

To: Municipal Heritage Advisory Committee
Meeting Date: 1/15/2026
Report Title: 39 Oak Street - Recommendation to Designate
Report Author: Edwin Chiu, Heritage Planner
Department: Planning and Growth
Division: Policy Planning
Report No.: 26-006 (MHAC)
File No.: R01.01.195
Ward: Ward 4

RECOMMENDATION:

THAT Report 26-006 (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 39 Oak Street under Part IV, Section 29 of the *Ontario Heritage Act*.

EXECUTIVE SUMMARY:

Purpose

This report recommends the designation of the property municipally known as 39 Oak Street, Cambridge under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value. The property has been identified as having design/physical, historical, and contextual value.

Key Findings

- The property at 39 Oak Street contains a Gothic Revival Ontario Cottage residence estimated to be built in the early 19th century and has been largely preserved since its construction. The property has short setback, paved landscape, and located in an area with a concentration of pre-1950 buildings.
- The property is currently listed on the Heritage Register.
- Heritage Planning Staff are of the opinion that the property merits designation based on the determination that the property satisfies four (4) of the nine (9) criteria under *Ontario Regulation 9/06 (as amended by 569/22)*.

STRATEGIC ALIGNMENT:

- Strategic Action; or
- Core Service

Objective(s): Not Applicable

Strategic Action: Not Applicable

Program: Community Development

Core Service: Heritage Conservation

BACKGROUND:

The City of Cambridge is undergoing a comprehensive Heritage Register review exercise as a response to Bill 23, the *More Homes Built Faster Act*, 2022 and Bill 200, the *Homeowner Protection Act*, 2024. 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, or removal from the Register.

The property known municipally as 39 Oak Street is currently listed on the City's Heritage Register as a non-designated property of cultural heritage value or interest. The Municipal Property Assessment Corporation's (MPAC) estimates construction dating to "circa. 1880" but reference indicates the property was built at minimum, post-1875 and before 1910. The property was evaluated by WSP, as a "Character Supporting Resource" and is recommended to be part of the Non-Status Inventory. However, Heritage Planning Staff submit that the subject property presents potential as a "Significant Built Heritage Resource" and is a candidate recommended for designation.

The property is approximately 0.10 acres, zoned **R4 Low Density Residential**. The Official Plan designated the land use as **Low/ Medium Density Residential**. The property is not currently subject to any active Planning applications.

Location

The property is located on a corner lot on the east side of Oak Street and north of Ball Avenue in the former historic Town of Galt and within the neighbourhood of East Galt (see Location Map on **Attachment A**).

ANALYSIS

Architectural Analysis

The property at 39 Oak Street is a representative example of the Ontario Farmhouse (also known as the Ontario Cottage/Gothic Cottage). It is usually designed to be one-and-a-half storeys to maximize living space within a lower tax bracket by avoiding a full second storey according to the *Ontario Architectural Style Guide 2009*. Features include the one-and-a-half storey plan, medium pitched gable roof, symmetrical front façade, stone foundation, stone exterior, covered front verandah, and a single centered cross gable above a centred entrance with sidelights and transom.

Despite the additions on the original structure that was present in the 1910 Fire Insurance Plan, and the northern attached garage, much of the property is preserved since its construction.

Historical Context

The first owner of the subject property was likely owned by T.C. Kerr according to the 1851 Town of Galt Map by Marcus Smith. The first recorded homeowner of the lot was Jane Wilkins in 1914, a methodist whose father was William H. Wilkins, a prominent Merchant Tailor by trade notable through his works at N. & E. J. Wilkins (1816-1888) and mother Jane Grenfell Kinsman (1816-1908).

The subject property is featured in the 1910 Fire Insurance Plan of Galt associated as remnant collection from the early development of the historic Town of Galt driven by historic trends in housing styles in the late 19th / early 20th century. The property shares the same lot as 8 Ball Avenue.

Contextual Analysis

The subject property serves to maintain and support the historic character of the immediate and broader physical context of the area. It is located in an area consisting of a large concentration of pre-1950 buildings. The property also shares similar massing and a shallow setback as other buildings on Oak Street which helps preserve the area's sense of place as well as its character.

The existing house is historically linked to its surroundings, as a collection of housing on Oak Street that reflects the growth of the East Galt neighbourhood in relation to the impact of the industrial endeavors within the Town of Galt.

Evaluation Under Ontario Regulation 9/06

According to a suite of changes introduced to the *Ontario Heritage Act* through the *More Homes Built Faster Act, 2022*, properties must meet at least two (2) of nine (9) criteria under Ontario Regulation 569/22 to be considered for designation.

Heritage Planning staff submit that the property satisfies four (4) of the nine (9) criteria contained in the *Ontario Regulation 9/06* (as amended by 569/22).

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 subject property features attributes representative of the Ontario Farmhouse style. Decorative Gothic Revival elements include decorative frieze board, sills, segmentally arched window openings, arched stone voussoirs, and covered front verandah and side porch with ornamental support columns, trim, and balustrades.

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

NO – The property does not display a high degree of craftsmanship or artistic merit. Existing features demonstrate architectural style and taste, but not necessarily the skill of the craftspeople who executed on that design.

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

NO – According to research, the property does not demonstrate advanced technical or scientific innovation.

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.

YES – The house is associated with the Jane Wilkins, daughter of William H. Wilkins, a prominent Merchant Tailor by trade notable through his works at N. & E. J. Wilkins (1816-1888) and Jane Grenfell Kinsman (1816-1908). Their family ancestry is expansive and has contributed to the development of the Town of Galt.

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 – There is no significant potential for the subject property to yield or could yield additional new historical or cultural information nor provide information that can specifically contribute to an understanding of that 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 – The subject property 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 – The subject property maintains and supports the historic character of the immediate and broader physical context of the street and the neighbourhood through supporting the late nineteenth character of the historic Town of Galt. The property also shares similar massing and a shallow setback as other buildings on Oak Street which helps preserve the area’s sense of place and as well as its character.

