

**Ministry of Tourism,  
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**Conservation Review Board**

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**Commission des**

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**RE: CITY OF CAMBRIDGE - INTENTION TO DESIGNATE THE PROPERTY KNOWN  
AS 45 FRASER STREET (THE FORMER JOHN GOLDIE HOME), CAMBRIDGE,  
ONTARIO**

Robert Bowes, Chairman  
Barbara Humphreys, Member

June 22, 1994

The hearing was convened under Section 29(8) of the Ontario Heritage Act, R.S.O. 1990, Ch. O.18 for the purpose of reporting to the Council of the City of Cambridge whether, in the opinion of the Conservation Review Board, on the basis of the evidence heard, the property known municipally as 45 Fraser Street (the former John Goldie House) should be designated by by-law under the Act, an objection having been raised by the owner Phoebe Homes Ltd.

Notice of this hearing was given under the Act in the Cambridge Reporter on June 6, 13 and 20, 1994 by the Board, the relevant affidavit by a member of the Board's staff being Exhibit No. 1. The meeting was duly convened on June 22, 1994 at 10 a.m. in the City of Cambridge "Old Town Hall", Dickson Street, Cambridge, Ontario, the members of the public being informed by a notice affixed to the meeting room door and by a member of City staff redirecting interested attendants to this location from the original location specified i.e. the adjacent Market Building.

Prior to the meeting the Board visited the property and viewed the Goldie House (exterior only).

Present: John V. Cosman, LL.B., Cambridge  
Mary Cunha, Law Student, Cambridge  
Valerie Spring, Staff Liaison Officer to Cambridge  
LACAC  
Katherine Hebblethwaite, Archivist and author  
Nicholas Hill, M.Arch., R.A.I.C., O.A.A., C.I.P.,  
O.P.P.I.  
Margaret Goodbody, Historian and Researcher,  
Guelph

There were no representatives present from Phoebe Homes Ltd., who had registered the objection. Mr. Cosman, representing the City, called three witnesses: Valerie Spring, Catherine Hebblethwaite and Nicholas Hill. Margaret Goodbody also provided the Board with information.

**The Case for the City of Cambridge:**

Presenter: Mr. John V. Cosman, LL.B., Cambridge  
Mr. Cosman tabled the affidavit confirming the publication of the notice of hearing (Exhibit 1). He then presented and explained a number of exhibits detailing the history of ownership of the subject

property and establishing the present owner as being Phoebe Homes Ltd., c/o Kino Yakobi, R.R. No. 4, Cambridge (Exhibits 4 &5). To discuss and/or explain the balance of the Exhibits, Mr. Cosman called on his first witness Ms. Valerie Spring.

Valerie Spring, Staff Liaison Officer to Cambridge LACAC

Ms. Spring is an historian and architectural researcher employed by the City of Cambridge since 1988 as LACAC Co-ordinator (C.V. Exhibit 26). She stated that the local LACAC had been formed in 1976 and since then some 90 properties, largely private residential and one heritage district (in Galt) had been designated. She further stated that in 1981 a preliminary inventory had been prepared by Paul Dilse which listed 400 properties of heritage quality in which a reference was made to the Goldie House as "remarkable heritage" (p.92). She presented a copy of the City's Heritage Conservation Policy (Exhibit 17) and commented on the Revolving Heritage Fund, established in 1987 which is empowered to grant loans of up to \$14,500.00 at prime less 1% (Exhibits 7,8,17,18).

Supported by documentation Ms. Spring stated that the recommendation by the LACAC that the Goldie House be designated was accepted by Council and Notice of Intention to Designate was published in October 1993. Reasons for designation included both architectural and historical merit and fall well within the Ontario Heritage Act and the City of Cambridge Heritage Conservation Policy. Ms. Spring then went on to detail the basis of the objection registered by Phoebe Homes Ltd. - a request for a rezoning of the property and the demolition of the Goldie House - and the negative response to both by the Planning Board and subsequently by the City Council (Exhibits 7,8,9,10,11).

Mrs. Katherine Hebblethwaite, Archivist and Author

Mrs. Hebblethwaite has had extensive experience in both her professional field and in the researching and writing of local history (C.V., Exhibit 27). She presented a report on the history of John Goldie Jr. describing his career and dwelling on the important role he played in the development of Galt from a pioneer and market town to the "Manchester of Canada." In addition to his success commercially,

Mrs. Hebblethwaite also commented on his role as a staunch supporter of the community and a generous donor to good causes (Exhibits 23,24).

Nicholas Hill, M.Arch., R.A.I.C., O.A.A., C.I.P., O.P.P.I.

Mr. Hill is an Architect and Planner of extensive experience and has just recently completed a Master's degree in Landscape Architecture (C.V. Exhibit 28). Much of Mr. Hill's career has been devoted to architectural conservation and he is well qualified to undertake studies on the restoration and/or preservation of heritage buildings. In his comments on the Goldie property he strongly supported the recommendation of the LACAC that the building is of architectural merit "being a good, well preserved example of the Italianate style, a well preserved and representative example of a type of construction now rarely used (granite) and makes an important contribution to the urban composition of which it forms a part". He further stated that it was in reasonably good condition and required maintenance more than restoration, the main problems being the poor condition of the roof, eavestrough and fascias. He added that while the interior had undergone several alterations, in being converted to four apartments, much of the original historical fabric was still in good condition. Finally he presented a plan for the property which would improve access to the building and enhance its appearance by giving it a fine setting as well as much improving the entire site (Exhibits 15,16).

