

To: Municipal Heritage Advisory Committee
Meeting Date: 1/15/2026
Report Title: **47 Spruce Street - Recommendation to Designate**
Report Author: Cheyenne Mailloux, Planner - Heritage
Department: Planning and Growth
Division: Policy Planning
Report No.: **26-002 (MHAC)**
File No.: R01.01.190
Ward: Ward 4

RECOMMENDATION:

THAT Report 26-002 (MHAC) Recommendation to Designate be received;

AND FURTHER THAT the Municipal Heritage Advisory Committee (MHAC) supports the recommendation to designate the subject property at 47 Spruce Street under Part IV, Section 29 of the *Ontario Heritage Act*.

EXECUTIVE SUMMARY:

Purpose

This report recommends the designation of 47 Spruce Street (as shown on the Location Map, see **Attachment 1**) under Part IV, Section 29 of the *Ontario Heritage Act*. Staff concluded that the property meets three (3) of the nine (9) criteria under the Ontario Heritage Act, Regulation 9/06 (as amended by 569/22). The following sections outline the rationale for designation.

Key Findings

- 47 Spruce Street was built in Galt in 1853 and reflects the overall appearance of Galt during this period. The house is featured in several historical maps, including the 1929 Galt Fire Insurance Plan (see Figure 1 in **Attachment D**).
- The house was built in the Gothic Revival architectural style, as seen in the irregular shape of the floor plan, the shape and peak of the roof, the shape of the windows, bay window on the front façade, stone patterning, stone voussoirs and quoins, and the detailed sills (see Figures 1-4 in **Attachment E**).

- The house contributes strongly to the character of Galt and the architectural history of the area, through the materials used and the craftsmanship of the build.

Financial Implications

There is no cost to property owners associated with designating a property in Cambridge. The City does provide and pay for a heritage landmark plaque at a cost of approximately \$500. The City also pays to register the bylaw on title to the property, which costs approximately \$82. The property owner will be able to apply for a Designated Heritage Property Grant to support the costs of maintaining the heritage attributes of the property.

STRATEGIC ALIGNMENT:

- Strategic Action; or
- Core Service

Objective(s): Not Applicable

Strategic Action: Not Applicable

Program: Community Development

Core Service: Heritage Conservation

BACKGROUND:

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

The property municipally known as 47 Spruce Street was evaluated by WSP, classified as a "Significant Built Heritage Resource", and recommended for designation (see **Attachment B**). Further evaluation from staff concluded that the property, 47 Spruce Street, would benefit from designation under the *Ontario Heritage Act*.

The property is currently listed on the City's Heritage Register as a non-designated property of cultural heritage value or interest. The Register uses the description, "Constructed of grey granite in the Gothic Revival style. Intricate carved detailing is

found in the windows with paired wood soffit brackets. Front bay window displays original wood windows,” to describe the property. The property was featured in the local Landmarks series, printed in the local newspaper (see **Attachment D**, Figure 2).

Photographs of the subject property, taken by Heritage Staff on December 16, 2025, from the Public Right of Way and Google Street View, can be found in **Attachment E** (Figures 1-4). Historical and archival documentation of the subject property can be found in **Attachment D** (Figures 1-2).

ANALYSIS:

The following is a brief description of the historical, architectural, and contextual background of the property located at 47 Spruce Street. A more detailed analysis can be found in the Statement of Cultural Value (see **Attachment C**).

Location and Setting

The property located at 47 Spruce Street is located on the east side of Spruce Street, between McNaughton Street and Main Street in historic Galt (see **Attachment A**). Spruce Street is a historic residential street in Galt, with many of the existing buildings dating back to pre-1950. The property is zoned R4 – Low Density Residential and falls within the land use designations for Residential Properties outlined within the Official Plan. The property is currently subject to any active applications.

The dwelling is visible from Spruce Street, due to the shallow setback, and is surrounded by several large, mature trees. There are three (3) neighboring properties: two (2) single-detached dwelling units on either side of 47 Spruce Street and one (1) abutting the rear of the property on Oak Street.