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

YES - The subject property at 39 Oak Street is historically linked to the surrounding historic streetscape, contributing to a cohesive group of heritage homes.

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

NO – 39 Oak Street is not a visual or local landmark as the size, massing of the house, and its lot pattern is typical for a corner lot within the neighbourhood of East Galt.

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;
 - b. pass by-laws providing for the acquisition by purchase, lease or otherwise of any property designated in accordance with Policy 4.6.1 a) or for the expropriation of any such property;
 - c. dispose by sale, lease or otherwise of any designated property acquired in accordance with Policy 4.6.1 b) upon such terms and conditions as Council may consider necessary; or
 - d. enter into any easement agreement or covenant with the owner of a designated property, register such easement or covenant against the real property affected in the land registry office, enforce such registered easement or covenant against the owner or any subsequent owner of such real property and assign such easement or covenant to any person, who, in the opinion of Council, will preserve and maintain the property to protect the cultural heritage resource described in the Register referred to in Section 4.3.
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 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. The City does provide the property owner with a date-stamped, cast heritage plaque at a cost of approximately \$500. The City also pays to register the bylaw on title to the property, which is under \$100.

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:

A site visit from the public right of way was conducted on December 22, 2025 to assess the property's current condition.

The property owner was notified via registered mail regarding the ongoing heritage designation process.

CONCLUSION:

Based on the findings that the subject property meets more than (2) two criteria under Ontario Regulation 9/06 (as amended by 569/22), staff submit 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 endorse 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 39 Oak Street, 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
Melissa Aldunate, Manager of Policy Planning.**

ATTACHMENT:

1. 25-006 (MHAC) Attachment A – Location Map 39 Oak Street
2. 25-006 (MHAC) Attachment B – WSP Evaluation 39 Oak Street
3. 25-006 (MHAC) Attachment C – Draft Statement of CHVI 39 Oak Street
4. 25-006 (MHAC) Attachment D – Historical Documentation & Images 39 Oak Street
5. 25-006 (MHAC) Attachment E – Local Photos of 39 Oak Street
6. 25-006 (MHAC) Attachment F – Draft NOID 39 Oak Street

ATTACHMENT A



39 OAK ST

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

Address: 39 Oak Street, Cambridge, Ontario
Common Name:
Ward: Galt
Legal Description: N/A



Plate 1: Front Façade (West Elevation) of 39 Oak Street



Plate 2: Location of 39 Oak 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): Unknown

Architect / Builder / Craftsperson (if known): Unknown

Massing: Single-detached Semi-detached Row Other:

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: Unknown

Building Cladding: Wood Stone Brick Stucco Synthetic Other: _____ Finish: Yellow brick

Roof Type: Hip Flat Gambrel Mansard Gable Other: _____ **Type:** Medium pitch

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:				

Notes:

Notable Building Features:

- | | | | | |
|---|--|--------------------------------------|---|---|
| <input type="checkbox"/> Porch | <input checked="" type="checkbox"/> Sill(s) | <input type="checkbox"/> Tower/Spire | <input type="checkbox"/> Bargeboard | <input type="checkbox"/> Eaves |
| <input checked="" 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 checked="" 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 checked="" type="checkbox"/> Chimney |
| <input type="checkbox"/> Stairs | <input checked="" 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 type="checkbox"/> Bay |
| <input checked="" type="checkbox"/> Window Details: Segmentally arched nine-over-nine | <input checked="" type="checkbox"/> Column | <input type="checkbox"/> Cresting | <input checked="" type="checkbox"/> Other: Wood carving | |

Notes:

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: Rear **Setback:** Shallow Deep At ROW **Other:** _____ Corner Lot

Accessory Features and Structures:

- Features (i.e., stone wall, fountain, trees/garden beds):
- Structures (i.e., shed, ice house, drive shed):

- Mature tree at the front and rear of the property
- Garden beds throughout the property
- Driveway on the east side

ADDITIONAL NOTES, DOCUMENTATION AND RESEARCH:

The property is located on land once owned by Andrew Elliot who owned multiple businesses such as the Elliott Distillery, Elliott Soap Works, and Preston Woolen Mills.

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:

Surveyed By:	Meghan McKay, Junior Cultural Heritage Specialist	Date:	03/18/2025
Reviewed By:	Kanika Kaushal, Senior Cultural Heritage Specialist	Date:	07/15/2025

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 39 Oak Street contains a one-and-a-half storey yellow brick Gothic Revival residence built between 1851 and 1875. Notable architectural features include the shallow setback, one-and-a-half storey massing, medium pitch gable roof, yellow brick exterior, chimney, brick voussoir, segmentally arched sash windows, sills, covered porch, transom, sidelights 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 Andrew Elliot (1861 Tremaine Waterloo County Map) who was a prominent landowner, distillery owner, and the first reeve of the incorporated Village of Galt. No direct associative link between A.Elliot 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 trees.
<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	

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

Classification:

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

Draft Statement of Cultural Heritage Value:

Description of the Property:	The property located at 39 Oak Street contains a one-and-a-half storey yellow brick Gothic Revival residence built between 1851 and 1875. The property also includes mature tree at the front of the property, garden beds throughout the property, and a driveway on the east side.
Statement of Cultural Heritage Value:	<p>The property located at 39 Oak Street contains a one-and-a-half storey yellow brick Gothic Revival residence built between 1851 and 1875. Notable architectural features include the shallow setback, one-and-a-half storey massing, medium pitch gable roof, yellow brick exterior, chimney, brick voussoir, segmentally arched sash windows, sills, covered porch, transom, sidelights and stone foundation. Landscape elements include the mature trees.</p> <p>The 1861 Tremaine Waterloo County Map identifies the subject lands under ownership of Andrew Elliot (1861 Tremaine Waterloo County Map) who was a prominent landowner, distillery owner, and the first reeve of the incorporated Village of Galt.</p> <p>No direct associative link between A.Elliot 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 trees.</p>
Heritage Attributes:	<ul style="list-style-type: none"> • One-and-a-half storey yellow brick Gothic Revival style residence (built between 1851 and 1875) <ul style="list-style-type: none"> ○ shallow setback ○ one-and-a-half storey massing ○ medium pitch gable roof ○ yellow brick exterior ○ chimney ○ brick voussoir ○ segmentally arched sash windows ○ covered verandah ○ ○ stone foundation • Mature trees

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:

- Located within the East Galt Cultural Heritage Study area.

