

To: Municipal Heritage Advisory Committee
Meeting Date: 1/15/2026
Report Title: **77 Lowell Street North - Recommendation to Designate**
Report Author: Cheyenne Mailloux, Planner - Heritage
Department: Planning and Growth
Division: Policy Planning
Report No.: **26-004 (MHAC)**
File No.: R01.01.192
Ward: Ward 4

RECOMMENDATION:

THAT Report 26-004 (MHAC) 77 Lowell Street North – Recommendation to Designate be received;

AND FURTHER THAT the Municipal Heritage Advisory Committee (MHAC) supports the recommendation to designate the property municipally known as 77 Lowell Street North under Part IV, Section 29 of the *Ontario Heritage Act*.

EXECUTIVE SUMMARY:

Purpose

This report recommends the designation of 77 Lowell Street North (as shown on the Location Map, see **Attachment A**) under Part IV, Section 29 of the *Ontario Heritage Act*. The property meets the criteria for designation as it holds cultural heritage value due to its architectural and contextual significance. The following sections outline the rationale for designation.

Key Findings

- 77 Lowell Street North was built circa 1883, in the Gothic Revival architectural style. The house is featured in several historical maps, including the 1929 Galt Fire Insurance Plan (see Figure 1 in **Attachment D**)
- The house is a one-and-a-half-storey Gothic Revival-style dwelling, built out of course granite and limestone, featuring a detailed bay window, high front facing roof peaks, and distinctive stone patterning, (see Figures 1-4 in **Attachment E**)

- The house reflects a high degree of craftsmanship; best seen in the stone detailing and patterns, bay window and detailing, and the roof peaks; and contributes to the late 19th century character in Galt and reflects the architectural history of Galt

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

Financial Implications

There is no cost to property owners associated with designating a property in Cambridge. The City does provide and pay for a heritage landmark plaque at a cost of approximately \$500. The City also pays to register the bylaw on title to the property, which costs 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:

The property municipally known as 77 Lowell Street North, 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, "House, Stone," for the property. It was evaluated by WSP and classified as a "Significant Built Heritage Resource" and recommended for designation (see **Attachment B**). Further evaluation from staff concluded that the property, 77 Lowell Street North, would benefit from designation under Part IV of the *Ontario Heritage Act*.

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:

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 following is a brief description of the architectural, historical, and contextual background of the property located at 77 Lowell Street North. A more detailed analysis can be found in the Statement of Cultural Value (see **Attachment C**).

Location and Setting

The property located at 77 Lowell Street North is situated on the east side of Lowell Street North, between McNaughton Street and Pollock Avenue in Galt (see **Attachment 1**). Barrie Street is a historic residential street in Galt, with many of the existing buildings dating back to pre-1950.

The property is zoned R5 – Low Density Residential and falls within the land use designations for Residential Properties outlined within the Official Plan. The property is currently not subject to any active applications.

The dwelling is visible from the public right of way along Lowell Street North and is surrounded by several large, mature trees and manicured garden beds. There are four (4) neighboring properties, two on either side of the property along Lowell Street North and two (2) abutting the rear of the property. The property is featured in several historical maps, including the 1929 Galt Fire Insurance Plan (see **Attachment D**, Figure 1), confirming the lots development in the late 19th century.

Design and Physical Value

77 Lowell Street North is a one-and-a-half storey residence built in the Victorian Gothic Revival architectural style during the late 19th century, in a residential area in Galt. It is distinguished by the T-shaped floor plan, stone foundation, high-pitched front facing gable roof peaks, stone exterior, the arched shape and style of the windows, and the large bay window on the front façade with intricate detailing along the sills. The house is surrounded by several large, mature trees and a manicured garden.

The property showcases a high degree of craftsmanship seen in the decorative elements throughout the build, but most notable on the large bay window, the windows and voussoirs, roof line, and the stone construction and patterning. Key Features are described in **Attachment C**.

Contextual Value

77 Lowell Street North displays significant contextual value because of it helps define and maintain the character of the immediate neighbourhood, as well as the overall historic character of Galt through its architectural style, craftsmanship, and the materials used to construct the building. Alongside this, it is located in a residential area with a high concentration of pre-1950 buildings.

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

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

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

YES. 77 Lowell Street North is representative of the Gothic Revival architectural style, seen throughout Galt, but is also unique to the surrounding neighborhood. The one-and-a-half storey Gothic Revival residence was constructed between 1876 and 1900. Notable architectural features are described in **Attachment C**.

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

YES. 77 Lowell Street North displays a high degree of craftsmanship. This is best seen in the decorative elements on the large bay window, the shape of the windows and voussoirs, the decorative elements on the roof line, and the stone construction and patterning, all of which are well-preserved.

