

**To:** Municipal Heritage Advisory Committee

**Meeting Date:** 12/18/2025

**Report Title:** **78 Chalmers Street North - Recommendation to Designate**

**Report Author:** Cheyenne Mailloux, Planner - Heritage

**Department:** Planning and Growth

**Division:** Policy Planning

**Report No.:** 25-056 (MHAC)

**File No.:** R01.01.191

**Ward:** Ward 4

**RECOMMENDATION:**

**THAT** Report 25-056 (MHAC) Recommendation to Designate be received;

**AND FURTHER THAT** the Municipal Heritage Advisory Committee (MHAC) supports the recommendation to designate the property municipally known as 78 Chalmers Street North, under Part IV, Section 29 of the *Ontario Heritage Act*.

**EXECUTIVE SUMMARY:**

**Purpose**

This report recommends the designation of 78 Chalmers Street North (as shown on the Location Map, see **Attachment A**) under Part IV, Section 29 of the *Ontario Heritage Act*. The property meets the criteria for designation as it holds cultural heritage value due to its historical, architectural, and contextual significance. The following sections outline the rationale for designation.

**Key Findings**

- 78 Chalmers Street North was built in the late 19th century in Galt, circa 1878, and reflects the overall appearance of Galt during this period. The house is featured in several historical maps, including the 1929 Galt Fire Insurance Plan (see **Attachment D**).
- The house was built in the Victorian era, in the Gothic Revival architectural style, evident in the shape of the floor plan, the shape and peak of the roof, the shape of the windows, the large bay window on the front façade, and the various details

throughout the building. The materials used to build the house reflect common characteristics of Gothic Revival homes, specifically the stone used on the majority of the build.

- The house contributes strongly to the character of Galt and the architectural history of the area.

Staff concluded that the property meets three (3) of the nine (9) criteria under the *Ontario Heritage Act*, Regulation 9/06 (as amended by 569/22).

### **Financial Implications**

There is no cost to property owners associated with designating a property in Cambridge. The City does provide and pay for a heritage landmark plaque at a cost of approximately \$500. The City also pays to register the bylaw on title to the property, which costs under \$100. The property owner will be able to apply for a Designated Heritage Property Grant to support the costs of maintaining the heritage attributes of the property.

### **STRATEGIC ALIGNMENT:**

- Strategic Action; or
- Core Service

**Objective(s):** Not Applicable

**Strategic Action:** Not Applicable

**Program:** Community Development

**Core Service:** Heritage Conservation

### **BACKGROUND:**

As part of the Province of Ontario's direction through Bill 23, the *More Homes Built Faster Act*, 2022 and Bill 200, the *Homeowner Protection Act*, 2024, the City of Cambridge is undergoing a comprehensive review of its Heritage Register. WSP Canada was retained by the City of Cambridge to complete a review of all non-designated properties listed on the Heritage Register. The objective of the Heritage Register Review process is to survey and assess at a high level, all listed properties, and to identify significant heritage properties that are candidates for designation under the *Ontario Heritage Act*, temporary retention of the property on the Register, or removal from the Register.

The property municipally known as 78 Chalmers Street North was evaluated by WSP, classified as a "Significant Built Heritage Resource", and recommended for designation

(see **Attachment B**). Further evaluation from staff concluded that the subject property at 78 Chalmers Street North would benefit from designation under the *Ontario Heritage Act*.

The property is currently listed on the City's Heritage Register as a non-designated property of cultural heritage value or interest. The Register uses the description, "High Victorian Gothic house, grey granite (Dilse p. 103)," to describe the property.

Photographs of the subject property, taken by Heritage Staff on December 3, 2025 from the public right-of-way, Apple Maps, and taken from the Heritage Assessment completed by WSP, can be found in **Attachment E** (Figures 1-4).

## **ANALYSIS:**

The following is a brief description of the architectural, historical, and contextual background of the property located at 78 Chalmers Street North. A more detailed analysis can be found in the Statement of Cultural Heritage Value (see **Attachment B**).

### **Location and Setting**

The property located at 78 Chalmers Street North is located on the west side of Chalmers Street, between McNaughton Street and Pollock Avenue (see **Attachment A**). Chalmers Street is a historic residential street in Galt, with many of the existing buildings dating back to pre-1950.

The property is zoned R4 – Low Density Residential and falls within the land use designations for Residential Properties outlined within the Official Plan. The property is currently subject to any active applications.