EVALUATION FORM COMPLETION:

Surveyed By:	Meghan McKay, Junior Cultural Heritage Specialist	Date:	07/11/2025
Reviewed By:	Kanika Kaushal, Senior Cultural Heritage Specialist	Date:	07/15/2025
City Staff Reviewer:	Laura Waldie, Senior Planner-Heritage	Date:	07/24/2025
Council Decision:		Date:	
City Database Update:		Date:	

SUPPORTIVE DOCUMENTATION:

- N/A

Statement of Cultural Heritage Value or Interest 39 Oak Street

Description of the Property

The property known municipally as 39 Oak Street is located on a corner lot on the east side of Oak Street and north of Ball Avenue in the former historic Town of Galt and now within the City of Cambridge. The subject property consists of a two-storey Gothic Revival dwelling with additions, asphalt driveway, and a modern attached garage.

Architectural Analysis

The property at 39 Oak Street is a representative example of the Ontario Farmhouse (also known as the Ontario Cottage/Gothic Cottage) which is a subset of Gothic Revival Architecture commonly prevalent in Ontario between the 1850s-1880s. Popularized through American pattern books and subsequently picked up by local magazines like the *Canadian Farmer 1860s*, Ontario Farmhouses generally incorporate Gothic Revival elements. It is usually designed to be one-and-a-half storeys to maximize living space within a lower tax bracket by avoiding a full second storey according to the *Ontario Architectural Style Guide 2009*. These cottages follow a specific pattern and floor plan but vary hugely in its exterior finish and details across the province in Ontario.

The subject property has physical and design value as representative of the style within the neighbourhood of East Galt and in the City of Cambridge. These features include the one-and-a-half storey plan, medium pitched gable roof, symmetrical front façade, stone foundation, stone exterior, covered front verandah, and a single centered cross gable above a centred entrance with sidelights and transom. Decorative Gothic Revival elements include decorative frieze board, sills, segmentally arched window openings, arched stone voussoirs, and covered front verandah and side porch with ornamental support columns, trim, and balustrades.

The property has several additions including a wooden attached garage that was likely built in late 20th century. The wooden addition on the north-east of property connecting the garage as presented in the 1910 Fire Insurance Plan was likely replaced with the new modern attached garage.

The brick addition with gable dormer projecting from east of the original structure was likely added to be sympathetic to the house due to the to the complexity of the roof eaves and difference in brickwork but was present as early 1910 as according to the 1910 Fire Insurance Plan of Galt.

The chimney is a similar colour to the home's original but appears to be repaired with different materials - and interrupts the eaves at the peak of the roof. However, it is part of the main structure and a character-defining feature in Gothic Revival Ontario Cottages.

Despite the additions on the original structure that was present in the 1910 Fire Insurance Plan and the northern attached garage, much of the property is preserved since its construction in the late nineteenth century. Decorative Gothic Revival elements include decorative frieze board, sills, segmentally arched window openings, arched stone voussoirs, and covered front verandah and side porch with ornamental support columns, trim, and balustrades.

Historical Context

The first owner of the subject property was likely owned by T.C. Kerr according to the 1851 Town of Galt Map by Marcus Smith. According to the 1875 Map of the Town of Galt, much of land surrounds remains to be developed including Ball Avenue.

The first recorded homeowner of the lot was Jane Wilkins in 1914, a methodist whose father was William H. Wilkins, a prominent Merchant Tailor by trade notable through his works at N. & E. J. Wilkins (1816-1888) and mother Jane Grenfell Kinsman (1816-1908). There is very high chance this property was then passed down to Jane Wilkinson, one of the many children of the prominent family who succeeded in building up a large and profitable business.

According to the Galt Reporter Apr 15, 1887 pg. 1, After retiring in 1865, the subject of this obituary purchased the handsome property (37 Beverley Street East, Cambridge) in the Township now owned by Mr. Thos. Alison, where he spent some years...". "Mr. Wilkins has resided for the past few years on Oak Street, in Galt."

Then the property was sold to Christina Scott, in 1919. The subject property is featured in the 1910 Fire Insurance Plan of Galt associated as remnant collection from the early development of the historic Town of Galt driven by historic trends in housing styles in the late 19th / early 20th century. The property shares the same lot as 8 Ball Avenue.

The subject property is part of the evolution of the East Galt community, a well-established residential area with a wide range of architectural styles, large mature trees, and unique globe streetlamps due to the 1890s international movement of city beautification led by J.P. Jaffray, of the Galt Reporter from 1896 onwards. The location as a corner lot on Oak Street, materials, and Gothic Revival Ontario Cottage architectural style reflect the history of the late nineteenth century and wealth of homeowners in the area.

Contextual Analysis:

The subject property has contextual value as it serves to maintain and support the historic character of the immediate and broader physical context of the area. The subject property is located in an area consisting of a large concentration of pre-1950 buildings. The block bound by McNaughton Street and Pollock Avenue along Oak Street is dense with properties on the Heritage Register which are designated or listed. The property also shares similar massing and a shallow setback as other buildings on Oak Street which helps preserve the area's sense of place as well as its character.

The existing house is historically linked to its surroundings, the collection of housing on Oak Street reflects the growth of the East Galt neighbourhood in relation to the impact of the industrial endeavors within the Town of Galt.