Design and Physical Value

47 Spruce Street is a two-storey residence built in the Gothic Revival architectural style built in 1853. The property showcases a high degree of craftsmanship and is distinguished by the irregular-shaped floor plan, stone massing, stone foundation, gable roof, stone exterior chimney, stone voussoirs and quoins, the bay window, and the shape and style of the windows. The house is surrounded by several mature trees and manicured garden beds. Key Features are described in **Appendix C**.

Contextual Value

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

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

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

1. The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.

YES. 47 Spruce Street is representative of the Victorian Gothic Revival architectural style that was popular throughout the latter half of the 19th century. The two-storey single-detached dwelling was built between 1876 and 1900 in Galt, using materials from local quarries.

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

YES. 47 Spruce Street displays a high degree of craftsmanship, evident in its stone quoining and accents, double brackets, unique window design including a pair of arched windows sharing a single sill, and intricate wood carving details.

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

NO. Although 47 Spruce Street displays significant built heritage value, it does not demonstrate a high degree of technical or scientific achievement to meet this requirement.

4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.

NO. Although 47 Spruce Street displays significant heritage value, it does not have any direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to the community.

5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

NO. While the property displays significant heritage value, 47 Spruce Street does not have the potential to yield information that contributes to an understanding of the surrounding community or culture.

6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.

NO. While 47 Spruce Street displays significant heritage value, it does not reflect the work or ideas of a well-known architect, artist, builder, designer, or theorist who is significant to a community.

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

YES. 47 Spruce Street is important in supporting the historical character of the area through its construction materials, 19th century building practices and craftsmanship, and Gothic Revival architectural style. The stone foundation, stone exterior, unique rounded arched windows, large bay window, and the shape and pitch of the roof all help contribute to supporting the character of the area.

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

NO. Although 47 Spruce street displays significant physical and contextual value, it is not clearly physically, functionally, visually or historically linked to its surroundings.

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

NO. 47 Spruce Street is not a recognized or identified landmark.

EXISTING POLICY / BY-LAW(S):

Ontario Heritage Act

Designation by Municipal By-law

29 (1) The council of a municipality may, by-law, designate a property within the municipality to be of cultural heritage value or interest if,

(a) where criteria for determining whether property is of cultural heritage value or interest have been prescribed, the property meets the prescribed criteria; and

(b) the designation is made in accordance with the process set out in this section. 2005, c. 6, s. 17 (1); 2019, c. 9, Sched. 11, s. 7 (1); 2022, c. 21, Sched. 6, s. 4 (1).

Notice Required

(1.1) Subject to subsections (1.2) and (2), if the council of a municipality intends to designate a property within the municipality to be of cultural heritage value or interest, it shall cause notice of intention to designate the property to be given by the clerk of the municipality in accordance with subsection (3). 2005, c. 6, s. 17 (1); 2019, c. 9, Sched. 11, s. 7 (2).

Consultation

(2) Where the council of a municipality has appointed a municipal heritage committee, the council shall, before giving notice of its intention to designate a property under subsection (1), consult with its municipal heritage committee. R.S.O. 1990, c. O.18, s. 29 (2); 2002, c. 18, Sched. F, s. 2 (9).

Notice of Intention

(3) Notice of intention to designate under subsection (1) shall be,

(a) served on the owner of the property and on the Trust; and

(b) published in a newspaper having general circulation in the municipality. R.S.O. 1990, c. O.18, s. 29 (3); 2005, c. 6, s. 1.

Contents of Notice

(4) Notice of intention to designate property that is served on the owner of property and on the Trust under clause (3) (a) shall contain,

(a) an adequate description of the property so that it may be readily ascertained;

(b) a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property; and

(c) a statement that notice of objection to the notice of intention to designate the property may be served on the clerk within 30 days after the date of publication of the notice of intention in a newspaper of general circulation in the municipality under clause (3) (b). 2005, c. 6, s. 17 (2); 2019, c. 9, Sched. 11, s. 7 (4).

Same

(4.1) Notice of intention to designate property that is published in a newspaper of general circulation in a municipality under clause (3) (b) shall contain,

(a) an adequate description of the property so that it may be readily ascertained;

- (b) a statement explaining the cultural heritage value or interest of the property;
- (c) a statement that further information respecting the notice of intention to designate the property is available from the municipality; and
- (d) a statement that notice of objection to the notice of intention to designate the property may be served on the clerk within 30 days after the date of publication of the notice of intention in a newspaper of general circulation in the municipality under clause (3) (b). 2005, c. 6, s. 17 (2); 2019, c. 9, Sched. 11, s. 7 (5).