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

NO. Although the property displays significant built heritage, 77 Lowell Street North does not demonstrate a high degree of technical or scientific achievement to meet this requirement.

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

NO. While the property displays significant built heritage, 77 Lowell Street North does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

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

NO. While the property displays significant built heritage, 77 Lowell Street North does not have the potential to yield, information that contributes to an understanding of a community or culture. While the construction of the house reflects late-19th century building practices and craftsmanship practices, these aspects are already well-represented in other heritage properties throughout the City and will not further contribute to an understanding of the community or local 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 77 Lowell Street North displays significant built heritage value, it does not demonstrate the work or ideas of an architect, artist, designer, or theorist who is significant to the community.

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

YES. 77 Lowell Street North displays significant contextual value because it is important in defining and supporting the historical character of the area through its construction materials and mature landscapes. It is reflective of the Gothic Revival architectural style, seen in the large bay window, the shape of the windows and voussoirs, the decorative elements on the roof line, and the stone construction and patterning.

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

NO. Although 77 Lowell Street North displays significant built heritage value, it is not clearly physically, functionally, visually or historically linked to its surroundings.

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

NO. 77 Lowell Street North is not a recognized or identified landmark.

Cultural Heritage Attributes:

The key heritage attributes of the property enhance the architectural integrity and aesthetics, reflecting the craftsmanship of the era. They are listed in **Attachment C**.

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. As of writing this report, no objections have been received by City Staff.

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 77 Lowell Street North, in accordance with Part IV, Section 29 of the *Ontario Heritage Act*.

REPORT IMPACTS:

Agreement: **No**

By-law: **No**

Budget Amendment: **No**

Policy: **No**

APPROVALS:

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

ATTACHMENTS:

1. 26-004 (MHAC) Attachment A - Location Map
2. 26-004 (MHAC) Attachment B – WSP Assessment
3. 26-004 (MHAC) Attachment C – Statement of Cultural Heritage Value or Interest
4. 26-004 (MHAC) Attachment D – Historical Documentation
5. 26-004 (MHAC) Attachment E – Site Photos
6. 26-004 (MHAC) Attachment F – Draft NOID for 77 Lowell Street North



77 LOWELL ST N

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

Address: 77 Lowell Street North, Cambridge, Ontario

Common Name: N/A

Ward: Galt

Legal Description: N/A



Plate 1: Front Façade (West Elevation) of 77 Lowell Street North



Plate 2: Location of 77 Lowell Street North

PROPERTY OBSERVATIONS:

Integrity: Preserved / Intact Modified Compromised Demolished (date): _____

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

Year (if known): N/A

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

Massing: Single-detached Semi-detached Row Other:

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:

Roof Type: Hip Flat Gambrel Mansard Gable Other: _____ **Type:** High pitch end gable

Roof Materials: Asphalt Shingle Wood Shingle Slate Tile/Terra Cotta Tar/Gravel Metal Other: _____

Architectural Style / Influence:

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

Notes: N/A

Notable Building Features:

- | | | | | |
|---|--|--------------------------------------|--|---|
| <input type="checkbox"/> Porch | <input checked="" type="checkbox"/> Sill(s) | <input type="checkbox"/> Tower/Spire | <input checked="" type="checkbox"/> Bargeboard | <input type="checkbox"/> Eaves |
| <input checked="" type="checkbox"/> Verandah | <input type="checkbox"/> Lintel(s) | <input type="checkbox"/> Dome | <input type="checkbox"/> Transom | <input type="checkbox"/> Balustrade |
| <input type="checkbox"/> Balcony | <input type="checkbox"/> Shutters | <input type="checkbox"/> Finial | <input type="checkbox"/> Side Light | <input type="checkbox"/> Dormer |
| <input checked="" type="checkbox"/> Door(s) | <input checked="" 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 checked="" type="checkbox"/> Bay |
| <input checked="" type="checkbox"/> Window Details: Two-over-two, gothic arch windows, wood detailing and brackets along the bay segmentally arched windows | <input type="checkbox"/> Column | <input type="checkbox"/> Cresting | <input checked="" type="checkbox"/> Other: Stone details | |

Notes: N/A

Context:

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

Plan: Square Rectangular L U T H Cross Irregular Other: _____

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

Accessory Features and Structures:

- Features (i.e., stone wall, fountain, trees/garden beds):
- Mature trees throughout the property
 - Garden beds throughout the property
 - Stone pathway leading to the front entrance
- Structures (i.e., shed, ice house, drive shed):
- Detached garage on the northeast side

