

THE CORPORATION OF THE CITY OF CAMBRIDGE

By-law 23-XXX

Being a by-law of the City of Cambridge to designate the property located at 498 Eagle Street North (Preston Woollen Mills) as a property of cultural heritage value.

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

AND WHEREAS the Notice of Intention to Designate for 498 Eagle Street North, Cambridge, Ontario, has been duly published and served,

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

1. **THAT** lands municipally known as 498 Eagle Street North, Cambridge, Ontario and more particularly described in Schedule “A” attached (the “Property”) be designated as being of cultural heritage value. The reasons for designation are as set out in Schedule “B” attached hereto;
2. **THAT** the City of Cambridge is hereby authorized to serve a copy of the By-law on the owner of the Property and upon the Ontario Heritage Trust and to cause notice of this By-law to be published in a newspaper having general circulation in the City of Cambridge;
3. **AND THAT** it is Acknowledged and Directed that the City Solicitor, or their designate, be authorized to register electronically any and all documents in connection with this transaction.

Enacted and Passed this **X** day of December, 2023.

MAYOR

CLERK

SCHEDULE “A”

TO BY-LAW NO. 23-XX

of the

CORPORATION OF THE CITY OF CAMBRIDGE

LT 250 PL 716 CAMBRIDGE; PT LT 25 CON BEASLEY'S BROKEN FRONT DESIGNATED AS PARTS 1 & 2 PLAN 58R16394; CITY OF CAMBRIDGE, PIN 03768-0216 (LT)

SCHEDULE "B"

TO BY-LAW NO. 23-XX

of the

CORPORATION OF THE CITY OF CAMBRIDGE

The subject property, municipally known as 498 Eagle Street North, was designated because of its cultural heritage significance.

Description of Historic Place

The property known municipally as 498 Eagle Street North (Preston Woollen Mills) is located along the Speed River in north Preston. The property is 18.5 acres and contains industrial buildings, undeveloped open space, and a large, wooded area. The former Grand River Railway (now a Canadian Pacific Railway spur line) runs diagonally across the front of the property, parallel to Eagle Street North.

The property contains a former woollen mill, whose operations began during the 19th century and continued until the latter half of the 20th century. There are approximately ten different buildings on the site, most of which have been connected over the years. The site contains buildings, or remnants of buildings, from the 19th and 20th centuries.

Summary of Cultural Heritage Value

The Preston Woollen Mills exhibit historical/associative value, physical/design value, and contextual value.

The property's milling lineage can be traced back to 1842 when Hiram Kinsman (1810-1888) first constructed a two-storey frame carding mill on the property. It became a large textile operation while under the ownership of Robert Hunt (1811-1890) and later Andrew Elliott (1809-1890) whose partnership, Hunt & Elliott, enlarged the mill considerably in 1857. Several fires led to the property being sold to James Crombie (1818-1876) who rebuilt the mill under the name James Crombie and Company. The property was sold again in 1876 to a conglomerate that included George Pattinson (1854-1931) who later assumed full ownership and operation of the mill in 1896.

Under "George Pattinson & Coy." (later "George Pattinson Co. Ltd."), the mill became the centre of textile manufacturing in Preston and one of the largest wool operations in Canada, selling large volumes of wool for various products. The property remained in the Pattinson family for nearly a century.

The design value of the property is evident in its evolved, industrial makeup. The buildings display a variety of architectural styles from various time periods including the earliest Georgian stone

buildings, later Edwardian brick buildings, and a decorative Italianate office building. Large window openings throughout the structures allow for ample natural light to enter into factory floors and drying rooms.

Contextually, the property is located along the Speed River, one of several historical watercourses that have traditionally supported milling operations over the years. The Preston Woollen Mills was the site of early industrial activity in Preston and is an important part of the fabric of textile manufacturing along this river network.

Description of Heritage Attributes

The character-defining heritage attributes of the property include the following:

- The siting of the former mill along the Speed River and adjacent to the former Grand River Railway line (now CP rail spur line).
- The complex of buildings forming an industrial campus laid out diagonally in parallel with the river.
- The former office building built in the Italianate style and consisting of the following exterior features:
 - All three elevations composed of brick and laid in running bond.
 - Decorative five bay façade.
 - Paired windows across all three elevations capped by segmental arches, flared stone keystones, and stone lug sills.
 - The projecting frontispiece with gabled pediment, decorative brick quoins, and central entrance with sidelights and transom.
 - The projecting metal cornice with decorative dentillation and frieze board that extends across the upper façade and is embossed with the company name “Geo. Pattinson & Coy”.
 - The interrupted four-course brick quoins projecting on the corners of the building and the corners of the frontispiece.
 - The stone section runs north, extending the top cornice, and repeating window patterns.
- The 1910 Edwardian buildings, including outbuildings, consisting of the following exterior features:
 - All elevations are composed of brick and laid in common bond.
 - Large, symmetrical window openings topped with segmental arches.
 - Projecting pilasters.
 - Corbelled brick stretchers on upper cornices.
- The 19th century stone remains of the former weaving and carding building consisting of the following exterior features:
 - Rubble stone walls.
 - Large cut stone quoins.
 - Cut stone arches above windows and doors.

The property’s heritage designation does not extend to any interior features and is not intended to prevent the careful adaptive reuse of the structures.