Description of Heritage Attributes

The identified heritage attributes of the property municipally known as 39 Oak Street that contribute to its physical and design value include.

- Gothic Revival Ontario Cottage architectural style;
- One-and-a-half storey massing and form;
- One-and-a-half storey brick east addition;
- Symmetrical front façade;
- Yellow Brick exterior;
- Medium-pitch gable roof with overhanging eaves and trim;
- Centered arched window opening;
- Ornate frieze board;
- Single centered cross gable over front entrance;
- Centred front entrance with transom and sidelights;
- Yellow brick chimney;
- Arched voussoirs and sills;
- Covered front one-storey verandah along the front facade with decorative columns and trim;
- Gable dormer;
- Covered one-storey porch on the side with decorative columns and trim;
- Stone foundation;

The identified heritage attributes of the property municipally known as 39 Oak Street that contribute to its historical and associative value include.

- The property's legibility as a late-19th century, one-and-a-half storey residential Gothic Revival Ontario Cottage along Oak Street in the historic neighbourhood of East Galt;

The identified heritage attributes of the property at 39 Oak Street that contribute to its contextual value include:

- The property's legibility as a late-19th century, one-and-a-half storey residential Gothic Revival Ontario in the corner lot of Oak Street and Ball Avenue in the neighbourhood of East Galt;
- The setback, location, and orientation of the late 19th century residential building in the corner lot of Oak Street and Ball Avenue;
- The scale, form, and massing of the original building in the corner lot of Oak Street and Ball Avenue in the neighbourhood of East Galt.

ATTACHMENT C

The interior of the building and any additions or outbuildings are excluded in this designation unless specified.

ATTACHMENT D

Historical Documentation of 39 Oak Street



Figure 1 - Town of Galt Canada West Topographical Map Surveyed by Marcus Smith 1851 Accessed December 19, 2025

ATTACHMENT D



Figure 2 - Town of Galt by James Pollock 1867 Land Survey Map. Accessed December 19, 2025

ATTACHMENT D

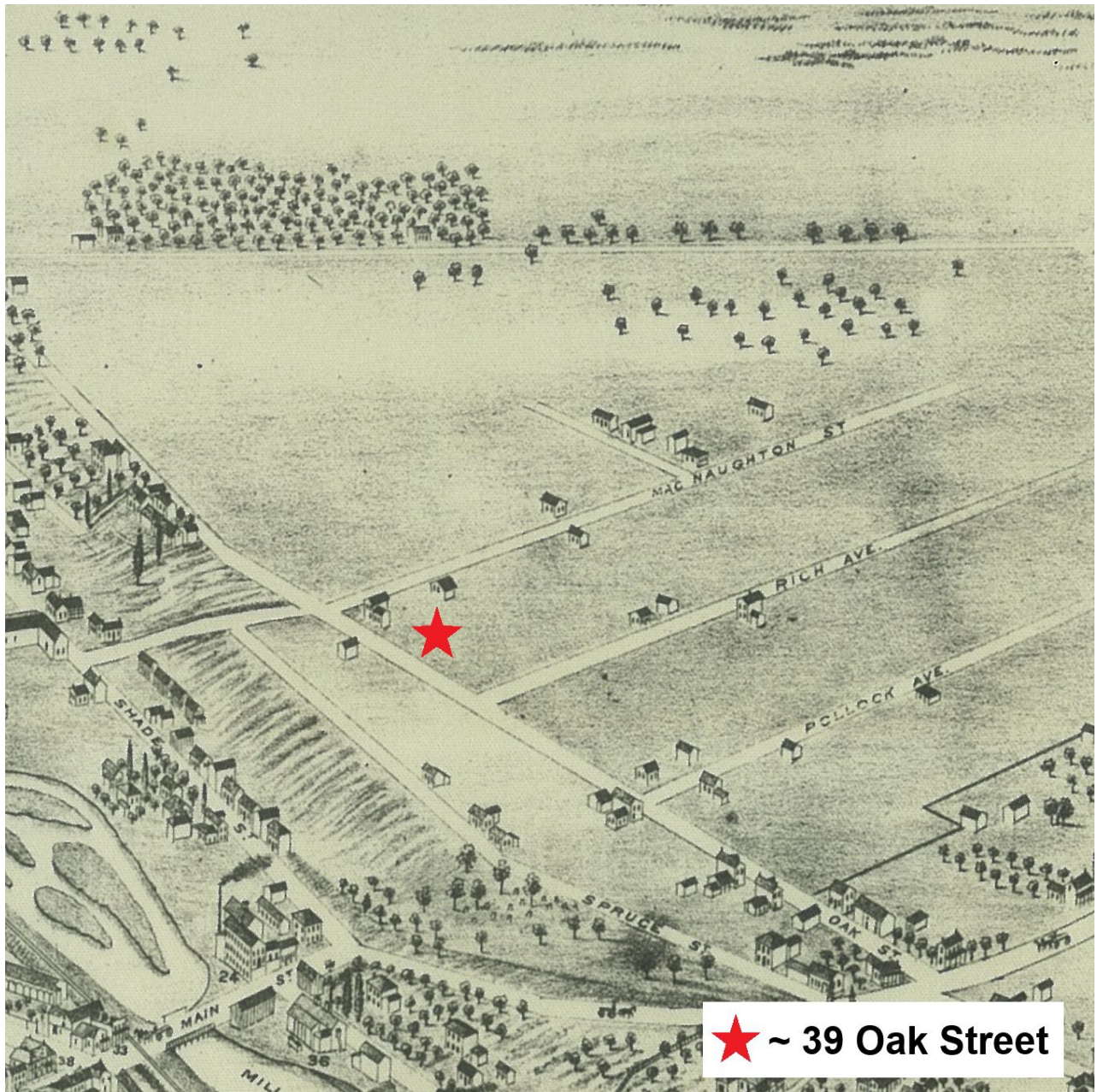


Figure 3 – 1875 Bird's Eye View of the Town of Galt (39 Oak Street)



Figure 4 - Jane Grenfell Kinsman (1816-1908). Retrieved from https://www.myheritage.com/names/peter_gardiner December 9, 2025

o The deceased lady had been a resident of Galt for over sixty years and had watched the town grow from a small village to a thriving and prosperous town. She was born in St. Austell, Cornwall, England in 1816, and thus at the time of her death had reached the ripe old age of 92 years. She was married in England in 1837, and came to Canada in 1847. After living for short periods in Toronto, Kingston, and Preston, Mr. and Mrs. Wilkins moved to Galt in 1848 where Mrs. Wilkins has resided continuously. Her husband predeceased her twenty years ago.....

