

**To:** Municipal Heritage Advisory Committee  
**Meeting Date:** 1/15/2026  
**Report Title:** **24-28 Queens Square – Recommendation to Designate**  
**Report Author:** Laura Waldie, Senior Planner - Heritage  
**Department:** Planning and Growth  
**Division:** Policy Planning  
**Report No.:** **26-001 (MHAC)**  
**File No.:** R01.01.192  
**Ward:** Ward 5

**RECOMMENDATION:**

**THAT** the Municipal Heritage Advisory Committee (MHAC) supports the recommendation to designate the property municipally known as 24-28 Queens Square under Part IV, Section 29 of the *Ontario Heritage Act*.

**EXECUTIVE SUMMARY:**

This report recommends that the property at 24-28 Queens Square be designated under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value.

**Key Findings**

- Built in 1882, a strong example of the Gothic Revival style (**Attachment D, Figure 1**).
- Is a landmark structure in Queens Square since its construction.

Contributes to the historic character of downtown Galt and meets six (6) of nine (9) Ontario Regulation 9/06 criteria.

**STRATEGIC ALIGNMENT:**

- Strategic Action; or
- Core Service

**Objective(s):** Not Applicable

**Strategic Action:** Not Applicable

**Program:** Community Development

**Core Service:** Heritage Conservation

## **BACKGROUND:**

### **Location**

The property at 24-28 Queens Square is located west of the Grand River and on the southwest side of historic Queens Square in the area that transitions from downtown Galt to the West Galt area of Cambridge (**see Location Map, Attachment A**). The 2-1/2 storey, grey painted brick Gothic Revival structure is positioned close to the street edges, consistent with late-nineteenth-century urban siting patterns. The building is directly south across the street from Centennial Fountain. A paved parking area occupies the southeast corner of the lot off Melville Street. Historic photos reveal a former brick decorative wall that surrounded the house (**Attachment D, Figure 2**). This wall, nor any remnants, remain.

Heritage Planning staff submit that the property warrants designation based on a determination that the property satisfies six (6) 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 property is a representative example of late-nineteenth-century Gothic Revival architecture. The fact that the house still remains on this site also showcases how Galt was developing in its industrial boom of the late nineteenth century.

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

**YES.** The building exhibits a high degree of craftsmanship through its cresting, bargeboard, diamond shaped singles, chimneys, keystones and Gothic Revival architecture.

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

**NO.** There is no indication of any particular technical innovation in the building's construction or design that would set it apart as an engineering achievement. The house was built using conventional late-19th-century materials.

**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 building is directly associated with a number of high profile doctors from 1882 to 1980. This association illustrates the growth of Galt's population and its contribution to the care of its residents for nearly a century.

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

**NO.** The property's history as a medical practice is well documented through records, maps, and existing artifacts. The property does not appear to have potential to yield archaeological or cultural information that would contribute to an understanding of a 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 designer or builder is unknown, and no evidence links the house to a figure of architectural or design importance. The structure was likely built by local contractors using common design of the period for a grand Gothic Revival structure.

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

**YES.** The property supports and maintains the historic character of Queens Square. Its form, materials, and siting close to the street edge contribute to the area's early commercial landscape and complement other nearby heritage buildings very well.

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

**YES.** 24 Queens Square is strongly linked to its surroundings both historically and visually. It forms part of the Queens Square civic precinct, an area characterised by prominent Victorian-era architecture and institutional buildings, including the adjacent church. Historically, its association with Dr George Sylvester, a leading local physician, reinforces its role within Galt's social and professional network. Visually, its Gothic Revival design, steep gables, and decorative woodwork complement neighbouring heritage structures, creating a cohesive streetscape. Physically, its corner placement and landscaped frontage integrate it into the square, while its original residential function reflects the mixed-use character of the area

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

**YES.** 24-28 Queens Square is well-known locally and it is a landmark in the sense of being a widely recognized or iconic city-wide. It occupies a towering position and unique location that makes it a navigational reference for the general public.

**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 property owner has been notified of the City's intention to recommend designation via registered mail. No objections have been received.

**CONCLUSION:**

The property at 24-28 Queens Square meets six (6) criteria under *Ontario Regulation 9/06* (as amended by 569/22). It is recommended that MHAC endorse the designation under Part IV of the *Ontario Heritage Act* and request that Council direct the City Clerk to issue a Notice of Intention to Designate (**Attachment E**). Designation will ensure the long-term protection of this culturally significant property as part of Cambridge's architectural and community heritage.