City of Cambridge Official Plan

4.6 Designation of Heritage Properties

1. The City will regulate as fully as possible the demolition, removal or inappropriate alteration of buildings of cultural heritage value or interest included in the Register of Cultural Heritage Resources referred to in Section 4.3, and for these purposes, Council may:

- a) pass by-laws pursuant to the *Ontario Heritage Act* to designate properties including such buildings or structures to be of cultural heritage value. Council shall not permit the demolition, removal or inappropriate alteration of such buildings or structures for a period of 90 days following application by the owner of such buildings or structures, or such further period of time as Council and the owner may agree upon, unless Council has repealed the by-law designating such property or part thereof;

2. Council will preserve and protect the cultural heritage resources owned by the City and prepare and follow a maintenance programme for these resources.

FINANCIAL IMPACT:

There is no cost to property owners associated with designating a property in Cambridge. The City does provide and pay for a heritage landmark plaque at a cost of approximately \$500. The City also pays to register the bylaw on title to the property, which costs approximately \$82. The property owners will be able to apply for a Designated Heritage Property Grant to support the costs of maintaining the heritage attributes of the property.

PUBLIC VALUE:

Transparency:

The MHAC agenda is posted on the City's website as part of the reporting process.

PUBLIC INPUT:

Municipal Heritage Advisory Committee meetings are open to the public.

INTERNAL / EXTERNAL CONSULTATION:

The owner of the property was notified via registered letter on January 5, 2026, regarding the ongoing heritage designation process. At the time of writing this report, it is unknown what the owner's opinion is regarding designation.

CONCLUSION:

Based on the findings that the subject property meets more than (2) two criteria under Ontario Regulation 9/06 needed to designate a property. Heritage staff 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 support the designation of the property and request that Council direct the City Clerk to issue a Notice of Intention to Designate the property located at 47 Spruce 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 the
Melissa Aldunate, Manager of Policy Planning.**

ATTACHMENTS:

1. 26-002 (MHAC) - Location Map
2. 26-002 (MHAC) - WSP Assessment
3. 26-002 (MHAC) – Statement of Cultural Heritage Value or Interest
4. 26-002 (MHAC) – Historical Documentation
5. 26-002 (MHAC) – Site Photos
6. 26-002 (MHAC) - Draft NOID for 47 Spruce Street



47 SPRUCE ST

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

Address: 47 Spruce Street, Cambridge, Ontario

Common Name: N/A

Ward: 4 **Community:** Galt

Legal Description: N/A



Plate 1: Front Façade (West Elevation) of 47 Spruce Street



Plate 2: Location of 47 Spruce 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): 1853

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: _____

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

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

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 checked="" type="checkbox"/> Porch | <input checked="" type="checkbox"/> Sill(s) | <input type="checkbox"/> Tower/Spire | <input type="checkbox"/> Bargeboard | <input checked="" type="checkbox"/> Eaves |
| <input type="checkbox"/> Verandah | <input type="checkbox"/> Lintel(s) | <input type="checkbox"/> Dome | <input checked="" type="checkbox"/> Transom | <input type="checkbox"/> Balustrade |
| <input type="checkbox"/> Balcony | <input checked="" type="checkbox"/> Shutters | <input type="checkbox"/> Finial | <input checked="" type="checkbox"/> Side Light | <input type="checkbox"/> Dormer |
| <input checked="" type="checkbox"/> Door(s) | <input checked="" type="checkbox"/> Quoins | <input type="checkbox"/> Pilaster | <input checked="" 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 checked="" type="checkbox"/> Bay |
| <input checked="" type="checkbox"/> Window Details: Rounded arch, segmentally arched sash windows | | <input type="checkbox"/> Column | <input type="checkbox"/> Cresting | <input checked="" type="checkbox"/> Other: Wood trim details, dentils, covered porch, keystones, decorative trim along eaves |

