

**To:** Municipal Heritage Advisory Committee  
**Meeting Date:** 1/15/2026  
**Report Title:** **11 Kay Street – Recommendation to Designate**  
**Report Author:** Scott Abbott, Planner-Heritage  
**Department:** Planning and Growth  
**Division:** Policy Planning  
**Report No.:** 26-005 (MHAC)  
**File No.:** R01.01.194  
**Ward:** Ward 6

#### **RECOMMENDATION:**

**THAT** the Municipal Heritage Advisory Committee (MHAC) supports the recommendation to designate the property municipally known as 11 Kay Street under Part IV, Section 29 of the *Ontario Heritage Act*.

#### **EXECUTIVE SUMMARY:**

##### **Purpose**

This report recommends that the property at 11 Kay Street be designated under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value.

##### **Key Findings**

- The dwelling at 11 Kay Street is a Gothic Revival–influenced residential building constructed between 1891 and 1914 (**Attachment C, Figure 1**).
- The property retains key architectural features that demonstrate design value and craftsmanship, despite later stucco cladding.
- Documentary evidence confirms occupancy by John Vanstone by 1914, with land title records indicating ownership in the mid-1910s.
- The dwelling supports the historic residential character of the Kay Street streetscape.
- The property meets four criteria (1, 2, 7, 8) under Ontario Regulation 9/06.

## STRATEGIC ALIGNMENT:

- Strategic Action; or
- Core Service

**Objective(s):** Not Applicable

**Strategic Action:** Not Applicable

**Program:** Community Development

**Core Service:** Heritage Conservation

## BACKGROUND:

The subject property is located on the east side of Kay Street, south of Cedar Street and North of Victoria Avenue, within a well-established residential area of the former Town of Galt. The property is characterized by a deep, rectangular lot that slopes gently toward the rear, where a patio and swimming pool are located. A driveway is situated along the northern edge of the lot, providing access from Kay Street. The dwelling is set back from the street and is framed by modest landscaping and mature trees, which contribute to the established residential character of the streetscape (**Attachment A**).

## ANALYSIS:

### Historical Context

The property at 11 Kay Street is located within a well-established residential neighbourhood in the former Town of Galt, an area that developed during a period of sustained growth in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. As Galt expanded westward beyond its industrial core along the Grand River, streets such as Kay Street emerged as desirable residential areas, offering proximity to the town centre while remaining removed from industrial activity. This pattern of development reflects a broader shift in Galt's urban form, as residential neighbourhoods were established to accommodate a growing population seeking stable, long-term housing.

Census records indicate that John Vanstone, a former farmer from North Dumfries Township, was not residing in Galt in 1891 but had relocated to the town by 1901. This transition reflects a broader pattern of rural-to-urban migration during the period, as retired or semi-retired agricultural residents moved into urban centres such as Galt. Fire Insurance mapping from 1910 illustrates the presence of the dwelling at 11 Kay Street, confirming that the building had been constructed by that date (**Attachment C, Figure 2**). The main building is depicted in yellow, consistent with wood-frame construction, while a secondary accessory structure is shown in grey, indicating masonry construction.

City directory listings further confirm that Vanstone was residing at 11 Kay Street by 1914 (**Attachment C, Figure 3**). Land title records indicate that Vanstone held ownership of the property in the mid-1910s and transferred title to his wife in 1916, a practice commonly associated with family property management and estate planning during the early 20<sup>th</sup> century (**Attachment C, Figure 4**). Collectively, this evidence establishes that the dwelling at 11 Kay Street was constructed between 1891 and 1914 (**Attachment C, Figure 5**).

While John Vanstone is not known to have held public office or achieved broader historical prominence, his association with the property contributes to an understanding of local settlement patterns during a formative period of Galt's residential expansion. The property is representative of the type of housing occupied by individuals transitioning from agricultural livelihoods to urban residential life, and it contributes to an understanding of the social and development history of the community rather than association with a single notable individual.