Her husband was a jeweller and on the occasion of the death of Mary Coombe, presented Richard Kinsman's wife Isabella McCullough Grant with a gold pocket watch to thank her for the years of caring for her.

The Galt Reporter 6 Jul 1908

Fifty Years of Married Life

There assembled at the residence of William Wilkins, Esq., Oak street, on Friday last (Good Friday) a company comprising no less than five generations, the object being to congratulate Mr. and Mrs. Wilkins on the fiftieth anniversary of their wedding. Our old friends were married in Cornwall, England, on the 8th of April, 1837, and ten years later emigrated to Canada. The five generations comprised Mrs. Kinsman, (mother of Mrs. Wilkins) upwards of 90 years of age; Mr. and Mrs. Wilkins; their sons Nicholas, Edward John, and their daughter Miss Wilkins, of Galt, Mark, of Dumfries, and Richard of Toronto; the children of the sons; and Mrs. Ewart (daughter of the late Wm. H. Wilkins) and child. In addition, we believe, there sat at the bounteously spread table at dinner no less than five persons who occupied the same position at the wedding breakfast table in "old England" fifty years before.

During the evening, an address from the family to the aged couple was read, and was accompanied by the presentation of a gold-headed cane, gold spectacles, and other articles.

Galt Reporter Apr 15 1887 pg 1

Figure 5 - Excerpt from the Galt Report on Jane Grenfell Kinsman Retrieved from Waterloo Generations on December 19, 2025

o Death of Mr. William Wilkins

By the death of this gentleman on Monday night last, Galt loses one of its oldest, residents. Mr. Wilkins was born in Kenwyn Parish, Cornwall, England, in 1816, and in May, 1847, he came with his family to Galt. He was a Merchant Tailor by trade, shrewd, and industrious, and with the assistance of his sons as they became old enough to join him in his trade, he soon succeeded in building up a large and profitable business, which he carried on until 1865, when he was succeeded by his two sons, the well-known clothing firm of N. & E. J. Wilkins. Branching out from his business, first his son, the late William Wilkins, started for himself, and was shortly after joined by his brother, the late Stephen Wilkins, and for many years the family may be said to have practically controlled the clothing trade of town and this section. After retiring in 1865, the subject of this obituary purchased the handsome property in the Township now owned by Mr. Thos. Alison, where he spent some years, and it was while residing here that the germs of the disease of his foot and leg first showed themselves. After suffering for some years, amputation was decided on as the only means of saving his life even temporarily. The operation was successfully performed in Toronto, and since he has enjoyed something of health or at least freedom from pain, up to his last fatal illness. Mr. Wilkins has resided for the past few years on Oak street, in Galt.

Mr. Wilkins was a very prominent member of the Methodist Church, and for many years after that body established itself in Galt was a leader in the congregation. He had little taste for public life, and refused invariably all invitations to accept any of our municipal offices. He was married in 1837, in Gwenap Church, Cornwall, by the now bishop F. Philpotts, to Miss Kinsman, sister of Messrs. Nicholas and Richard Kinsman, of Galt. Their family consisted of ten children, three of whom died in infancy, two, if we mistake not, within a day or two of one another, while the family resided on Ainslie street. Then in the later days came the deaths of Mr. Wm. Wilkins, jr., in Toronto, followed about two weeks afterwards by the death of Mr. Stephen Wilkins, thus leaving of the original family, his widow and Messrs. N. & E. J. Wilkins, Clothiers; Mr. Richard Wilkins, now in a Wholesale House in Toronto; Mr. Mark Wilkins, farmer, near Branchton; and Miss Wilkins, residing with her parents.

Mr. Wilkins' funeral took place yesterday (Thursday) afternoon. As a mark of respect to our old townsmen and his family, the various places of business were closed while the cortege passed on its way to the cemetery.

Galt Reporter Nov 30 1888 pg 1

Figure 6 - Excerpt from the Galt Report on William Wilkins Retrieved from Waterloo Generations on December 19, 2025