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: Front, rear **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"> • Trees throughout the property • Pathway leading to the front entrance • Garden beds at the front | <p><input checked="" type="checkbox"/> Structures (i.e., shed, ice house, drive shed):</p> <ul style="list-style-type: none"> • Detached garage on the north side |
|---|--|

- Driveway on the north side

ADDITIONAL NOTES, DOCUMENTATION AND RESEARCH:

Constructed of grey granite in the Gothic Revival style. Intricate carved detailing is found in the windows with paired wood soffit brackets. Front bay window displays original wood windows. (Source: [Heritage Properties Register- August 2020](#))

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:	08/01/2025

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 47 Spruce Street contains a two-storey Gothic Revival style stone residence built in 1853. Notable architectural features include the irregular shape plan, shallow set back, two-storey massing, gable roof, stone exterior, chimney, brackets, stone voussoirs, keystones, wood carving details, rounded arch sash windows, shutters, sills, pediment, bay window, covered porch, transom, sidelights, paned glass door, stone quoins, and stone foundation.
<input checked="" type="checkbox"/>	2. The property displays a high degree of: <input checked="" type="checkbox"/> craftsmanship <input type="checkbox"/> artistic merit	The property displays a high degree of craftsmanship seen in its stone quoining and accents, double brackets, unique window design including a pair of arched windows sharing a single sill and wood carving details.
<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 and Gothic Revival architectural style.
<input type="checkbox"/>	8. The property is linked to its surroundings: <input type="checkbox"/> physically <input type="checkbox"/> functionally <input type="checkbox"/> visually <input type="checkbox"/> historically	N/A

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

Classification:

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

Draft Statement of Cultural Heritage Value:

Description of the Property:	The property located at 47 Spruce Street contains a two-storey Gothic Revival style stone residence built in 1853. The property also includes trees throughout the property, a pathway leading to the front entrance, garden beds at the front, a driveway on the left side, and a detached garage on the north side.
Statement of Cultural Heritage Value:	<p>The property located at 47 Spruce Street contains a two-storey Gothic Revival style stone residence built in 1853. Notable architectural features include the irregular shape plan, shallow set back, two-storey massing, gable roof, stone exterior, chimney, brackets, stone voussoirs, keystones, wood carving details, rounded arch sash windows, shutters, sills, pediment, bay window, covered porch, transom, sidelights, paned glass door, stone quoins, and stone foundation. The property displays a high degree of craftsmanship seen in its stone quoining and accents, double brackets, unique window design including a pair of arched windows sharing a single sill and wood carving details.</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. 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 and Gothic Revival architectural style.</p>
Heritage Attributes:	<ul style="list-style-type: none"> • Two-storey Gothic Revival stone residence (built in 1853) <ul style="list-style-type: none"> ○ irregular shape plan ○ shallow set back ○ two-storey massing ○ gable roof ○ stone exterior ○ chimney ○ brackets ○ stone voussoirs ○ keystones ○ wood carving details ○ rounded arch sash windows ○ shutters ○ sills ○ pediment ○ bay window

	<ul style="list-style-type: none"> ○ covered porch ○ transom ○ sidelights ○ paned glass door ○ stone quoins ○ stone foundation
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CRITERIA OF RISK OR VALUE:

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

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

RECOMMENDATION:

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

NOTES:

- Located within the East Galt Cultural Heritage Study Area.

EVALUATION FORM COMPLETION:

Surveyed By:	Meghan McKay, Junior Cultural Heritage Specialist	Date:	07/29/2025
Reviewed By:	Kanika Kaushal, Senior Cultural Heritage Specialist	Date:	10/10/2025
City Staff Reviewer:	Laura Waldie, Senior Planner-Heritage	Date:	09/10/2025
Council Decision:		Date:	
City Database Update:		Date:	

SUPPORTIVE DOCUMENTATION:

- N/A

ATTACHMENT C

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

47 Spruce Street, Cambridge

Legal Description

PLAN 442 LOT 82 PT LOT 81

Description of Historic Place

The property at 47 Spruce Street is located on the east side of Spruce Street, between McNaughton Street and Main Street in historic Galt. The property contains a two-storey limestone and granite residence, built in the Gothic Revival architectural style in 1853. The property contains several large mature trees near the rear of the property, garden beds, and a detached garage on the north side of the property.