### **Architectural Description**

The property at 11 Kay Street contains a one-and-a-half-storey, single-detached dwelling set on a deep rectangular lot on the east side of Kay Street. The house exhibits Gothic Revival–influenced architectural characteristics, expressed through its form, detailing, and roof configuration.

The building features an asymmetrical massing with a front-facing gable bay, intersecting side gables, and a steeply pitched roof. A decorative wood finial marks the apex of the front gable, and ornamented bargeboard contributes to the building's character. The exterior is clad in stucco, likely applied at a later date, obscuring the original wall material but retaining the building's overall form and detailing.

### **Architectural features include:**

- A covered front porch with wood posts and decorative brackets
- A prominent three-sided bay window with wood trim and cornice brackets
- Rounded-arch window openings, including paired arched windows and arched transoms
- Dentil detailing, wood shutters, and carved wood elements
- An irregular roof plan with multiple gables and overhanging eaves.

Despite alterations, including stucco cladding and modern roofing materials, the dwelling retains sufficient integrity to convey its original architectural character and period of construction.

Further architectural review is provided in **Attachments B and D**.

### **Evaluation under Ontario Regulation 9/06 (as amended by 569/22)**

The property meets four criteria under Ontario Regulation 9/06 (1, 2, 7, 8) and therefore demonstrates cultural heritage value worthy of designation under Part IV, Section 29 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.** The property located at 11 Kay Street is a representative example of a Gothic Revival–influenced residential dwelling, constructed between 1891 and 1914. The dwelling exhibits defining characteristics of the Gothic Revival cottage tradition, including its one-and-a-half-storey form, steeply pitched gable roof, asymmetrical massing, decorative bargeboard, finial, bay window, and rounded-arch window openings. While the exterior has been altered through the application of stucco cladding, the building retains sufficient original form and detailing to clearly express its architectural style and period of construction.

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

**YES.** The property displays a high degree of craftsmanship through its surviving architectural detailing, including decorative bargeboard, carved and ornamented porch posts and brackets, dentil detailing, bay window construction, and arched window forms with wood trim and shutters. These features reflect skilled workmanship typical of late 19th-century residential construction and contribute to the overall architectural quality and visual interest of the property.

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

**NO.** There is no evidence the property demonstrates or reflects any particular technical or scientific innovation in its design or construction.

#### **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.** While the property is associated with John Vanstone, who resided at 11 Kay Street by at least 1914, he is not known to have been a person of recognized historical significance at the municipal, provincial, or national level. As such, the property does not meet this criterion through direct association with a significant individual or event.

**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.** The property is unlikely to yield information that would contribute to an understanding of a community or culture beyond what is already known.

**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.** There is no evidence connecting the property to a recognized architect, builder, or craftsperson of exceptional importance.

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

**YES.** The property at 11 Kay Street is important in supporting the historic residential character of the Kay Street streetscape, which contains a concentration of late 19th- and early 20th-century dwellings. The property's scale, massing, setback, architectural character, and mature landscaping are consistent with surrounding historic properties and contribute to the overall sense of place and continuity of the neighbourhood.

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

**YES.** The property is physically and visually linked to its surroundings through its long-standing residential use, alignment with neighbouring properties, similar lot configuration, and complementary architectural character. The property's historic function and visual relationship with adjacent dwellings reinforce its contextual value within the neighbourhood.

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

**NO.** While the property contributes positively to the historic streetscape, it is not visually dominant or widely recognized as a landmark within the broader community.

## **Cultural Heritage Attributes**

The following key heritage attributes of 11 Kay Street warrant conservation in the designation by-law, as they express the property's cultural heritage value:

- The one-and-a-half-storey form and asymmetrical massing
- The steeply pitched gable roof with decorative finial
- Decorative bargeboard, dentil detailing, and wood trim
- The front porch with wood posts and brackets
- Bay window with wood detailing
- Rounded-arch window openings, transoms, and shutters
- The building's setback and orientation on Kay Street

## **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 application fee or direct cost to property owners associated with designation 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 of 11 Kay Street will be eligible 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:**

Heritage Planning staff conducted a site visit to document and assess the property. The property owner has been notified of the City's intention to recommend designation via registered mail. No objections have been received.