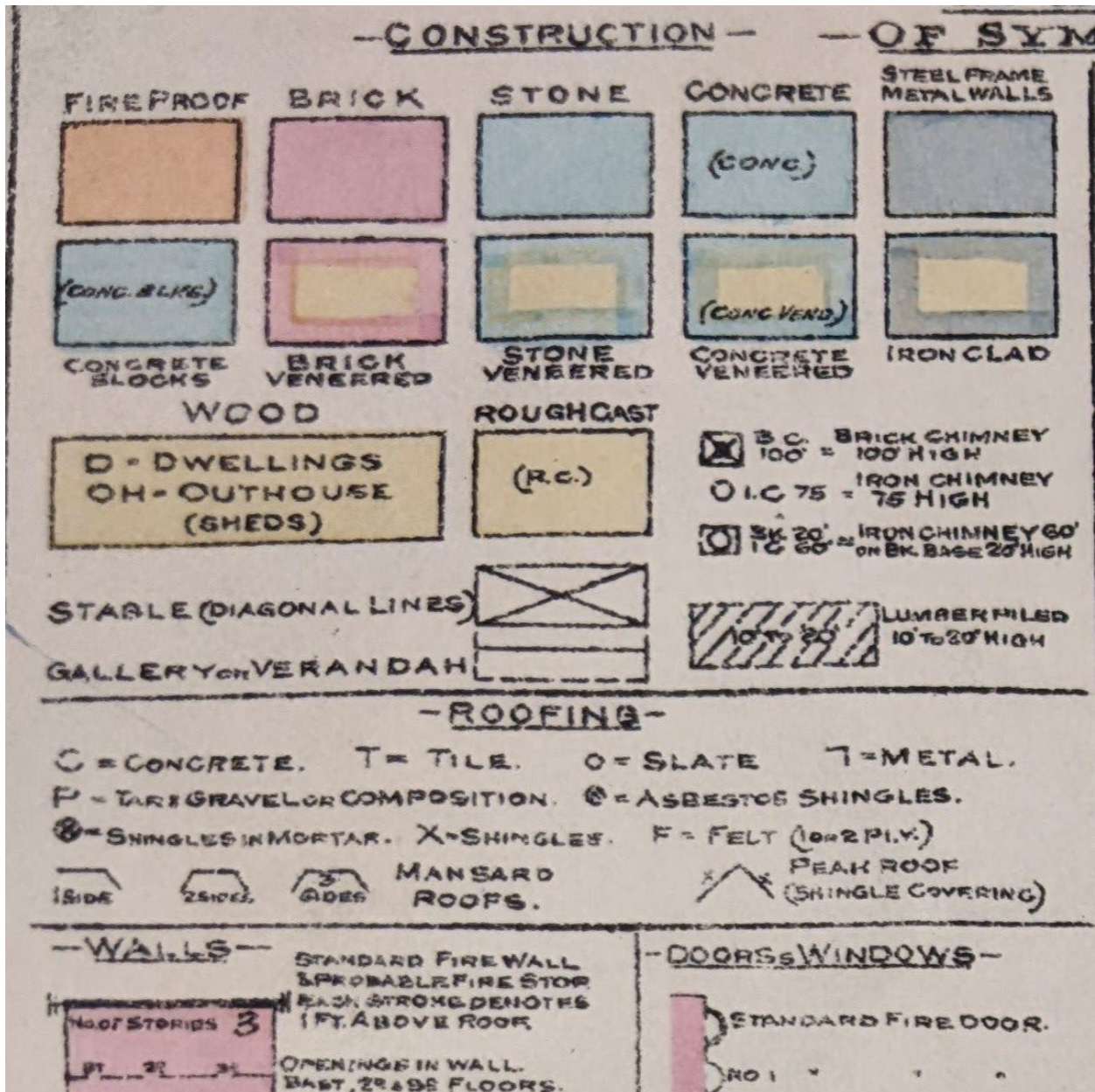


Figure 7 Legend of 1929 Fire Insurance Plan of Galt

ATTACHMENT D



Figure 8 - 1910 Fire Insurance Plan of Galt showcasing 39 Oak Street

ATTACHMENT D



Figure 9 - 1929 Fire Insurance Plan of Galt showcasing 39 Oak Street

ATTACHMENT D



Figure 10 – 39 Oak Street 2024 Aerial photo City of Cambridge ESRI Canada

ATTACHMENT D



Figure 11 – 39 Oak Street 2014 Aerial photo City of Cambridge ESRI Canada

ATTACHMENT D



Figure 12 – 39 Oak Street 2000 Aerial Photo City of Cambridge ESRI Canada

Lot 11° 57'

19253	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19254	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19255	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19256	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19257	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19258	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19259	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19260	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19261	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19262	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19263	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19264	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19265	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19266	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19267	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19268	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19269	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19270	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19271	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19272	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19273	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19274	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19275	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19276	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19277	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19278	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19279	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19280	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19281	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19282	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19283	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19284	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19285	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19286	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19287	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19288	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19289	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19290	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19291	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19292	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19293	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19294	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19295	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19296	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19297	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19298	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19299	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938
19300	Deed 19 Dec 1913	1913	Christina C. Scott, Ammie Getch (m. w.)	Christina C. Scott, Ammie Getch (m. w.)	220000	336	Map 1/1/1	SEP 24 1938

CONT'D TO NEXT PAGE

Figure 13 - Ontario, Abstract/Parcel Register Book Plan 442 Lot 57 Page 1 Accessed December 19, 2025

CITY OF CAMBRIDGE (Formerly: City of Galt)
William Macdonald Survey 1856.