The dwelling is visible from Chalmers Street North, surrounded by several mature trees and manicured gardens. There are two (2) neighbouring properties, each with houses that date back to pre-1950. The property is featured in historical maps, including the 1929 Galt Fire Insurance Plan (see **Attachment D**), confirming the lots development in the late 19th century.

### **Design and Physical Value**

78 Chalmers Street North is a two-storey residence built in the Gothic Revival architectural style during the late 19th century, in a residential area in Galt. It is distinguished by the square shaped floor plan, stone foundation, medium pitch gable roof, granite exterior, wooden board and batten on the upper elevation, the shape and style of the windows, and the large bay window on the front façade. The house is surrounded by several mature trees.

The property showcases a high degree of craftsmanship through the use of grey granite on the exterior, stone detailing, large bay window and the segmentally arched windows seen throughout the build.

### **Key Features Include:**

- **Form and Massing:** Gothic Revival, two-storey single-detached dwelling on a stone foundation
- **Materials:** Grey granite exterior on both elevations; wooden board and batten on the upper elevation
- **Windows and Doors:** Segmentally arched windows throughout the build, a large bay window on the front façade, paned glass front door, and transom
- **Roof:** medium pitched gable roof with detailed sills
- **Details:** scalloped wooden detailing above bay window
- **Porch:** covered porch on the front façade of the building, supported by wooden columns

### **Contextual Value**

78 Chalmers Street North is located in the middle of historic Galt, in a residential area with a large concentration of pre-1950 buildings. It helps define and maintain the character of the immediate neighbourhood, as well as the overall historic character of Galt through its architectural style, Gothic Revival, the materials used to construct the building, and the mature landscape that is featured on the property.

### **Evaluation under Ontario Regulation 9/06 of the *Ontario Heritage Act***

Heritage Planning staff are of the opinion that the property warrants designation based on a determination that the property satisfies three (3) of the nine (9) criteria contained in the *Ontario Regulation 9/06* (as amended by 569/22). According to the legislative changes introduced to the *Ontario Heritage Act* through the *More Homes Built Faster Act, 2022*, properties must meet at least two (2) of the nine (9) criteria under Ontario Regulation 9/06 (amended by the 569/22) to be considered for designation under Part IV of the *Ontario Heritage Act*.

**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.** 78 Chalmers Street North is representative of the Gothic Revival architectural style that was popular throughout the later half of the 19th century. The two-storey single-detached dwelling was built circa 1878 in historic Galt, using materials from local quarries.

Notable features include the square shaped floor plan, stone foundation, medium pitch gable roof, granite exterior, wooden board and batten on the upper elevation, the shape and style of the windows, and the large bay window on the front façade.

**2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.**

**YES.** 78 Chalmers Street North displays significant design and physical value because it displays a high degree of craftsmanship exemplified through the use of grey granite on the exterior of the building, stone details seen throughout the build, shape of the segmented arched windows, and the large bay window, all of which are well-preserved.

**3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.**

**NO.** Although the property displays significant built heritage value, 78 Chalmers Street North does not demonstrate a high degree of technical or scientific achievement to meet this requirement.

**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.**

**NO.** Although 78 Chalmers Street North displays significant built heritage value, it does not have any direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to the community.

**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 property displays significant built heritage value, 78 Chalmers Street North does not have the potential to yield information that contributes to an understanding of the surrounding community or culture.

**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.**

**NO.** While 78 Chalmers Street North displays significant built heritage value, it does not reflect the work or ideas of a well-known architect, artist, builder, designer, or theorist who is significant to a community.

**7. The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.**

**YES.** 78 Chalmers Street North is important in site defining and supporting the historical character of the area through its construction materials, 19th century building practices and craftsmanship, Gothic Revival architectural style stone foundation, grey granite and wooden board and batten exterior, segmentally arched windows, glass paned door, large bay window, and the shape and pitch of the roof.

**8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.**

**NO.** Although 78 Chalmers Street North displays significant built heritage value, it is not clearly physically, functionally, visually or historically linked to its surroundings.