#### **CONCLUSION:**

The property at 11 Kay Street meets four (4) criteria under *Ontario Regulation 9/06* (as amended by 569/22). It is recommended that MHAC endorse the designation under Part IV, Section 29 of the *Ontario Heritage Act* and request that Council direct the City Clerk to issue a Notice of Intention to Designate (**Attachment E**). Designation will

ensure the long-term protection of this culturally significant property as part of Cambridge's architectural and community heritage.

**REPORT IMPACTS:**

Agreement: **No**

By-law: **No**

Budget Amendment: **No**

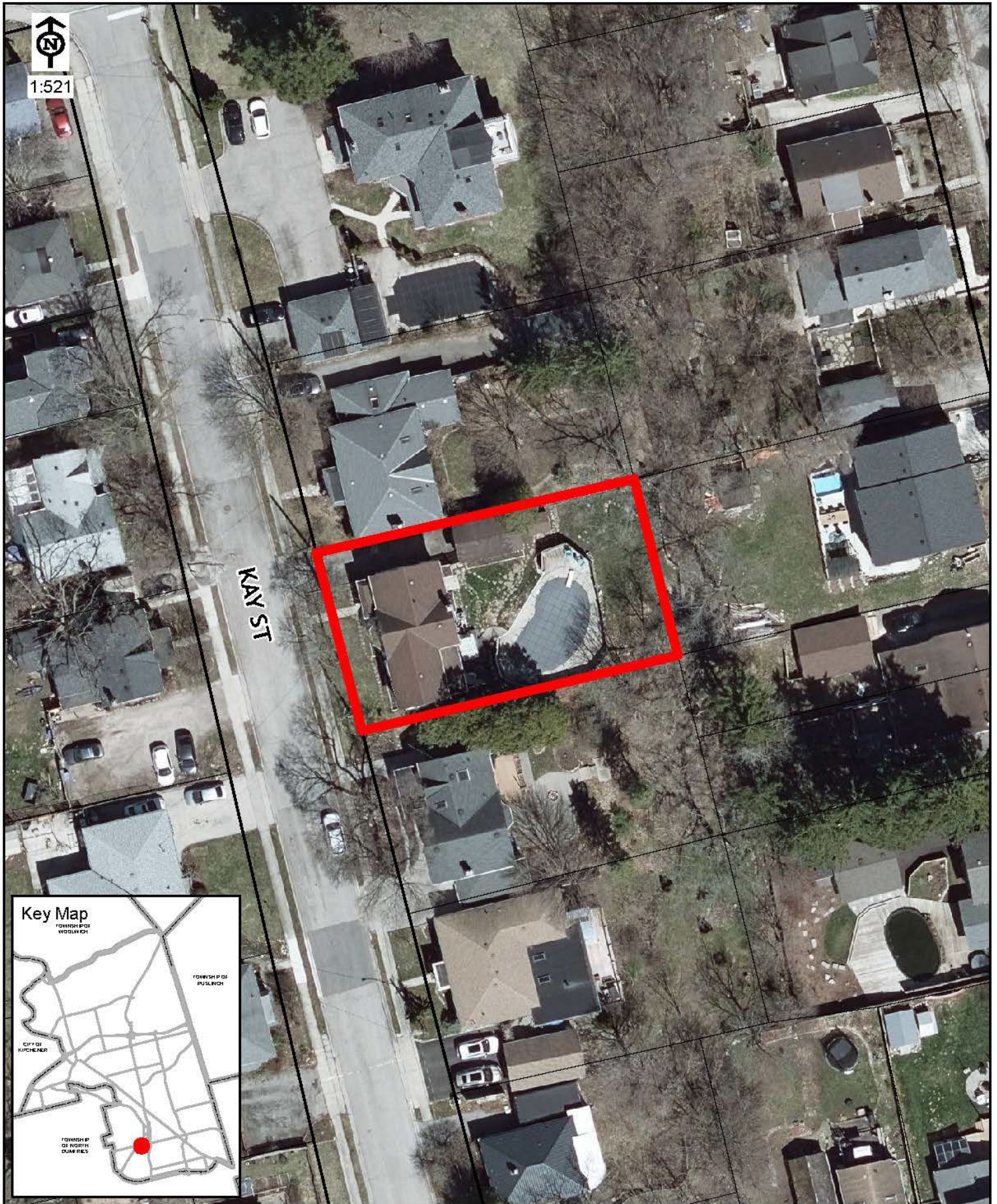
Policy: **No**

**APPROVALS:**

**This report has been reviewed and approved for inclusion in the agenda by  
Melissa Aldunate, Manager of Policy Planning**

**ATTACHMENTS:**

1. 25-048(MHAC) Attachment A – Location Map
2. 25-042(MHAC) Attachment B – WSP Heritage Assessment
3. 25-048(MHAC) Attachment C – Historical Images and Maps
4. 25-048(MHAC) Attachment D – Architectural Assessment
5. 25-042(MHAC) Attachment E – Sample Notice of Intention to Designate (NOID)



11 KAY ST

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

**Address:** 11 Kay Street, Cambridge, Ontario  
**Common Name:** N/A  
**Ward:** Galt  
**Legal Description:** N/A



Plate 1: Front façade (west elevation) of 11 Kay Street



Plate 2: Location of 11 Kay Street

**PROPERTY OBSERVATIONS:**

**Integrity:**  Preserved / Intact  Modified  Compromised  Demolished (date): \_\_\_\_\_

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

**Year (if known):** N/A

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

**Massing:**  Single-detached  Semi-detached  Row  Other: Click or tap here to enter text.