XXXXXXPage...02
LOT NO. 57
PLAN NO. 442
19253

SHEET NO. 2
LOT NO. 57
PLAN NO. 442

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	AREA	CONSIDERATION	BOOK	REMARKS
31086	Grant	9 Dec 1927	21 Dec 1928	Christina C. Scott, widow Ammie Getch, m. w. Ammie Getch, m. w. et al.	George & Jessie H. Attkin	4500	00	798	E.H. 1 of Lot on joint tenancy as tenants in common
31087	Mortgage	20 Feb 1928	21 Feb 1928	George & Jessie H. Attkin	Walter & Sons Lumber Co	4500	00	798	E.H. 1 of Lot on joint tenancy as tenants in common
31091	Deed	12 Dec 1927	23 Feb 1928	John W. Clark, Robert Attkin Eva William Mc Clellan	Eva Robert H. Scott	80	00	798	See no. 24406
32671	Deed	24 Jan 1933	29 June 1933	Robert H. Scott, Lily C. Corrie Eva W. H. Balderson	Lily C. Corrie m. w. Lavinia E. Coleman	100	00	798	See no. 28920. Interest in
35283	Deed	30 Apr 1937	14 May 1937	Lily C. Corrie	Lavinia E. Coleman	100	00	798	See no. 28920. Interest in
36131	Mortgage	25 Apr 1942	2 May 1942	Lavinia E. Coleman	Walter & Sons Lumber Co	1000	00	798	W/pt of lot on joint tenancy as tenants in common
15769	Will	24 Jan 1930	26 July 1944	Alvan Coleman				798	W/pt of lot
39659	Grant	19 June 1944	1 Aug 1944	Lavinia E. Coleman, widow Herbert S. Archie H. & Thos A. Coleman	Arthur A. & Clara C. Fraser, joint tenants	2750	00	798	W/pt of lot. See no. 31087
39660	Mortgage	18 June 1944	1 Aug 1944	Arthur A. Fraser, et al. & Thos A. Coleman, joint tenants	Walter & Sons Lumber Company	1600	00	798	W/pt of lot. See no. 31087
39665	Deed	20 June 1944	1 Aug 1944	Walter & Sons Lumber Company	Lavinia E. Coleman	400	00	798	See no. 39134
43366	Grant	23 Aug 1947	6 Sept 1947	George J. Attkin & Jessie H. Attkin	Peter W. & Margaret M. Mullin, joint tenants	7500	00	798	E.H. 1 of lot. Except pt.
802	Deed	19 Sept 1947	20 Sept 1947	proving death of Robert H. Scott	Christina C. Scott			798	W/pt of lot
43476	Deed	4 Sept 1947	7 Oct 1947	Walter & Sons Lumber Company	George J. & Jessie H. Attkin	400	00	798	See no. 31087
43473	Deed	24 Dec 1947	3 Jan 1948	Walter & Sons Lumber Company	Arthur A. & Clara C. Fraser	300	00	798	See no. 39660. MAR 15 1962

CONT'D TO NEXT PAGE

Figure 14 - Ontario, Abstract/Parcel Register Book Plan 442 Lot 57 Page 2 Accessed December 19, 2025

XXXXX Page...03 CITY OF CAMBRIDGE
 LOT NO. LOT NO. 57, WM. MACKENZIE ST., 1856.

(Formerly: City of Galt)

SHEET NO. 3
 LOT NO.
 PLAN NO.

PLAN NO. 442
 802 - Deposit

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	AREA	CONSIDERATION	BOOK	REMARKS
164345	Mortg	1 Nov 1957	14 Apr 1958	William A. Marion & Flora C. Fraser	Flora C. Fraser & Wm. A. Marion		6000.00	D	W.P. of lot
164346	Grant	1 Nov 1957	14 Apr 1958	Arthur & Flora C. Fraser	William A. & Marion E. Fraser		200.00	D	W.P. of lot
367870	Treas. Conv.	11 Mar 1968	15 Mar 1968	Treasurer of Ontario	William A. Fraser				GR. W.P. of lot
558583	Ord. for	25 Feb 1977	14 Mar 1977	Minister of Revenue	Flora C. Fraser				W.P. of lot
580334	Mortg	30 Dec 1979	15 Jan 1980	Administrator of	Marion & Fraser				W.P. of lot
580334	Grant	7 Sept 1979	20 Sept 1979	Marion E. Fraser	Giuseppe & Tina Portaccio, f. ten.		2.00		As in 164346, recitals
580335	Mortg	24 Sept 1979	20 Sept 1979	Giuseppe & Tina Portaccio	The Canada Trust Company		33,200.75		As in 580334
602884	GRANT	8 Jul 1981	15 Jul 1981	LUISILLE + TINA PORTACCIO	DONNA S. WOOTTEN		2.00		As in 580334
602886	Mortg	9 Jul 1981	18 Jul 1981	DONNA S. WOOTTEN	Luisille + Tina Portaccio		6,000.00		As in 602884
618051	DEPOSIT								As in 43366
652260	Mort		10-06-86	WOOTTEN, Donna J.	The Bank of Nova Scotia				Discharged by # 662694 Asst. Dep. Land Reg. 14/11/88
661583	Mort.		23-10-86	WOOTTEN, Donna Jean	The Bank of Nova Scotia				Discharged by # 699265 Asst. Dep. Land Reg. 25/11/88
695906	Mort		28-09-88	WOOTTEN, Donna Jean	Scotia Mortgage Corporation		85,000.00		pt. As in 602884
715894	Transfer		89-09-15	MULLIN, Margaret Marie - Estate	FLETCH, Sheilah Mary				pt. lot. Re: 43366. Recitals.
715895	Transfer		89-09-15	FLETCH, Sheilah Mary	FLETCH, Sheilah Mary FLETCH, Andrew Lloyd (JT)				pt. lot. Re: 43366.
715896	Charge		89-09-15	FLETCH, Sheilah Mary FLETCH, Andrew Lloyd	National Trust Company		90,000.00		pt. lot. Re: 43366.
715897	A of Rents		89-09-15	FLETCH, Sheilah Mary FLETCH, Andrew Lloyd	National Trust Company				Re: 715896.
	Deposit		89-09-15	See Deposit #715898					pt. lot. Re: 43366. Sketch.

Figure 15 - Ontario, Abstract/Parcel Register Book Plan 442 Lot 57 Page 3 Accessed December 19, 2025