**9. The property has contextual value because it is a landmark.**

**NO.** 78 Chalmers Street North is not considered a landmark.

#### **Cultural Heritage Attributes:**

The following are identified heritage attributes of the property that enhance the architectural integrity and aesthetics, reflecting the craftsmanship of the era. The key heritage attributes that contribute to the cultural heritage value and interest of 78 Chalmers Street North, include:

- The two-storey, grey granite and wooden board and batten, Victorian Gothic Revival single-detached dwelling (built circa 1878)
  - Mass, form, and style of the building;
  - Square-shaped floor plan;
  - Shallow setback;
  - Medium pitch gable roof;
  - Wooden board and batten cladding on the upper elevation;
  - Grey granite exterior;
  - Stone voussoirs;
  - Segmentally arched windows;
  - Details sills;
  - Large bay window on the front façade;
  - Paned glass doors;
  - Transom;
  - Covered porch supported by wooden columns; and

- Stone foundation
- The property's location on Chalmers Street North in Galt

The heritage analysis conducted by Heritage Planning Staff did not include an interior evaluation. As such, no interior features were included within the recommended list of heritage attributes.

## **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 City does provide and pay for a heritage landmark plaque at a cost of approximately \$500. The City also pays to register the bylaw on title to the property, which costs under \$100. The property owners 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:**

The owner of the property was notified via registered mail on December 3, 2025, regarding the ongoing heritage designation process and the staff report.

### **CONCLUSION:**

Based on the findings that the subject property meets more than (2) two criteria under Ontario Regulation 9/06 needed to designate a property. Heritage staff are of the opinion that the property possesses significant cultural heritage value to warrant designation under Part IV, Section 29 of the *Ontario Heritage Act*. Therefore, staff recommend that MHAC support 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 78 Chalmers Street North, in accordance with part IV, 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 the  
Melissa Aldunate, Manager of Policy Planning.**

**ATTACHMENTS:**

1. 25-056 (MHAC) Attachment A - Location Map
2. 25-056 (MHAC) Attachment B – WSP Assessment
3. 25-056 (MHAC) Attachment C - Statement of Cultural Heritage Value
4. 25-056 (MHAC) Attachment D – Galt Fire Insurance Map
5. 25-056 (MHAC) Attachment E – Site Photos
6. 25-056 (MHAC) Attachment F – Draft NOID



1:750

MCNAUGHTON ST

CHALMERS ST N



# ATTACHMENT A 78 CHALMERS ST N

CITY OF CAMBRIDGE LISTED (NON-DESIGNATED) PROPERTY REVIEW FORM

Address: 78 Chalmers Street North, Cambridge, Ontario
Common Name: N/A
Ward: Galt
Legal Description: N/A



Plate 1: Front Façade (East Elevation) of 78 Chalmers Street



Plate 2: Location of 78 Chalmers Street

PROPERTY OBSERVATIONS:

Integrity: [X] Preserved / Intact [ ] Modified [ ] Compromised [ ] Demolished (date): \_\_\_\_\_

Construction Period: [ ] 1820-1850 [ ] 1851-1875 [X] 1876-1900 [ ] 1901-1945 [ ] 1946-1975 [ ] 1976-1999

Year (if known): N/A

Architect / Builder / Craftsperson (if known): N/A

Massing: [X] Single-detached [ ] Semi-detached [ ] Row [ ] Other:

Storeys: [ ] 1 [ ] 1 1/2 [X] 2 [ ] 2 1/2 [ ] 3 [ ] 3 1/2 [ ] 4 or more [ ] Irregular [ ] Other: \_\_\_\_\_

Foundation Construction Material: [X] Stone [ ] Brick [ ] Concrete [ ] Wood [ ] Other: \_\_\_\_\_ Finish: \_\_\_\_\_

Building Construction Material (if known): [ ] Brick [ ] Frame (wood) [ ] Stone [ ] Log [X] Other: Unknown

Building Cladding: [X] Wood [X] Stone [ ] Brick [ ] Stucco [ ] Synthetic [ ] Other: \_\_\_\_\_ Finish: Grey granite, board and batten

Roof Type: [ ] Hip [ ] Flat [ ] Gambrel [ ] Mansard [X] Gable [ ] Other: \_\_\_\_\_ Type: Medium pitch

Roof Materials: [X] Asphalt Shingle [ ] Wood Shingle [ ] Slate [ ] Tile/Terra Cotta [ ] Tar/Gravel [ ] Metal [ ] Other: \_\_\_\_\_