**Storeys:**  1  1½  2  2½  3  3½  4 or more  Irregular  Other: \_\_\_\_\_

**Foundation Construction Material:**  Stone  Brick  Concrete  Wood  Other: \_\_\_\_\_ Finish: \_\_\_\_\_

**Building Construction Material (if known):**  Brick  Frame (wood)  Stone  Log  Other: \_\_\_\_\_

**Building Cladding:**  Wood  Stone  Brick  Stucco  Synthetic  Other: \_\_\_\_\_ Finish: Original stucco

**Roof Type:**  Hip  Flat  Gambrel  Mansard  Gable  Other: \_\_\_\_\_ **Type:** Medium pitch with cross gable

**Roof Materials:**  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: Cottage Influence				

**Notes:** N/A

**Notable Building Features:**

- |  |  |  |   |   |
|--|--|--|---|---|
| <input checked="" type="checkbox"/> Porch                                      | <input checked="" type="checkbox"/> Sill(s)  | <input type="checkbox"/> Tower/Spire       | <input checked="" type="checkbox"/> Bargeboard                    | <input type="checkbox"/> Eaves          |
| <input type="checkbox"/> Verandah  | <input type="checkbox"/> Lintel(s)           | <input type="checkbox"/> Dome              | <input type="checkbox"/> Transom                                  | <input type="checkbox"/> Balustrade     |
| <input type="checkbox"/> Balcony   | <input checked="" type="checkbox"/> Shutters | <input checked="" type="checkbox"/> Finial | <input type="checkbox"/> Side Light                               | <input type="checkbox"/> Dormer         |
| <input 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 type="checkbox"/> Voussoir            | <input type="checkbox"/> Capital           | <input checked="" 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: Rounded arch, six over six | <input type="checkbox"/> Column              | <input type="checkbox"/> Cresting          | <input checked="" type="checkbox"/> Other: Dentals, covered porch |   |

**Notes:** Scalloped bargeboard with spire-like finial at roof's apex.

**Context:**

- Streetscape (Residential / Commercial)  Terrace / Row  Complex / Grouping  Landmark
- Multi-Address Parcel (list addresses): Click or tap here to enter text.  Other: Click or tap here to enter text.
- Related Buildings:

**Plan:**  Square  Rectangular  L  U  T  H  Cross  Irregular  Other: asymmetrical cross

**Wings:** N/A **Setback:**  Shallow  Deep  At ROW  **Other:** \_\_\_\_\_  Corner Lot

**Accessory Features and Structures:**

- |   |  |
|---|--|
| <p><input checked="" type="checkbox"/> Features (i.e., stone wall, fountain, trees/garden beds):</p> <ul style="list-style-type: none"> <li>• Two trees on the west side of the property</li> <li>• Cement pathway leading to the front entrance</li> <li>• Driveway on the north side</li> </ul> | <p><input checked="" type="checkbox"/> Structures (i.e., shed, ice house, drive shed):</p> <ul style="list-style-type: none"> <li>• Detached garage at the north side of the property</li> </ul> |
|---|--|

- Mature trees along the south and east sides of the property
- Stone pathways at the rear of the property
- Large pool at rear (east side) of building

#### **ADDITIONAL NOTES, DOCUMENTATION AND RESEARCH:**

- Adjacent cut-stone property at 9 Kay Street is designated under Part IV of the Ontario Heritage Act (By-law 58-90).
- Early historical topographic mapping depicts wood constructed house in approximate location of 11 Kay Street suggesting potential wood substructure beneath stucco façade.

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

Recommended  Not Recommended

- Further historical research recommended to learn more about this property and the potential earlier wood constructed substructure beneath the stucco façade.

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

- N/A

#### **OBSERVATION FORM COMPLETION:**

<b>Surveyed By:</b>	Meghan McKay, Junior Cultural Heritage Specialist	<b>Date:</b>	12/24/2024
<b>Reviewed By:</b>	Alisha Mohamed, Senior Cultural Heritage Specialist	<b>Date:</b>	05/02/2025

## 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 11 Kay Street contains a one-and-a-half storey residence with a white stucco façade constructed between 1851 and 1875 and is representative of the Gothic Revival architectural style. Notable architectural features include the covered porch with carved wood posts and brackets, bay window, wood dentals, shutters, bargeboard, rounded arch windows and the central gable.
<input checked="" type="checkbox"/>	2. The property displays a high degree of:  <input checked="" type="checkbox"/> craftsmanship <input type="checkbox"/> artistic merit	The home at 11 Kay Street displays a high degree of craftsmanship that can be seen in its architectural details including the wood carved bargeboard, dentals, support posts and shutters as examples.
<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	N/A
<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 Gothic Revival architectural style, construction material and mature trees. This area of Galt contains a high number of structures that date to the 19th century.
<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
<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 11 Kay Street contains a one-and-a-half storey single-detached residence with a white stucco façade constructed between 1851-1875 in the Gothic Revival architectural style. The property also includes two trees on the west side of the property, a cement pathway leading to the front entrance, a driveway on the north side of the property, mature trees along the south and east sides, stone pathways at the rear, a large pool at the rear, and a detached garage to the northeast of the house.</p>
<b>Statement of Cultural Heritage Value:</b>	<p>The property located at 11 Kay Street contains a one-and-a-half storey single-detached residence with a white stucco façade constructed between 1851-1875 and is representative of the Gothic Revival architectural style. Notable architectural features include the covered porch with carved wood posts and brackets, bay window, wood dentals, shutters, bargeboard, rounded arch windows and the central gable. These architectural features display a high degree of craftsmanship.</p> <p>The property is important in supporting the historical character of the area through its Gothic Revival architectural style, construction material and mature trees. This area of Galt contains a high number of structures that date to the 19th century.</p>
<b>Heritage Attributes:</b>	<ul style="list-style-type: none"> <li>• One-and-a-half storey residence with a white stucco façade built between 1851-1875 in the Gothic Revival style                     <ul style="list-style-type: none"> <li>○ Wood posts</li> <li>○ Brackets</li> <li>○ Bay window</li> <li>○ Dentals</li> <li>○ Shutters</li> <li>○ Bargeboard</li> </ul> </li> <li>• Mature trees</li> </ul>