ATTACHMENT D

XXXXXXXX Page...04

LOT NO. 57 CITY OF CAMBRIDGE (Formerly: City of Galt) CITY OF CAMBRIDGE

PLAN NO. 442

715898

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	Yr./Mo./Day	GRANTOR	GRANTEE	AREA	CONSIDERATION	BOOK	REMARKS
736274	Charge		90-09-17		FLETCH, Sheila Mary	THE ROYAL BANK OF CANADA		127,500.00		As in 715895
	Discharged by # <u>225257</u> A.D.L.R. <u>97-02-07</u>									
739967	Charge		90-11-01		WOOTTEN, Donna Jean	Scotia Mortgage Corporation		109,000.00		pt. lot. RE: 602884.
	Discharged by # <u>757450</u> Asst. Dep. Land Reg. <u>98-09-29</u>									
756224	Charge		91-11-16		WOOTTEN, Donna Jean	CIBC Mortgage Corporation		108,750.00		W'ly pt. lot. As in 602884
	Discharged by # <u>173444</u> A.D.L.R. <u>00-10-94</u>									
1124510	Charge		92-06-22		WOOTTEN, Donna Jean	Beneficial Realty Ltd.		20,000.00		W'ly Pt. Lot. RE: #602884.
	Discharged by # <u>173445</u> A.D.L.R. <u>05-10-94</u>									
1230548	Charge		94-09-15		WOOTTEN, Donna Jean	CIBC Mortgage Corp.		124,537.50		W'ly Pt. Lot. RE: #602884.
1316617	Charge		96-11-28		FLETCH, Andrew Lloyd	CANADA TRUSTCO MORTGAGE COMPANY		120,000.00		E'ly 41' of Lot 57, Plan 442, Re: 715895.
	Discharged by <u>1486035</u> <u>02-11-97</u>									

Figure 16 - Ontario, Abstract/Parcel Register Book Plan 442 Lot 57 Page 4 Accessed December 19 2025

ATTACHMENT D



Figure 17 - Google Streetview 39 Oak Street Front Sept 2022

ATTACHMENT D



Figure 18 - Google Streetview 39 Oak Street East Sept 2022

ATTACHMENT D



Figure 19 - Google Streetview 39 Oak Street East Oct 2011

ATTACHMENT D



Figure 20 – Google Streetview 39 Oak Street South - East Oct 2011

ATTACHMENT D



Figure 21 – Google Streetview 39 Oak Street South Oct 2011

ATTACHMENT E

Local Photos of 39 Oak Street



Figure 1 – East (Front) Elevation from Oak Street

ATTACHMENT E



Figure 2 – South- East Elevation on the corner of Oak Street and Ball Avenue

ATTACHMENT E



Figure 3 – South- Elevation from Ball Avenue

ATTACHMENT E



Figure 4 – North – East Elevation from Oak Street

NOTICE OF INTENTION TO DESIGNATE

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.

TAKE NOTICE THAT the Council of the Corporation of the City of Cambridge intends to designate the following property for its cultural heritage value or interest under the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, Part IV, Section 29.

Municipal Address: 39 Oak Street

Legal Description: PT LT 57 PL 442 CAMBRIDGE AS IN WS602884; CAMBRIDGE

The proposed designation is intended to recognize and protect the cultural heritage value or interest of the property in accordance with the provisions of the *Ontario Heritage Act*.

Description of the Property

The property known municipally as 39 Oak Street is located on a corner lot on the east side of Oak Street and north of Ball Avenue in the former historic Town of Galt and now within the City of Cambridge. The subject property consists of a two-storey Gothic Revival dwelling with additions, asphalt driveway, and a modern attached garage.

Statement of Cultural Heritage Value or Interest

The property at 39 Oak Street has cultural heritage value under Ontario Regulation 9/06 for its design, historical and contextual value. The building is a representative example of the Ontario Farmhouse (also known as the Ontario Cottage/Gothic Cottage) is a subset of Gothic Revival Architecture commonly prevalent in Ontario between the 1850s-1880s. The subject property features attributes representative of the style within the City of Cambridge such as one-and-a-half storey plan, gable roof, symmetrical front façade, stone foundation, stone exterior, chimneys, covered front porch, and a single centered cross gable above a centred entrance with sidelights and transom.

The subject property is associated with the Jane Wilkins, daughter of William H. Wilkins, a prominent Merchant Tailor by trade notable through his works at N. & E. J. Wilkins (1816-1888) and Jane Grenfell Kinsman (1816-1908). Their family ancestry is expansive and has contributed to the development of the Town of Galt.

The subject property is also part of the evolution of the East Galt neighbourhood, a well-established residential area with a wide range of architectural styles, large mature trees, and unique globe streetlamps due to the 1890s international movement of city beautification led by J.P. Jaffray, of the Galt Reporter from 1896 onwards. It's location on Oak Street and Gothic

Revival Ontario Cottage architectural style reflect the history of the late nineteenth century and wealth of homeowners in the area.

The subject property maintains and supports the historic character of the immediate and broader physical context of the street and the neighbourhood through supporting the late nineteenth character of the historic Town of Galt. The property also shares similar massing and a shallow setback as other buildings on Oak Street which helps preserve the area's sense of place and as well as its character. The subject property is also historically linked to the surrounding historic streetscape, contributing to a cohesive group of heritage homes.

Description of Heritage Attributes

The identified heritage attributes of the property municipally known as 39 Oak Street that contribute to its physical and design value include.

- Gothic Revival Ontario Cottage architectural style;
- One-and-a-half storey massing and form;
- One-and-a-half storey brick east addition;
- Symmetrical front façade;
- Yellow Brick exterior;
- Medium-pitch gable roof with overhanging eaves and trim;
- Centered arched window opening;
- Ornate frieze board;
- Single centered cross gable over front entrance;
- Centred front entrance with transom and sidelights;
- Yellow brick chimney;
- Arched voussoirs and sills;
- Covered front one-storey verandah along the front facade with decorative columns and trim;
- Gable dormer;
- Covered one-storey porch on the side with decorative columns and trim;
- Stone foundation;

For more information on the Notice of Intention to Designate or the property, please contact Heritage Staff at heritageinfo@cambridge.ca

ANY PERSON MAY, within thirty days of the publication of this Notice, serve notice of their objection on the City Clerk in accordance with the Section 29(5) and 67 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18. The notice must set out the reason(s) for the objection and all relevant facts, in accordance with the *Ontario Heritage Act*.

Attachment F

All objections should be directed to:
City Clerk's Office, City of Cambridge
50 Dickson Street, P.O. Box 669
Cambridge, ON N1R 5W8

Dated at Cambridge this # day of December 2025.