**Architectural Style / Influence:**

<input type="checkbox"/> Art Deco / Moderne (1910-1950)	<input type="checkbox"/> Classical Revival (1820-1860)	<input type="checkbox"/> International (1920-1950)	<input type="checkbox"/> Neo-Gothic (1900-1945)	<input type="checkbox"/> Regency (1820-1860)
<input type="checkbox"/> Arts and Crafts (1890-1940)	<input type="checkbox"/> Colonial Revival (1900-2003)	<input type="checkbox"/> Italian Villa (1830-1900)	<input type="checkbox"/> Ontario Cottage (1840-1900)	<input type="checkbox"/> Richardson Romanesque (1840-1900)
<input type="checkbox"/> Beaux-Arts (1885-1945)	<input type="checkbox"/> Edwardian (1890-1916)	<input type="checkbox"/> Italianate (1850-1900)	<input type="checkbox"/> Period Revivals (1900-2014)	<input type="checkbox"/> Second Empire (1860-1900)
<input type="checkbox"/> Bungalow (1900-1945)	<input type="checkbox"/> Georgian / Mennonite Georgian (1750-1850)	<input type="checkbox"/> Mid-Century Modern (1945-1965)	<input type="checkbox"/> Post-Modern (1960-2009)	<input type="checkbox"/> Vernacular
<input type="checkbox"/> Chateau (1880-1930)	<input checked="" type="checkbox"/> Gothic Revival (1830-1900)	<input type="checkbox"/> Neo-Classical (1810-1850)	<input type="checkbox"/> Queen Anne (1870-1910)	<input type="checkbox"/> Wartime Housing (1940-1960)
<input type="checkbox"/> Other:				

**Notes: Victorian Gothic House**

**Notable Building Features:**

- |  |  |                                      |   |   |
|--|--|--------------------------------------|---|---|
| <input checked="" type="checkbox"/> Porch                                      | <input checked="" type="checkbox"/> Sill(s)  | <input type="checkbox"/> Tower/Spire | <input type="checkbox"/> Bargeboard         | <input type="checkbox"/> Eaves          |
| <input type="checkbox"/> Verandah  | <input type="checkbox"/> Lintel(s)           | <input type="checkbox"/> Dome        | <input checked="" type="checkbox"/> Transom | <input type="checkbox"/> Balustrade     |
| <input type="checkbox"/> Balcony   | <input type="checkbox"/> Shutters            | <input type="checkbox"/> Finial      | <input type="checkbox"/> Side Light         | <input type="checkbox"/> Dormer         |
| <input checked="" type="checkbox"/> Door(s)                                    | <input type="checkbox"/> Quoins              | <input type="checkbox"/> Pilaster    | <input type="checkbox"/> Pediment           | <input type="checkbox"/> Chimney        |
| <input type="checkbox"/> Stairs  | <input checked="" type="checkbox"/> Voussoir | <input type="checkbox"/> Capital     | <input type="checkbox"/> Brackets           | <input type="checkbox"/> Parapet        |
| <input type="checkbox"/> Fire wall   | <input type="checkbox"/> Cornice             | <input type="checkbox"/> Panel       | <input type="checkbox"/> Date Stone         | <input checked="" type="checkbox"/> Bay |
| <input checked="" type="checkbox"/> Window Details: Segmentally arched, sashed | <input type="checkbox"/> Column              | <input type="checkbox"/> Cresting    | <input type="checkbox"/> Other: _____       |   |

**Notes: N/A**

**Context:**

- Streetscape (Residential / Commercial)  Terrace / Row  Complex / Grouping  Landmark
- Multi-Address Parcel (list addresses):  Other:
- Related Buildings:

**Plan:**  Square  Rectangular  L  U  T  H  Cross  Irregular  Other: \_\_\_\_\_

**Wings:** Left, rear **Setback:**  Shallow  Deep  At ROW  **Other:** \_\_\_\_\_  Corner Lot

**Accessory Features and Structures:**

- Features (i.e., stone wall, fountain, trees/garden beds):
- Mature trees throughout the property
  - Driveway on the north side
  - Pathway leading to the front entrance
- Structures (i.e., shed, ice house, drive shed):

**ADDITIONAL NOTES, DOCUMENTATION AND RESEARCH:**

- The property is located on land once belonging to Absalom Shade, one of the founding members of Galt
- Absalom Shade significantly contributed to the development of Galt, now part of Cambridge, Ontario. Shade operated a general store, mill, and distillery, and the settlement that developed, originally known as Shade's Mills, later became Galt. In 1819, he built a bridge over the Grand River, lasting until 1932. Shade secured contracts for the Canada Company, helped establish the Grand River Navigation Company and the Gore Bank in Hamilton, and developed railroads in the area. He also contributed to the construction of Galt's Trinity Anglican Church in 1844, which still stands today. (Source: [Absalom Shade - Wikipedia](#))
- The property is located adjacent to the East Galt Cultural Heritage Landscape.

