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RECEIVED
2024/07/29
(YYYY/MM/DD)
Ontario Heritage Trust

In the Matter of the Ontario Heritage Act
R.S.O. 1990, Ch.O.18
And in the matter of lands and premises at the following municipal address in the
Province of Ontario.

NOTICE OF PASSING

TAKE NOTICE that the Council of the Corporation of the City of Cambridge passed By-law No. 24-074 designating the property municipally known as 171 Guelph Avenue (Forbes Estate) as being of cultural heritage value or interest under the Ontario Heritage Act, R.S.O 1990 Chapter O.18 as amended. A copy of the Designation By-law, including a list of heritage attributes, is attached.

Any person who objects to the by-law may appeal to the Ontario Land Tribunal by giving the Tribunal and the clerk of the municipality, within 30 days after the date of publication, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal. S. 29(8).

For more information, please contact Jeremy Parsons, Senior Planner – Heritage at parsonsje@cambridge.ca.

Dated at Cambridge the 29th day of July 2024.

Danielle Manton,
City Clerk,
50 Dickson Street
Cambridge, ON

THE CORPORATION OF THE CITY OF CAMBRIDGE

BY-LAW 24-074

Being a by-law to designate the property located at 171 Guelph Avenue 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 171 Guelph Avenue, 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 171 Guelph Avenue, 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 16 day of July 2024



MAYOR



CLERK

SCHEDULE "A"
TO BY-LAW NO. 24-074
of the
CORPORATION OF THE CITY OF CAMBRIDGE

Block 1, Plan 58M-716

SCHEDULE "B"

TO BY-LAW NO. 24-074

of the

CORPORATION OF THE CITY OF CAMBRIDGE

The subject property, municipally known as 171 Guelph Avenue, was designated because of its cultural heritage significance.

Description of Historic Place

The subject property is located on the east side of Guelph Avenue, along Forbes Lane. The property is located north of downtown Hespeler and west of the Hespeler Mill Pond. The property contains a two-and-a-half brick dwelling with several additions. A historic stone wall fronts the property, along Guelph Avenue.

Summary of Cultural Heritage Value

The property at 171 Guelph Avenue, City of Cambridge retains physical/design, historical/associative, and contextual value.

The property at 171 Guelph Avenue, known as the Forbes Estate, includes a fine example of a Classical Revival home with Beaux-Arts details. The Forbes House displays high degrees of craftsmanship and artistic merit throughout including its expressive front façade that incorporates ornate Ionic columns, wooden railings, and robust cornice. The building has a prominent porte-cochère that incorporates stone elements and includes Beaux-Arts details such as lead windows and exterior light fixtures. The Forbes House was designed by Taylor and Taylor, a Brantford based architecture firm that designed numerous important buildings in Brantford including the Market Building, Temple Building, Masonic Hall, and Brantford City Hall. The firm also designed buildings in Ingersoll, Woodstock, London, along with the St. Andrew's Presbyterian Church in Hespeler. In addition to the Forbes House, the property formerly featured a stone tower used for agricultural purposes that will be relocated to Jacob's Landing at the Hespeler Mill Pond.

The Forbes Estate's location on the fringes of the Hespeler community adjacent to the Speed River is consistent with a historical approach to landscape and estate design that maintained that a rural setting and proximity to the natural environment were beneficial to health and wellness. The high degree of craftsmanship and artistic merit of the Forbes House, the Forbes Estate's winding driveway and its articulation with a porte-cochere, extant rows of vegetation, remnant rubble stone wall, and the former orchard are consistent features of estate-like properties.

Historically, the property is associated with several prominent residents throughout its history, namely George Forbes, the first mayor of the Town of Hespeler, founder of the Dominion Woollens Textile Mill, and a prominent industrialist within the community. Forbes' assemblage of the property has created the large estate-like property. Forbes' son George Alexander Forbes also lived on the property and, like his father, was a prominent capitalist but was also known for his conservation work involving wood ducks. George Forbes's brother-in-law, Zachariah Hall, also lived in the Forbes House. Hall was a local manufacturer and notable inventor of the two-piece hockey stick. Additionally, the property is associated with early agricultural development in Hespeler and may be associated with Hespeler's original farm, associating the property with one of the community's earliest settlers, an important businessman within the Hespeler community, and the namesake for the town.