**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 (Part IV Designation)
- 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:**

- N/A

**EVALUATION FORM COMPLETION:**

<b>Surveyed By:</b>	Meghan McKay, Junior Cultural Heritage Specialist	<b>Date:</b>	02/21/2025
<b>Reviewed By:</b>	Alisha Mohamed, Senior Cultural Heritage Specialist	<b>Date:</b>	05/02/2025
<b>City Staff Reviewer:</b>	Scott Abbott	<b>Date:</b>	22May2025
<b>Council Decision:</b>		<b>Date:</b>	
<b>City Database Update:</b>		<b>Date:</b>	

**SUPPORTIVE DOCUMENTATION:**

- N/A

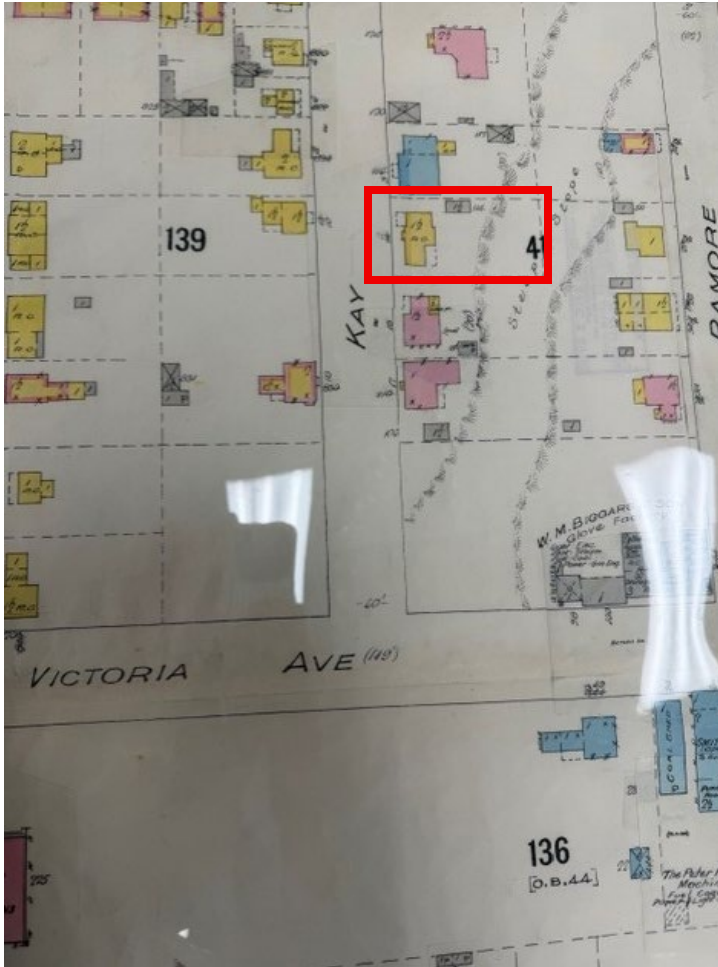
## Historical Images and Maps



**Figure 1: Front Elevation of 11 Kay Street.**

View of the principal façade showing the one-and-a-half-storey dwelling with Gothic Revival-influenced features, including a steeply pitched front gable, decorative bargeboard and finial, bay window, rounded-arch window openings, and a covered porch. Later stucco cladding is visible.