Ms. Margaret Goodbody, Historian and Researcher

Ms. Goodbody specializes in the architectural and historical research of buildings and districts (C.V. Exhibit 29). She is past Chairman of Cambridge LACAC, past President of Heritage Cambridge and is presently Acting Chair, Community Heritage Fund. She stated that Heritage Cambridge is interested in the Goldie House and is considering an application for severance of the immediate site of the building and its purchase and a potential occupant and/or purchaser is being sought.

Summation

In his final comments Mr. Cosman reminded the Board of the strong evidence that had been presented supporting LACAC's recommendation that the Goldie House be designated. He pointed out that it met the requirements for designation as spelled out by both the Ontario Heritage Act and the Cambridge Conservation Policy, being obviously of both architectural and historical merit - indeed, he said "the building cries out for designation!"

Findings

The Goldie House once occupied a large and commanding site in Galt; presently, the site is shared by two blocks of townhouses and the house itself has been converted into four apartments. The general appearance of the property is not too attractive, the existing townhouse blocks being of rather utilitarian design and the Goldie House very much in need of repair and maintenance.

The property has been severed into three parcels and a block of townhouses erected on each one of them, accommodating 5, 7 and 6 units respectively. This, with the Goldie House, provides a total of 18 units for which the necessary service, parking and access roads are as approved in the plan for the area dated 1972.

It is now the wish of the owner of the property - Phoebe Homes Ltd., an organization stated to "be in the business of providing affordable rental housing" to have the property severed into five parcels; to demolish the Goldie House and to have the by-law governing the development of the site altered to accommodate the erection of two more blocks of townhouses of six units each, giving a total of 30 units on the site. The owner claims the Goldie House is "beyond reasonably justifiable repair" and that its architectural merit has already been greatly diminished by the existing development of the site which has radically altered its context.

Alerted by discussions concerning the property LACAC moved successfully in June of 1993 to have the building designated under the Ontario Heritage Act. Notice of Intention to Designate was published in October 1993 and Mr. Yakobi of Phoebe Homes was so advised. Mr. Yakobi replied on November 12, citing his objections to designation and attaching an application for a demolition permit (he had already filed such an application with the City under the Rental Housing Protection Act). Meanwhile the Planning and Development Committee reviewed Mr. Yakobi's request for demolition of the house and rezoning of the property and made a recommendation to the Council, which was accepted, that the rezoning request be refused. Subsequently the Committee of Adjustment for the City deferred any action on the variances requested until plans for the site were finalized.

In January of this year, the City served a work order on the owner demanding a number of repairs to the Goldie House but no further action has been taken in this regard either by Mr. Yakobi or the City. It is understood that he is now trying to sell the property. Heritage Cambridge engaged the services of Mr. Nicholas Hill to report on the House, its physical condition and architectural merit, and the history was recorded as well. The LACAC Co-ordinator and Mr. Hill presented graphic material consisting of plans of the area and photographs, early and contemporary, of the House and Mrs. Hebblethwaite provided extensive information on the history and importance of the original owner.

Mr. John Goldie (1822-1896) was a son of a family who emigrated from Scotland in 1844. He was largely self taught and learned his trade by working on site. He apparently had a good deal of courage and enterprise as he set out at a young age with a friend, Hugh McCullough, to acquire their own business - the Dumfries Foundry. Due to hard work and a sharp mind he succeeded admirably and by 1871, when the population of Galt had grown to 4000, the firm of Goldie & McCullough was the largest manufacturer of industrial equipment in Canada. By the turn of the century the firm employed the largest labour force in the town and in their production of mill equipment of all kinds, of safes, bank vaults, pumps and steam engines, had given the small town world recognition in the production and quality of their factory.

In 1923 the firm was amalgamated with Babcock & Wilcox Ltd. of London, England and Babcock & Wilcox Co. of New York. In 1963 the original firm was bought out and the organization officially renamed Babcock & Wilcox Canada and operates under that name today, remaining one of the City's oldest industries. John Goldie was not only successful commercially but was renowned as a lifelong supporter of the community and generously contributed to many of the endeavours that encouraged its growth and development.

Goldie built his house in 1893 on a hill overlooking his plant and in a style currently popular, the Italianate. This style is distinguished by the use of wide eaves, decorative brackets and tall windows and we see it here used in a somewhat restrained form. Probably in part due to his Scottish background, he built it of granite with limestone quoins - a combination rarely seen in the present day. It is, at least was and could be again, a handsome structure befitting the dignity and success of the owner. It has been recommended for designation by Cambridge LACAC on the basis of its architectural style, as an example of rather unusual construction, and of its history - a tangible connection with a man who played such an important role in the development of the town. Mr. Hill emphasized the importance of the building to the ambience of the area and has produced a plan that is quite viable and would render the house most attractive as well as greatly improving the site in general.

**Recommendations:**

1. The Board agrees with the reasons for designation as stated by LACAC and also by Mr. Hill and recommends that the Goldie House be designated for its architectural and historical merit and for its potential contribution to the streetscape.
2. It is also recommended that steps be taken as soon as possible to undertake repairs to the roof to prevent any further deterioration of the building. Further, it is the Board's opinion that the site plan proposed by Mr. Hill is worthy of serious consideration.
3. The Board encourages Cambridge Heritage to continue its efforts to conserve the building.

(Signed)

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Robert Bowes, Chairman

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Barbara Humphreys, Member