Summary of Cultural Heritage Value

The property at 47 Spruce Street is considered a representative example of a house built in the Gothic Revival architectural style. The two-storey, limestone and granite dwelling is distinguished by the irregular-shaped floor plan, stone massing, stone foundation, gable roof, stone exterior chimney, stone voussoirs and quoins, the bay window, and the shape and style of the windows.

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

Description of Heritage Attributes

The character-defining heritage attributes of 47 Spruce Street include the following:

- Two-storey Gothic Revival stone residence (built in 1853)
 - Irregular shape floorplan;
 - Shallow set back;
 - Mass, form, and style of the building;
 - Steep pitched gable roof with brackets
 - Stone exterior;
 - Chimney;
 - Stone voussoirs with keystones
 - Wood carving details;
 - Rounded arch sash windows with shutters
 - Pediment;

ATTACHMENT C

- Bay window on front façade;
- Covered porch;
- Paned glass door with transom and sidelights
- Stone quoins; and
- Stone foundation.

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

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

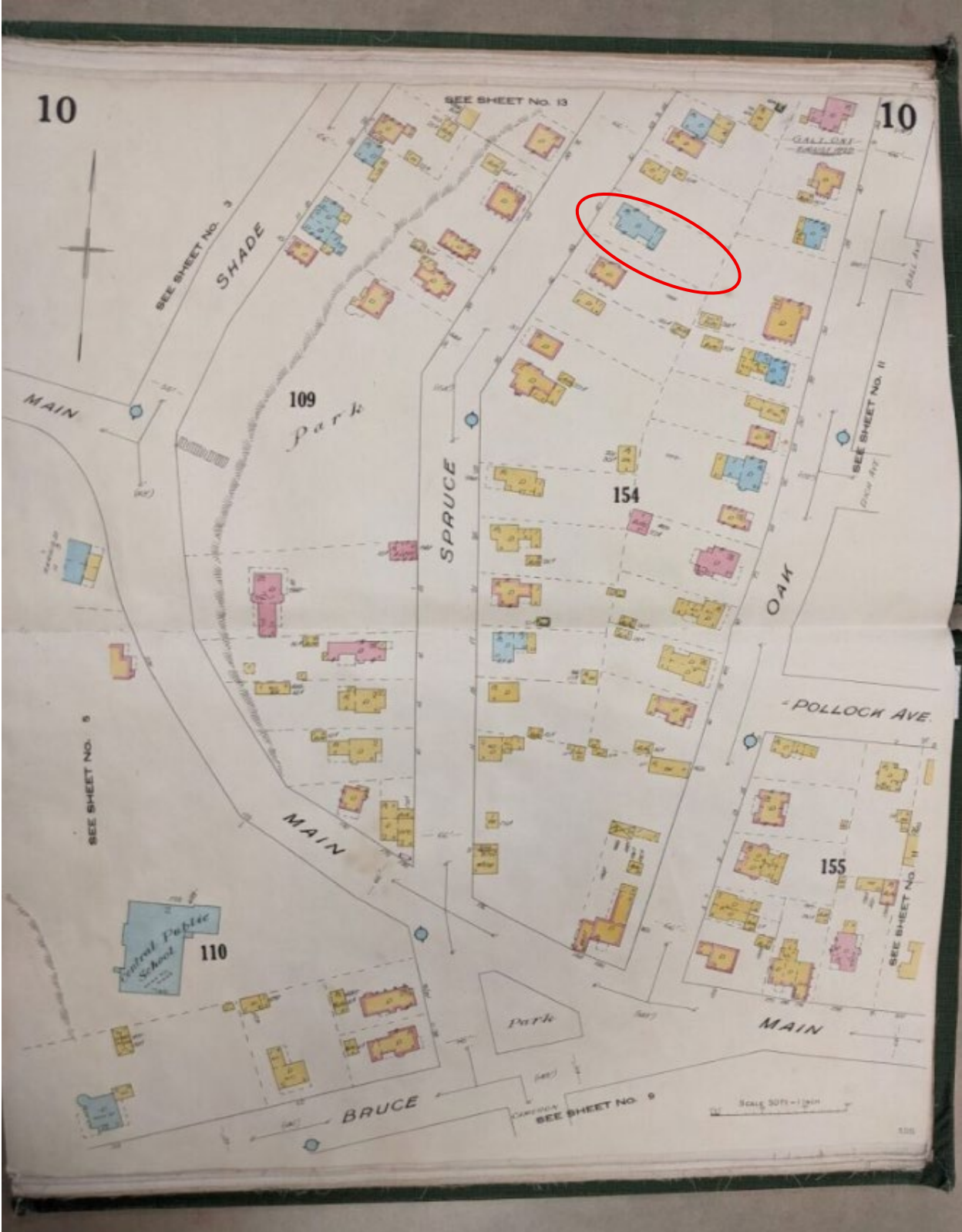


Figure 1 – 1929 Galt Fire Insurance Map

ATTACHMENT D

Figure 2 – Cambridge
Landmarks Article for 47
Spruce Street

CAMBRIDGE LANDMARKS
47 Spruce St.



Address: 47 Spruce St.
Owner: Stephen Post and Jeanette Hardam
Significance: This handsome stone home dates back to 1853. It is thought to have been built by a contractor named Kerr, who was its first owner.

Architecturally, the home has been built in the Gothic Revival style. The residence remains essentially the same as the day it was built, retaining its original windows, doors, and extensive carved woodwork. Both the roof and gables are very steep and the front elevation features a single large projecting bay window. The granite stonework is considered outstanding with its dark-hued keystones above the windows and lighter shades used on the corner quoins and around the windows. The main entrance has a transom above the front door and two sidelights. Along the roofline there are sets of heavily carved brackets and the front porch also features decorative trim work.

Landmarks is a regular feature of the Cambridge Times. Information is supplied through the Cambridge Archives and LACAC.

ATTACHMENT E



Figure 1 – Picture of 47 Spruce taken from Google Street View, September 2022

ATTACHMENT E