**Further Historical Value/ Associative Value Research/Evaluation:**

Recommended  Not Recommended

- Complete additional research to verify if there are any significant historical associations for this property. None identified to date.

**Related Planning, Building or Heritage Files:**

- N/A

**OBSERVATION FORM COMPLETION:**

<b>Surveyed By:</b>	Meghan McKay, Junior Cultural Heritage Specialist	<b>Date:</b>	03/18/2025
<b>Reviewed By:</b>	Kanika Kaushal, Senior Cultural Heritage Specialist	<b>Date:</b>	05/29/2025

## PRELIMINARY EVALUATION

For properties to be considered *Significant Built Resources* and prioritized for inclusion in the designation work plan, they must meet, at minimum, **two** of nine O. Reg. 9/06 criteria (as amended by O. Reg. 569/22).

For properties to be considered *Character-Supporting Resources* and to be retained on the Heritage Register, they must meet, at minimum, **one** O. Reg. 9/06 criteria.

Yes/No	O. Reg. 9/06 Criteria	Discussion
<input checked="" type="checkbox"/>	1. The property's style, type, expression, material or construction method is:  <input type="checkbox"/> rare <input type="checkbox"/> unique <input checked="" type="checkbox"/> representative <input type="checkbox"/> early	The property located at 78 Chalmers Street North contains a two-storey grey granite and board and batten clad Gothic Revival residence built between 1876 and 1900. Notable architectural features include the square shape plan, shallow set back, medium pitch gable roof, board and batten and grey granite exterior, stone voussoirs, segmentally arched windows, sills, bay window, paned glass door, transom, covered porch and stone foundation. Landscape elements include the mature trees.
<input type="checkbox"/>	2. The property displays a high degree of:  <input type="checkbox"/> craftsmanship <input type="checkbox"/> artistic merit	N/A
<input type="checkbox"/>	3. The property demonstrates a high degree of: <input type="checkbox"/> technical <input type="checkbox"/> scientific achievement.	N/A
<input type="checkbox"/>	4. The property has direct associations with a potentially significant:  <input type="checkbox"/> theme <input type="checkbox"/> event <input type="checkbox"/> belief <input type="checkbox"/> person <input type="checkbox"/> activity  <input type="checkbox"/> organization <input type="checkbox"/> institution	The 1861 Tremaine Waterloo County Map identifies the subject lands under ownership of Absalom Shade (1861 Tremaine Waterloo County Map) who was an early settler of Galt. Absalom Shade significantly contributed to the development of Galt, now part of Cambridge, Ontario.  No direct associative link between A.Shade and the subject property has been demonstrated.
<input type="checkbox"/>	5. The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	N/A
<input type="checkbox"/>	6. The property demonstrates or reflects the work or ideas of a potentially significant:  <input type="checkbox"/> architect <input type="checkbox"/> artist <input type="checkbox"/> builder <input type="checkbox"/> designer <input type="checkbox"/> theorist	N/A
<input checked="" type="checkbox"/>	7. The property is important in: <input type="checkbox"/> defining <input type="checkbox"/> maintaining <input checked="" type="checkbox"/> supporting the character of an area.	The property is important in supporting the historical character of the area through its construction materials, Gothic Revival architectural style and mature landscape.
<input type="checkbox"/>	8. The property is linked to its surroundings:  <input type="checkbox"/> physically <input type="checkbox"/> functionally <input type="checkbox"/> visually <input type="checkbox"/> historically	N/A

Yes/No	O. Reg. 9/06 Criteria	Discussion
<input type="checkbox"/>	9. The property is a landmark.	N/A

**Classification:**

- Significant Built Heritage Resource
  Character Supporting Resource
  Not a Heritage Resource

