

To: SPECIAL COUNCIL

Meeting Date: 5/31/2022

Subject: Request to Designate 12 Dayton Street and 74 Queen Street East under Part IV of the Ontario Heritage Act

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Report No.: 22-045-CD

File No.: R01.01

Wards Affected: Ward 2
and Ward 4

RECOMMENDATION(S):

THAT Cambridge City Council (Council) authorizes the Clerk to publish a Notice of Intention to Designate for the property municipally known as 12 Dayton Street in accordance with Part IV of the Ontario Heritage Act because of its cultural heritage value;

AND THAT Council authorizes the Clerk to publish a Notice of Intention to Designate for the property municipally known as 74 Queen Street East (the Hespeler Post Office) in accordance with Part IV of the Ontario Heritage Act because of its cultural heritage value.

EXECUTIVE SUMMARY:

Purpose

The purpose of this report is to recommend that Council direct the Clerk to publish a Notice of Intention to Designate for both 12 Dayton Street and 74 Queen Street East.

Key Findings

Both properties are worthy of designation due to their physical/design, historical/associative and contextual cultural heritage value.

12 Dayton Street

- In August 2021, the property owner requested designation of their property under Part IV of the Ontario Heritage Act.

- The property has physical/design, historical/associative and contextual value under Ontario Regulation 9/06 of the Ontario Heritage Act.
- The property was constructed in approximately 1878 by Edwin West, a caretaker of the Grand Trunk Railway.
- The property was subsequently owned by several working-class owners.
- The property has an association with the Grand Trunk Railway then later Galt Malt Iron Company and Babcock and Wilcox's Northworks location,

74 Queen Street East

- In August 2021, as part of the review process for the maintenance schedule of all City owned heritage buildings, Ward 2 Councillor Mike Devine requested that staff bring forward a report to designate the property under Part IV of the Ontario Heritage Act. The City acquired the property in July 2021.
- The property has physical/design, historical/associative and contextual value under Ontario Regulation 9/06 of the Ontario Heritage Act.
- The location is currently known as the Fashion History Museum. The building was constructed in 1928 as the Hespeler Post Office.
- The property has an association with Hespeler Reeve Issac Groh and Thomas W. Fuller, Chief Dominion Architect (1927-1936).

Financial Implications

There is no cost to property owners associated with designating a property in Cambridge. The City does provide and pay for the installation of a heritage landmark plaque if the owner desires one, at a cost of approximately \$500. The City also pays for the fee to register the bylaw on title to the property. That registration fee is approximately \$80.

STRATEGIC ALIGNMENT:

- ☒ Strategic Action; or
☐ Core Service

Objective(s): Choose an Objective

Strategic Action: Enhance opportunities to enjoy built and natural heritage

BACKGROUND:

12 Dayton Street

In August 2021, the property owner of 12 Dayton Street contacted planning staff to request designation of the property under Part IV of the Ontario Heritage Act.

The primary heritage resource on the subject property is the dwelling which has cultural heritage value to the community for its physical/design, historical/associative and contextual value which merits designation under Part IV of the Ontario Heritage Act.

The dwelling was constructed c.1878 and was one of several dwellings in the immediate area that were constructed for labourers and their families.



Front façade of 12 Dayton Street, c. 1878

74 Queen Street East

In August 2021, as part of the review process for the maintenance schedule of all City owned heritage buildings, Ward 2 Councillor Mike Devine requested that staff bring forward a report to designate the property under Part IV of the Ontario Heritage Act. The City acquired the property in July 2021.

The primary heritage resource on the subject property is the former Hespeler Post Office building which has cultural heritage value to the community for its physical/design, historical/associative and contextual value which merits designation under Part IV of the Ontario Heritage Act.

The building was constructed in 1928 and is a rare example in Cambridge of the Art Deco style of architecture for commercial spaces.



74 Queen Street East, 1928.

ANALYSIS:

12 Dayton Street

Heritage Planning staff researched the property to determine its approximate construction date as well as chain of ownership dating back to the original land survey completed in 1872.

12 Dayton Street was surveyed in 1872 by John Miller, a prominent land owner in this part of Galt. The residence at 12 Dayton Street has been constructed in the Queen Anne style of architecture. This style was popular between 1880 and 1910. Land registry records show that Edwin West, a caretaker for the Grand Trunk Railway bought the lot from John Miller for \$110 on July 13, 1876. It remained in the West family until December 7, 1922 when Edwin West's widow, Fannie, sold it for \$500 to Charlotte Smith.

For the next several years, there were a number of different owners who rented out rooms within the house. Census reports, as well as the Vernon Directories, indicate several unrelated people living together in the house. Many of the tenants were single men who worked in a variety of labour industry positions with the Galt Knife Company, Galt Roof Company, Yale Shoes, Babcock and Wilcox Northworks and the Galt Stove Foundry. The current owners purchased the property in 2013.

The house features a dominant front facing gable, an asymmetrical façade, a steeply pitched irregular roof and a first floor bay window. The home is constructed with a mix of granite and limestone with granite used as the principal building material. The joints have been heavily mortared but it is still possible to see the stone block style of construction. The west wall of the dwelling has been parged for many years with a stucco-like material presumably to cover up a section of the home where the mortar joints needed repointing. There is also a modern vinyl clad addition out the rear of the property that is partially visible from the west side of the streetscape.

Heritage Planning staff believes the property warrants designation based on the following four of nine criteria as contained in Ontario Regulation 9/06 of the Ontario Heritage Act:

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

i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community; and

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

3. The property has contextual value because it,

ii. is physically, functionally, visually or historically linked to its surroundings.

The subject property was also found to satisfy three of the City's criteria for determining cultural heritage value or interest under Section 4.4 (1) of the Cambridge Official Plan.