# ATTACHMENT C

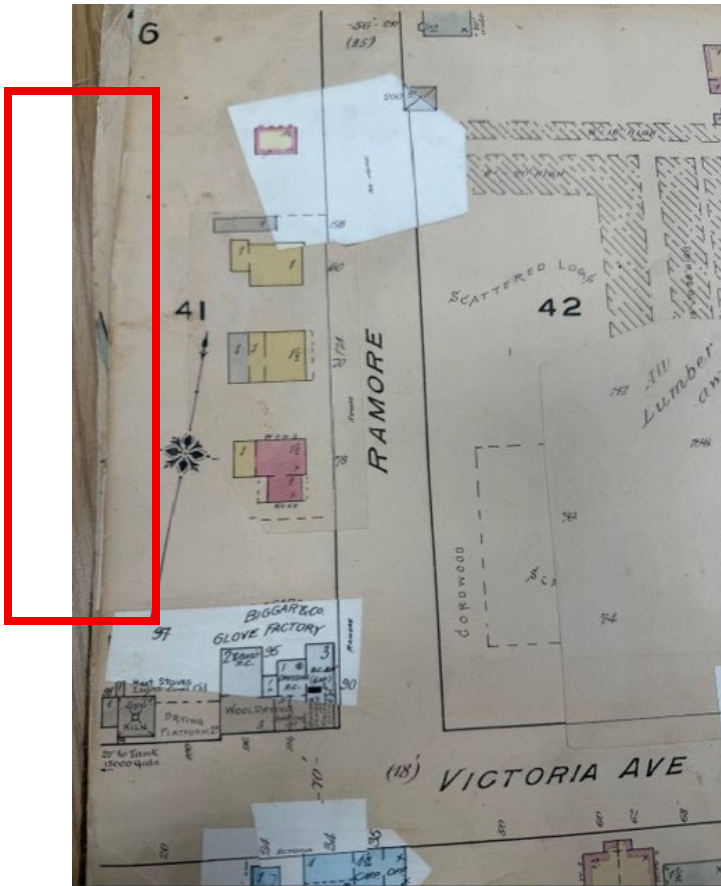


**Figure 2: 1910 Fire Insurance Map**

Fire Insurance map depicting the main dwelling in yellow, consistent with wood-frame construction, and a secondary accessory structure in grey, indicating masonry construction. Confirms the dwelling existed by 1910.



# ATTACHMENT C



**Figure 5: 1885 Fire Insurance Map (Contextual Reference)**

The subject property is not illustrated on the 1885 Fire Insurance Map and appears to be outside the mapped area, supporting construction of the dwelling after 1885.

# ATTACHMENT C



**Figure 6: 1929 Galt Fire Insurance Plan**

Fire insurance mapping illustrating the continued presence of the dwelling at 11 Kay Street and the established residential character of Kay Street by the late 1920s.



**Figure 7: Landmarks Article**

A Landmarks article identifying the property as having heritage interest.

## ARCHITECTURAL DESCRIPTION

**SITE DETAIL:** The deep rectangular property sits on the east side of Kay Street, south of Cedar Street and North of Victoria Avenue. The property is relatively flat in the front and slopes down at the back, where there is a large patio and a pool. A driveway sits at the northern edge of the property, with lawns sweeping around the house to the east, south, and western limits. A walkway runs parallel to the walkway, and connects the front entry porch of the house directly to the sidewalk adjacent to Kay Street. While the landscaping is relatively simple, a few old trees dot the front yard, and a swath of old trees run down the southern edge of the property. The landscaping appears to be more extensive in the rear (east) part of the property, but I was not able to document this part of the property. The home is surrounded by similar sized residential properties. A one storey wooden garage, with a front facing gable ended roof sits at the northeastern corner of the house, detached from the main building. The garage sits at the end of the driveway.

**ARCHITECTURAL STYLE:** Victorian

**ALTERATIONS/ADDITIONS:** The house has been significantly altered with a light yellow stucco application, covering the two home's two main volumes. Due to this application, it is difficult to tell not only what the base material of the original house was, but also if any part of the house has been significantly altered, because any obvious seems or abrupt changes in materials have been covered. Dissimilarity in window styles on either of the home's two volumes makes me question whether one of the volumes is newer than the other, however I cannot verify this.

**PLANS/BAYS/STOREYS:** The home is two stories tall.

**EXTERIOR BUILDING MATERIALS:** The most prominent visible building material is yellow stucco. The foundation is yellow painted blocks of either stone. The windows are cased and framed in brown painted wood, with brown painted wooden shutters. Concrete is used for the landing of the front porch, for the stairs that access the entrance on the left (north) side, and as the face of the foundation that hasn't been rendered over in stucco.