**Draft Statement of Cultural Heritage Value:**

<b>Description of the Property:</b>	<p>The property located at 78 Chalmers Street North contains a two-storey grey granite and board and batten clad Gothic Revival residence built between 1876 and 1900. The property also includes mature trees throughout the property, a driveway on the north side and a pathway leading to the front entrance.</p>
<b>Statement of Cultural Heritage Value:</b>	<p>The property located at 78 Chalmers Street North contains a one-and-a-half storey grey granite and board and batten clad Gothic Revival residence built between 1876 and 1900. Notable architectural features include the square shape plan, shallow set back, medium pitch gable roof, board and batten and grey granite exterior, stone voussoirs, segmentally arched windows, sills, bay window, paned glass door, transom, covered porch and stone foundation. Landscape elements include the mature trees. The property displays a high degree of craftsmanship shown through the exterior materials, bay window and stone details.</p> <p>The 1861 Tremaine Waterloo County Map identifies the subject lands under ownership of Absalom Shade (1861 Tremaine Waterloo County Map) who was an early settler of Galt. Absalom Shade significantly contributed to the development of Galt, now part of Cambridge, Ontario.</p> <p>No direct associative link between A.Shade and the subject property has been demonstrated.</p> <p>The property is important in supporting the historical character of the area through its construction materials, Gothic Revival architectural style and mature landscape.</p>
<b>Heritage Attributes:</b>	<ul style="list-style-type: none"> <li>• Two-storey grey granite and board and batten clad Gothic Revival residence (built between 1876 and 1900)                     <ul style="list-style-type: none"> <li>○ Two-storey massing</li> <li>○ square shape plan</li> <li>○ shallow set back</li> <li>○ medium pitch gable roof</li> <li>○ board and batten and grey granite exterior</li> <li>○ stone voussoirs</li> <li>○ segmentally arched windows</li> <li>○ sills</li> <li>○ bay window</li> <li>○ paned glass door</li> <li>○ transom</li> <li>○ covered porch</li> <li>○ stone foundation</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>• mature trees</li> </ul>
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**CRITERIA OF RISK OR VALUE:**

Properties that meet many of the following risk criteria may be prioritized for inclusion in the designation work plan:

- Known to possess significant CHVI (i.e., rare, unique, important historic associations, landmark)
- Located along a corridor planned for intensification
- Located in a proposed Stage 2 ION Station Area
- Located in a Secondary Plan Area or area aligned with other City initiatives or studies
- The site of a proposed development or threatened with demolition
- Located in an area experiencing development pressure or with a trend of high heritage loss (i.e., high number of development and building permit applications received)
- Located in an area with a concentration of pre-1950 buildings
- Located in a remaining settlement area (i.e., distinct place with unique identities)
- Located on a rural landscape or other cultural heritage landscape (i.e., does the property contain a barn?)

**RECOMMENDATION:**

- Add to Designation Work Plan
- Consider designation as part of an HCD (Part V Designation)
- Retain on Heritage Register (until 2027) and add to non-status inventory
- Remove from Heritage Register

**NOTES:**

- The property is located adjacent to the East Galt Cultural Heritage Study area.

**EVALUATION FORM COMPLETION:**

<b>Surveyed By:</b>	Meghan McKay, Junior Cultural Heritage Specialist	<b>Date:</b>	05/27/2025
<b>Reviewed By:</b>	Kanika Kaushal, Senior Cultural Heritage Specialist	<b>Date:</b>	05/29/2025
<b>City Staff Reviewed:</b>	Laura Waldie, Senior Planner-Heritage	<b>Date:</b>	07/10/2025
<b>Council Decision:</b>		<b>Date:</b>	
<b>City Database Update:</b>		<b>Date:</b>	

**SUPPORTIVE DOCUMENTATION:**

- N/A

# **Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes**

78 Chalmers Street North, Cambridge

## **Legal Description**

PLAN 443 LOT 30

## **Description of Historic Place**

The property at 78 Chalmers Street North is located on the west side of Chalmers Street North, between McNaughton Street and Pollock Avenue, in historic Galt. The property contains a two-storey grey granite, Gothic revival style residence that was built during the late 19<sup>th</sup> century.

## **Summary of Cultural Heritage Value**

The property at 78 Chalmers Street North exhibits physical/design value and contextual value.

78 Chalmers Street North is considered a representative example of a house built in the Gothic Revival architectural style. The two-storey, grey granite dwelling has a square shaped floor plan, stone foundation, medium pitch gable roof, granite exterior, wooden board and batten on the upper elevation, the shape and style of the windows, and the large bay window on the front façade.