Key exterior attributes that embody the heritage value of 12 Dayton Street for its association with the working-class labouring residents of Galt include the features that existed at the time of this association. These include:

- Two-storey height;
- Gabled front facade;
- Heavily mortared granite and limestone construction;
- Front door opening including transom window opening;
- Concrete sills; and
- Granite arched lintels.

Key exterior attributes that embody the contextual value of 12 Dayton Street include:

- The proximity of 12 Dayton Street to the Babcock and Wilcox Northworks facility; and
- The location of 12 Dayton Street in proximity to other dwellings constructed for the employees of Babcock and Wilcox's Northworks facility.

These heritage attributes do not include any outbuildings such as sheds located on the subject property as they are modern and do not hold cultural heritage value or interest.

74 Queen Street East

Today, the building at 74 Queen Street East is best known in the City of Cambridge as the Fashion History Museum which is world renowned for their impression collection of fashion over the centuries from all over the world. The Museum has a strong online

presence and has hosted several exhibits since they first occupied the building in 2015. Originally the building was constructed for use as the Hespeler Post Office.

As early as 1905, Hespeler had been considered for a new post office building by the Government of Canada. It was not until 1913 that serious consideration was underway as the Crown purchased two lots from the estate of Issac Groh and from George and Marie Cliff. Combined, the two lots cost the Federal Government \$5,200. It wouldn't be until 1928 that the Post Office was finally constructed.

The Chief Dominion Architect in 1928 was Thomas W. Fuller. He was the son of Thomas Fuller, who was also the Dominion Architect for Canada from 1881-1896. Thomas Sr. was responsible for the construction of the Old Galt Post Office in 1885. Thomas W. Fuller designed a number of Art Deco style government buildings across Canada, which was a popular design in the 1920s and 1930s. Cambridge does not have many examples of the Art Deco style for Federal buildings, which makes the Hespeler Post Office building particularly worthy of designation.

Heritage Planning staff believes 74 Queen Street East warrants designation based on the following eight of nine criteria as contained in Ontario Regulation 9/06 of the Ontario Heritage Act:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method; and
 - ii. displays a high degree of craftsmanship or artistic merit.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture; and
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings; and
 - iii. is a landmark.

The subject property was also found to satisfy nine of the City's criteria for determining cultural heritage value or interest under Section 4.4 (1) of the Cambridge Official Plan.

Key exterior attributes that embody the heritage value of 74 Queen Street East for its association with the Art Deco style Federal buildings include the features that existed at the time of this association. These include:

- It's positioning on a corner lot in a stylised flat iron design;
- Brick construction with stone foundation;
- Limestone doorway surrounds;
- Intricate brick inlay motifs on the side elevations;
- Stone sills; and
- Clock face in the front façade pediment.

Key exterior attributes that embody the contextual value of 74 Queen Street East include:

- The location of 74 Queen Street East in a prominent location in Hespeler on the corner of Queen Street East and Cooper Street.

Based on these findings, these two properties merit designation under Part IV of the Ontario Act. Therefore, staff and the Municipal Heritage Advisory Committee (MHAC) recommends Cambridge City Council authorize the City Clerk to publish a Notice of Intention to Designate the properties municipally known as 12 Dayton Street and 74 Queen Street East, in accordance with Section 29 of the Ontario Heritage Act, for their cultural heritage value.

EXISTING POLICY / BY-LAW(S):

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

Section 4.6.1 of the Cambridge Official Plan also states that the City will pass by-laws to designate properties of cultural heritage value.

FINANCIAL IMPACT:

There is no cost to property owners associated with designating a property in Cambridge. The City does provide and pay for the installation of a heritage landmark plaque if the owner desires one, at a cost of approximately \$500. The City also pays for the fee to register the bylaw on title to the property. That registration fee is approximately \$80.

The property owner of 12 Dayton Street will also be able to apply for a Designated Heritage Property Grant to help with the costs of maintaining the heritage attributes of the property. City owned properties are, however, not eligible for heritage grants or other financial incentives available to heritage property owners in the Core Areas.

PUBLIC VALUE:

Sustainability:

These two properties will support sustainability by continuing to be used as a residence (12 Dayton Street) and a public building (74 Queen Street East).

Leadership:

Heritage Designation contributes to residents' pride of place by protected the places and spaces that are important to residents of Cambridge.

Collaboration:

Collaboration will involve working in partnership with the citizens of Cambridge by protecting the heritage spaces that matter to everyone.

ADVISORY COMMITTEE INPUT:

Advisory Committees Consulted:

On January 20, 2022, the MHAC accepted a staff report that recommended Council approve the designation of 12 Dayton Street and 74 Queen Street East due to their cultural heritage value. The MHAC agreed that the two structures held enough cultural heritage value to warrant designation.

The MHAC was established by Council in 1978 to advise Council on matters relating to designation, alteration and demolition under the Ontario Heritage Act.

PUBLIC INPUT:

Posted publicly as part of the report process.

INTERNAL / EXTERNAL CONSULTATION:

There was no internal/external consultation undertaken.

CONCLUSION:

Based on these findings, these two properties merit designation under Part IV of the Ontario Heritage Act. Therefore, staff and the MHAC recommends Cambridge City

Council authorize the City Clerk to publish a Notice of Intention to Designate the properties municipally known as 12 Dayton Street and 74 Queen Street East, in accordance with Section 29 of the Ontario Heritage Act, for their cultural heritage value.

REPORT IMPACTS:

Agreement: **No**

By-law: **Yes**

Budget Amendment: **No**

Policy: **No**

APPROVALS:

**This report has been reviewed by the Chief Financial Officer and City Solicitor.
It has been reviewed and approved by the Director, Deputy City Manager and City Manager.**

ATTACHMENTS:

N/A