- Driveway along the north side
- Pool at the rear

ADDITIONAL NOTES, DOCUMENTATION AND RESEARCH:

N/A

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:	06/11/2025

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 checked="" type="checkbox"/> unique <input type="checkbox"/> representative <input type="checkbox"/> early	The property located at 77 Lowell Street North contains a one-and-a-half storey stone Gothic Revival residence constructed between 1876 and 1901. Notable architectural features include the T-shape plan, high pitch end gable roof, stone exterior, front setback, chimney, front facing gable peaks, gothic arch windows, stone voussoirs, two-over-two sash windows, sills, bay window, brackets, front door, covered porch 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 high degree of craftsmanship with its bay window detailing, stone construction and patterning which is well-preserved.
<input type="checkbox"/>	3. The property demonstrates a high degree of: <input type="checkbox"/> technical <input type="checkbox"/> scientific achievement.	N/A
<input type="checkbox"/>	4. The property has direct associations with a potentially significant: <input type="checkbox"/> theme <input type="checkbox"/> event <input type="checkbox"/> belief <input type="checkbox"/> person <input type="checkbox"/> activity <input type="checkbox"/> organization <input type="checkbox"/> institution	The 1861 Tremaine Waterloo County Map identifies the subject lands under ownership of Absalom Shade (1861 Tremaine Waterloo County Map) who was an early settler of Galt. Absalom Shade significantly contributed to the development of Galt, now part of Cambridge, Ontario. No direct associative link between A.Shade and the subject property has been demonstrated.
<input type="checkbox"/>	5. The property yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	N/A
<input type="checkbox"/>	6. The property demonstrates or reflects the work or ideas of a potentially significant: <input type="checkbox"/> architect <input type="checkbox"/> artist <input type="checkbox"/> builder <input type="checkbox"/> designer <input type="checkbox"/> theorist	N/A
<input checked="" type="checkbox"/>	7. The property is important in: <input type="checkbox"/> defining <input type="checkbox"/> maintaining <input checked="" type="checkbox"/> supporting the character of an area.	The property is important in supporting the historical character of the area through its construction materials, Gothic Revival architectural style and mature landscape.
<input type="checkbox"/>	8. The property is linked to its surroundings:	N/A

Yes/No	O. Reg. 9/06 Criteria	Discussion
	<input type="checkbox"/> physically <input type="checkbox"/> functionally <input type="checkbox"/> visually <input type="checkbox"/> historically	
<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:	<p>The property located at 77 Lowell Street North contains a one-and-a-half storey stone Gothic Revival residence constructed between 1876 and 1901. The property also includes mature trees throughout the property, garden beds throughout the property, a stone pathway leading to the front entrance, a driveway along the north side, a pool at the rear and a detached garage on the northeast side.</p>
Statement of Cultural Heritage Value:	<p>The property located at 77 Lowell Street North contains a one-and-a-half storey stone Gothic Revival residence constructed between 1876 and 1901. Notable architectural features include the T-shape plan, high pitch end gable roof, stone exterior, front setback, chimney, front facing gable peaks, gothic arch windows, stone voussoirs, two-over-two sash windows, sills, bay window detailing and composition, brackets, front door, covered porch and stone foundation.</p> <p>The property displays high degree of craftsmanship with its bay window detailing, rare stone construction and patterning which is well-preserved.</p> <p>The 1861 Tremaine Waterloo County Map identifies the subject lands under ownership of Absalom Shade (1861 Tremaine Waterloo County Map) who was an early settler of Galt. Absalom Shade significantly contributed to the development of Galt, now part of Cambridge, Ontario.</p> <p>No direct associative link between A.Shade and the subject property has been demonstrated.</p> <p>The property is important in supporting the historical character of the area through its construction materials, Gothic Revival architectural style and mature landscape.</p>
Heritage Attributes:	<ul style="list-style-type: none"> • One-and-a-half storey stone Gothic Revival residence (built between 1876 and 1900) <ul style="list-style-type: none"> ○ One-and-a-half storey massing ○ T-shape plan ○ high pitch end gable roof ○ stone exterior ○ deep setback ○ chimney ○ front facing gable peaks ○ gothic arch windows ○ stone voussoirs

	<ul style="list-style-type: none"> ○ two-over-two sash windows ○ sills ○ bay window composition and detailing ○ brackets ○ front door ○ covered porch ○ stone foundation ● Mature trees
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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:

- N/A

EVALUATION FORM COMPLETION:

Surveyed By:	Meghan McKay, Junior Cultural Heritage Specialist	Date:	05/26/2025
Reviewed By:	Kanika Kaushal, Senior Junior Cultural Heritage Specialist	Date:	06/11/2025
City Staff Reviewed:	Jeremy Parsons, Senior Planner – Heritage	Date:	07/08/2025
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

77 Lowell Street North, Cambridge

Legal Description

PL 443 PT LOTS 131 132 154 155

Description of Historic Place

The property at 77 Lowell Street North is located on the east side of Lowell Street North, between McNaughton Street and Pollock Avenue in historic Galt. The property contains a one-and-a-half-storey stone residence, built in the Gothic Revival architectural style in the late 19th century, circa 1883. The property contains several large mature trees and manicured garden beds.