The house displays a high degree of craftsmanship. This is exemplified through the use of grey granite on the exterior of the building, stone details seen throughout the build, shape of the segmented arched windows, and the large bay window, all of which are well-preserved.

78 Chalmers Street North is located in historic Galt, in an area that has a heavy concentration of residences constructed before and during the early half of the 20<sup>th</sup> century. Through its architectural style and the materials used to construct the building, the house helps support the overall character of the neighbourhood.

## **Description of Heritage Attributes**

The character-defining heritage attributes of 78 Chalmers Street North include the following:

- The two-storey, grey granite and wooden board and batten, Victorian Gothic Revival single-detached dwelling (built circa 1878)
  - Mass, form, and style of the building;
  - Square-shaped floor plan;
  - Shallow setback;
  - Medium pitch gable roof;

- Wooden board and batten cladding on the upper elevation;
  - Grey granite exterior;
  - Stone voussoirs;
  - Segmentally arched windows;
  - Details sills;
  - Large bay window on the front façade;
  - Paned glass doors;
  - Transom;
  - Covered porch supported by wooden columns; and
  - Stone foundation
- The property's location on Chalmers Street North in Galt

These features contribute to the cultural heritage value of the property by reflecting physical/design value in the houses original layout, original building material, and historic architectural and design features. The assemblage of these architectural elements forms a representative example of the Gothic Revival architectural style and the craftsmanship of the late 19<sup>th</sup> century.

The property's heritage designation does not extend to any interior features.

# ATTACHMENT 4 – Galt Fire Insurance Map (1929)



# ATTACHMENT E



Figure 1 – Photo of 78 Chalmers Street North (December 3, 2025)



Figure 2 - Photo of 78 Chalmers Street North (December 3, 2025)

## ATTACHMENT E



Figure 3 – Photo of 78 Chalmers Street North (Google Street View September 2022)



Figure 4 - Photo of 78 Chalmers Street North (Google Street View September 2022)

## **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 78 CHALMERS STREET NORTH, 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 78 Chalmers Street North 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.

#### **Description of Property**

The property at 78 Chalmers Street North is located on the west side of Chalmers Street North, between McNaughton Street and Pollock Avenue, in the historic Galt area. It contains a two-storey Gothic Revival style residence, that was built circa 1878.

#### **Statement of Cultural Heritage Value or Interest**

The property is of cultural heritage value for its design and contextual significance. Built circa 1878, the building is a strong representative example of residence built in the Gothic Revival architectural style. Its simple square shaped floor plan, granite exterior on the lower elevation, wooden board and batten on the upper elevation, the shape and style of windows, and the large bay window on the front faced, exemplify the Gothic Revival architectural style, as well as a high degree of craftsmanship.

Contextually, the property defines and maintains the historic residential area of Galt, through its architectural value, building materials, and landscaping. It is located in an area with a large concentration of pre-1950 buildings.

#### **Description of Heritage Attributes**

The following attributes contribute to the property's cultural heritage value:

##### **Building Attributes**

- The two-storey, grey granite and wooden board and batten, Gothic Revival single-detached dwelling (built circa 1878)
  - Mass, form, and style of the building;
  - Square-shaped floor plan;
  - Shallow setback;
  - Medium pitch gable roof;
  - Wooden board and batten cladding on the upper elevation;
  - Grey granite exterior;
  - Stone voussoirs;

- Segmentally arched windows;
- Details sills;
- Large bay window on the front façade;
- Paned glass doors;
- Transom;
- Covered porch supported by wooden columns; and
- Stone foundation

### **Site and Landscape Attributes**

- The property's location on Chalmers Street North in Galt

### **Objection**

Any person may, within 30 days after the date of publication of this notice, serve on the City Clerk of the City of Cambridge a Notice of Objection to the proposed designation. The notice must set out the reason(s) for the objection and all relevant facts.

Notice of Objection should be addressed to: City Clerk, The Corporation of the City of Cambridge 50 Dickson Street, P.O. Box 669, Cambridge, Ontario N1R 5W8 Email: [clerks@cambridge.ca](mailto:clerks@cambridge.ca)

Further information regarding the proposed designation may be obtained from the Policy Planning Division (Heritage Planning) at [heritageinfo@cambridge.ca](mailto:heritageinfo@cambridge.ca).