Figure 2 – Picture of 47 Spruce Street taken from the Public Right of Way, December 16, 2025



Figure 3 – Picture of the front façade of 47 Spruce Street, showcasing the details of the front, taken from the public right of way on December 16, 2025

NOTICE OF INTENTION TO DESIGNATE

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18 AND IN THE MATTER OF THE PROPERTY LOCATED AT 47 SPRUCE STREET, CITY OF CAMBRIDGE, IN THE PROVINCE OF ONTARIO

TAKE NOTICE THAT the Council of the Corporation of the City of Cambridge intends to designate the property municipally known as 47 Spruce Street under Section 29, Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as a property of cultural heritage value or interest.

Legal Description of Property

PLAN 442 LOT 82 PT LOT 81

Statement of Cultural Heritage Value or Interest

The property is of cultural heritage value for its design and contextual significance. Built in 1853, the building is a strong representative example of residence built in the Gothic Revival architectural style. It is distinguished by the irregular-shaped floor plan, stone massing, stone foundation, gable roof, stone exterior chimney, stone voussoirs and quoins, the bay window, and the shape and style of the windows. It exemplifies the Gothic Revival architectural style, as well as a high degree of craftsmanship, through its detailed stone quoining and accents, double brackets, unique window designs including a pair of double arched windows sharing a single sill, and intricate wood carving details. Contextually, the property defines and maintains the historic residential area of Galt, through its architectural value, building materials, and landscaping. Alongside this, it is located in an area with a large concentration of pre-1950 buildings.

List of Heritage Attributes

- Two-storey Gothic Revival stone residence (built in 1853)
 - Irregular shape floorplan;
 - Shallow set back;
 - Mass, form, and style of the building;
 - Steep pitched gable roof;
 - Stone exterior;
 - Chimney;
 - Brackets;
 - Stone voussoirs;
 - Keystones;
 - Wood carving details;
 - Rounded arch sash windows;

- Shutters;
- Sills;
- Pediment;
- Bay window on front façade;
- Covered porch;
- Transom;
- Sidelights;
- Paned glass door;
- Stone quoins; and
- Stone foundation

Objection

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

Notice of Objection should be addressed to:

City Clerk, The Corporation of the City of Cambridge
50 Dickson Street,
P.O. Box 669,
Cambridge, Ontario N1R 5W8
Email: clerks@cambridge.ca

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