**ROOF: STYLE/MATERIALS:** The irregular roof plan is composed of a front facing gable ended bay, with two opposing gable ended side wings that intersect the roof in different places, and are different sizes from one another. The main, front facing gable bay is crowned by a brown painted wood finial. The main roofing material appears to be modern chocolate brown asphalt shingles. On the right (south) elevation, a metal chimneystack cuts awkward through one of the home's projecting eaves (making it evident that the chimney was a later addition to the house).

**1. FRONT ELEVATION:** The front elevation, which faces Kay Street, has an asymmetric composition of a recessed volume that houses the home's front entrance at the left (north), and a projecting volume with a gable bay of at the right (south) the elevation.

**Entrances:** The only entrance on this elevation is the main entrance to the house. Set on the ground floor of the recessed volume, the home sits under a one storey porch structure. The door is preceded by a modern glass and aluminum screen door. The door itself has two lights set within the upper half of the door. The door is painted a creamy colour, similar to the stucco of the house.

**Windows:** There are 5 windows on this elevation, one of the recessed volume, and four on the projecting volume. Each of the windows has brown painted wood casings and frames. The one on the recessed volume is just to the left of the door, and aligns with the door along the top. The 6,6 double hung sash window sits above a brown painted wood lug sill. On the projecting volume, the most prominent window is the 3-sided bay window at the left end of the elevation, centred under the gable bay. The bay window has an ornamented brown painted wood entablature with brown cornice brackets supporting the projecting eaves. Each of the bay's facets has an identical 1,1 double hung sash window that sits within a segmented arch opening, with a wood filler panel in a small transom above the upper sash. The windows all sit on a continuous brown painted wood sill that wraps around the bottom of the bay, separating the bay from its foundation. Directly above the bay window on the second storey is a set of two rounded arch-topped windows set within the same casings and both sitting on the same brown painted lug sill. Both of the windows have 1,1 awning sash windows that sit beneath a rounded arch transom. The pair of windows has is flanked on either side by window shutters. Adjacent to the bay window and the pair of arch topped windows is a window half way between the first and second stories, indicating the presence of a stairway. The window is a 1,1 awning sash window that sits on a brown painted lug

sill and has shutters on either side. The final window on the elevation is on the far right hand side, and is a 1,1 double hung sash window, that sits on a brown painted lug sill and has brown painted wood shutters on either side.

**Porch:** The one storey porch on this elevation sits in front of the ground floor of the recessed volume. The porch has a concrete landing, slightly raised above grade. The porch's roof is held up by wooden columns of no particular reference (such as Doric or Corinthian), with wood scrollwork as ornamentation to accentuate the capitals.

2. **LEFT ELEVATION:** The left (north) elevation, which faces the driveway, has a triangular composition formed by the door on the ground floor with the two upper story windows.

**Entrances:** There is one entrance on this elevation, in the centre of the ground floor. Two concrete steps access the door, and it sits under a front facing gable-ended awning. Open frame triangular brackets on either side of the door support the awning. A mesh aluminum screen precedes the door.

**Windows:** The two windows on the upper storey are identical. Both windows sit on brown painted lug sills, and within pediment-shaped openings. The windows themselves are 1,1 double hung sash windows with rounded arch transoms.

3. **REAR ELEVATION:** Not accessible during documentation.

4. **RIGHT ELEVATION:** The right elevation faces a side yard, and has one set of two windows.

**Windows:** The two windows on this elevation are set within the same casings, separated a brown painted wood mullion. Both windows have rounded arch tops, and sit on a common brown painted lug sill. Both windows have rounded arch transoms, and are 1,1 double hung sash windows. In each case, the bottom sash is larger than the top sash, and is preceded by a mesh screen.

**CONDITION:** Good

**THREATS:** None apparent

**RECOMMENDATIONS:** xxx

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**ENDNOTES:**

**SOURCES:**

1. On-site architectural inspection and photographic documentation, DATE.