Architectural Context

- Form and Massing: Victorian Gothic Revival, one-and-a-half-storey single-detached dwelling on a stone foundation
- Materials: Stone exterior, with distinct patterning; decorative quoins and voussoirs
- Windows and Doors: Shallow arched windows, high-pitched arched windows in roof peaks, a large bay window on the front façade with intricate detailing along the sills, and paned glass door
- Roof: high-pitched front facing gable roof, with detailed sills
- Details: stone voussoirs
- Porch: covered porch on the front façade of the building, supported by wooden columns
- Chimney: Stone chimney on the rear portion of the build

Summary of Cultural Heritage Value

The property at 77 Lowell Street North exhibits physical/design value and contextual value.

77 Lowell Street North is considered a representative example of a house built in the Gothic Revival architectural style. The one-and-a-half-storey stone dwelling is distinguished by its T-shaped floor plan, stone exterior, stone foundation, high pitched front-facing gable roof, unique stone patterning, stone voussoirs and quoins, large bay window, and the shape and style of the windows.

ATTACHMENT C

77 Lowell Street North is located in 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 77 Lowell Street North include the following:

- One-and-a-half storey stone Gothic Revival residence
 - The mass, form, and style of the building
 - T-shape plan of the original portion of the building
 - High pitch end gabled roof with brackets
 - Stone exterior
 - Stone detailing and quoins
 - Shallow setback
 - Stone chimney and stone foundation
 - Stone voussoirs
 - Bay window composition and detailing
 - Two-over-two sash windows
 - Front facing gable peaks
 - Existing Gothic arch windows with decorative sills
 - Front door
 - Covered porch

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 late-19th century.

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



Figure 1 – 1929 Galt Fire Insurance Map

ATTACHMENT E



Figure 1 – Picture of 77 Lowell Street North taken from Google Street View, September 2022



Figure 2 – Close up picture of the roof peak sills and details at 77 Lowell Street North taken from Google Street View, September 2022



Figure 3 - Close up picture of the details along the bay window at 77 Lowell Street North taken from Google Street View, September 2022



Figure 4 – Picture of 77 Lowell Street North taken from the Public Right of Way on December 16, 2025

ATTACHMENT E



Figure 5 - Picture of 77 Lowell Street North taken from the Public Right of Way on December 16, 2025

ATTACHMENT F

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 77 LOWELL STREET NORTH, CITY OF CAMBRIDGE, IN THE PROVINCE OF ONTARIO

TAKE NOTICE THAT the Council of the Corporation of the City of Cambridge intends to designate the property municipally known as 77 Lowell Street North under Section 29, Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as a property of cultural heritage value or interest.

Description of Property

The property at 77 Lowell Street North is located on the east side of Lowell Street North, between McNaughton Street and Pollock Avenue, in historic Galt. The subject property is legally described as PL 443 PT LOTS 131 132 154;155. It contains a one-and-a-half storey Gothic Revival style residence that was built in the late 19th century, circa 1883.

Statement of Cultural Heritage Value or Interest

The property is of cultural heritage value for its design and contextual significance. Built in the late 19th century, circa 1883, the building is a representative example of residence built in the Gothic Revival architectural style that was popularized during this era. It is distinguished by its T-shaped floor plan, stone foundation, high-pitched front facing gable with detailed sills along the peaks, arched shape and style of the windows, and the large bay window on the front façade, exemplify both the Gothic Revival architectural style and a high degree of craftsmanship.

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

Description of Heritage Attributes

- One-and-a-half storey stone Gothic Revival residence, built circa 1883:
 - The mass, form, and style of the building,
 - T-shape plan of the original portion of the building,
 - High pitch end gabled roof,
 - Stone exterior,
 - Stone detailing and quoins,
 - Shallow setback,
 - Stone chimney,
 - Decorative sills,
 - Stone voussoirs,

ATTACHMENT F

- Bay window composition and detailing,
- Two-over-two sash windows,
- Front facing gable peaks,
- Existing Gothic arch windows,
- Brackets,
- Front door,
- Covered porch,
- 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.