. Owners were notified via email and registered mail about the proposed designations and provided with detailed information, including the implications of designation and available heritage grant programs. Notices of Intention to Designate will be served and published in accordance with the *Ontario Heritage Act*.

CONCLUSION:

Each of the eight 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

APPENDICES:

1. 25-017-PG Attachment A – MHAC Reports

- 25-003 (MHAC): 4860 Townline Road
- 25-010 (MHAC): 210 King Street East
- 25-019 (MHAC): 70 Oak Street
- 25-020 (MHAC): 119 Wellington Street
- 25-023 (MHAC): 194 Blue Heron Ridge
- 25-026 (MHAC): 29 Roseview Avenue
- 25-029 (MHAC): 469 Duke Street
- 25-030 (MHAC): 54 Bruce Street

2. 25-017-PG Attachment B – Cultural Heritage Attributes Summary

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**).

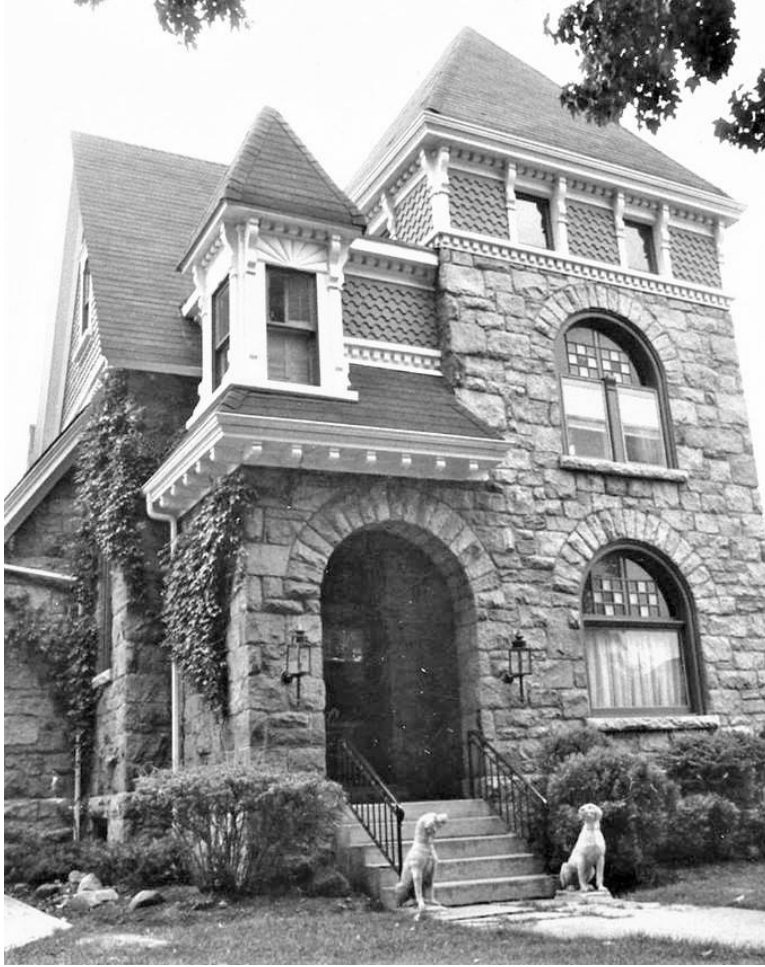


Figure 2: Historical view of 29 Roseview Avenue (circa mid-20th century), showing the Romanesque Revival stone façade, arched entry porch, turret, and detailed woodwork. (City of Cambridge Archives).

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

(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 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**

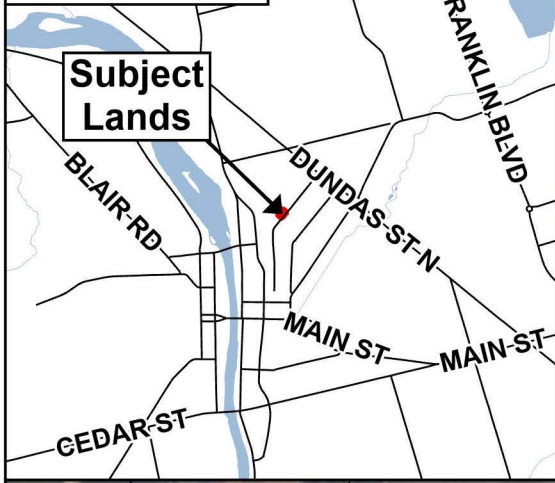
APPROVALS:

**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

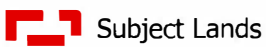
Context Map



Attachment A



LOCATION MAP



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.