Contextually, the Forbes Estate has historically been a defining feature north of the Speed River with the property comprising much of the land east of Guelph Avenue. Today, the Forbes Estate is much smaller but retains a distinctive setting on Guelph Avenue. Though partially obscured, the Forbes House is the visually predominant feature of the property and is one of three buildings on contiguous properties on the east side of Guelph Avenue with historic influences and similar setbacks from the street. The east side of Guelph Avenue is tree-lined and contributes to the streetscape and exemplifies the private character of the Forbes Estate.

Description of Heritage Attributes

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

Forbes House

- The location of the Forbes House, set back from Guelph Avenue;
 - This feature contributes to the cultural heritage value of the property (contextual value) by reflecting the original location of the dwelling on the estate.
- The winding driveway leading to the Forbes House;
 - This feature contributes to the cultural heritage value of the property (contextual value) by reflecting the early or original location of the formal entrance to the estate.
- The materials including buff brick and stone plinths, lintels, sills, ornamentation, and wood detailing;
 - This feature contributes to the cultural heritage value of the property (physical/design value) as decorative, historic material of the Forbes Estate House, designed by architecture firm Taylor and Taylor.
- The front facade including the entrance with its stone lintel, wooden doors, and sidelights; incorporating Beaux-Arts details, the ornate ionic columns, wooden railings, porch, and balcony;

- This feature contributes to the cultural heritage value of the property (physical/design value) as decorative, historic material of the Forbes Estate House, designed by architecture firm Taylor and Taylor.
- The rare porte-cochere on the south elevation, which is supported by four square brick piers sitting on stone plinths with base mouldings. The roof of the porte-cochere has a cornice with dentils and decorative brackets;
 - This feature contributes to the cultural heritage value of the property (physical/design value) as decorative, historic material of the Forbes Estate House, designed by architecture firm Taylor and Taylor.
- The Beaux-Arts details including lead windows and exterior light fixtures;
 - This feature contributes to the cultural heritage value of the property (physical/design value) as decorative, historic material of the Forbes Estate House, designed by architecture firm Taylor and Taylor.
- The slate mansard roof with flared eaves, identical dormers, and robust cornice including dentils and brackets on all elevations;
 - This feature contributes to the cultural heritage value of the property (physical/design value) as decorative, historic material of the Forbes Estate House, designed by architecture firm Taylor and Taylor.
- Three brick external chimneys on the south, north and east elevations;
 - This feature contributes to the cultural heritage value of the property (physical/design value) as decorative, original historic material of the Forbes Estate House, designed by architecture firm Taylor and Taylor.
- The symmetrical principal (west) façade, that features ornate ionic columns with a stone base, a first-floor porch, and second storey balcony that spans the width of the front elevation, containing robust wooden railings;
 - This feature contributes to the cultural heritage value of the property (physical/design value) as decorative, historic material of the Forbes Estate House, designed by architecture firm Taylor and Taylor.
- The overhanging roof, which contains a significant cornice with dentils and evenly spaced brackets; and
 - This feature contributes to the cultural heritage value of the property (physical/design value) as decorative, historic material of the Forbes Estate House, designed by architecture firm Taylor and Taylor.

- A projecting portion of the building on the north elevation that contains two stone band courses and an external chimney with stepped stone inset.
 - This feature contributes to the cultural heritage value of the property (physical/design value) as decorative, historic material of the Forbes Estate House, designed by architecture firm Taylor and Taylor.

Other features

- The rubble wall, which contributes to the estate boundary along Guelph Avenue;
 - This feature contributes to the cultural heritage value of the property (contextual value and physical/design value) by delineating property boundaries with historic material and contributing to heritage character of the landscape.
- The rows of vegetation on the property demarcating the boundary along Guelph Avenue and the internal boundary between the Forbes House and the original George Forbes House that was demolished in 1949.
 - This feature contributes to the cultural heritage value of the property (contextual value) by delineating property boundaries and contributing to the heritage character of the landscape.