**REPORT IMPACTS:**

Agreement: **No**

By-law: **No**

Budget Amendment: **No**

Policy: **No**

**APPROVALS:**

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

**ATTACHMENTS:**

1. 26-001(MHAC) Attachment A – Location Map
2. 26-001(MHAC) Attachment B – WSP Heritage Assessment
3. 26-001(MHAC) Attachment C – Statement of Cultural Heritage Value
4. 26-001(MHAC) Attachment D – Photographs and Historical Images
5. 26-001(MHAC) Attachment E – Draft Notice of Intention to Designate (NOID)



# ATTACHMENT B

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

**Address:** 24 & 28 Queens Square, Cambridge, Ontario

**Common Name:** Dr. George Sylvester House ([Heritage Properties Register- Feb 2025](#))

**Ward:** 5 **Community:** Galt

**Legal Description:** N/A



Plate 1: Front Façade (North Elevation) of 24 Queens Square

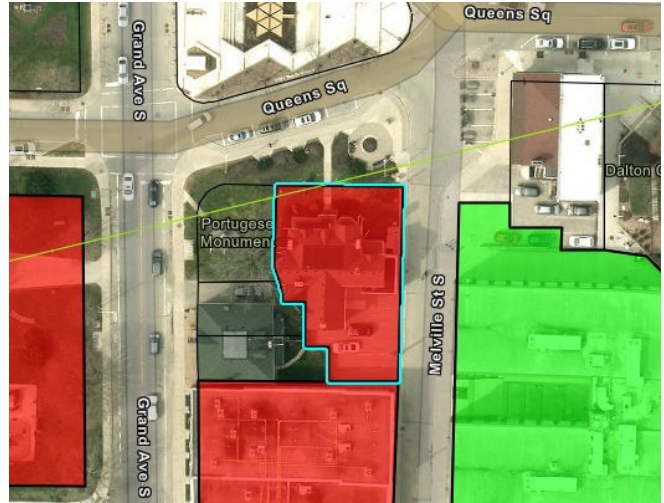


Plate 2: Location of 24 Queens Square

### 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):** c.1882 ([Heritage Properties Register- Feb 2025](#)) **Architect / Builder / Craftsman (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: Painted grey

**Roof Type:**  Hip  Flat  Gambrel  Mansard  Gable  Other: \_\_\_\_\_ **Type:** High 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:** Victorian Gothic

**Notable Building Features:**

- |  |  |   |  |  |
|--|--|---|--|--|
| <input checked="" type="checkbox"/> Porch  | <input checked="" type="checkbox"/> Sill(s)  | <input type="checkbox"/> Tower/Spire        | <input checked="" type="checkbox"/> Bargeboard | <input type="checkbox"/> Eaves   |
| <input type="checkbox"/> Verandah  | <input type="checkbox"/> Lintel(s)           | <input type="checkbox"/> Dome               | <input checked="" type="checkbox"/> Transom    | <input type="checkbox"/> Balustrade  |
| <input type="checkbox"/> Balcony   | <input type="checkbox"/> Shutters            | <input type="checkbox"/> Finial             | <input type="checkbox"/> Side Light            | <input checked="" 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 checked="" type="checkbox"/> Capital | <input type="checkbox"/> Brackets              | <input type="checkbox"/> Parapet   |
| <input type="checkbox"/> Fire wall   | <input type="checkbox"/> Cornice             | <input type="checkbox"/> Panel              | <input type="checkbox"/> Date Stone            | <input checked="" type="checkbox"/> Bay                                      |
| <input checked="" type="checkbox"/> Window Details: Rounded and segmentally arched |  | <input checked="" type="checkbox"/> Column  | <input checked="" type="checkbox"/> Cresting   | <input checked="" type="checkbox"/> Other: Diamond shape shingles, keystones |

**Notes:** Located prominently at Queen's Square, adjacent to the landmark church and School of Architecture Building

**Context:**

- Streetscape (Residential / Commercial)  Terrace / Row  Complex / Grouping  Landmark
- Multi-Address Parcel (list addresses): 24 & 28 Queens Square  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:**

- Features (i.e., stone wall, fountain, trees/garden beds):
- Garden beds
  - Pathway leading to front entrance
  - Parking lot at the rear
- Structures (i.e., shed, ice house, drive shed):

- Mature tree on right side

### ADDITIONAL NOTES, DOCUMENTATION AND RESEARCH:

- Previously owned by Dr. George Sylvester, a local doctor ([Dr. George Perry Sylvester b. 19 Dec 1854 Bowmanville, Darlington Twp., Durham Co., Ontario d. 13 Jan 1924 Toronto, York Co., Ontario, Canada: Waterloo Region Generations](#)) ([Heritage Properties Register- Feb 2025](#))
- Dr. George Perry Sylvester was a respected physician and surgeon who practised in Galt for nearly 19 years, serving the local population during a period of significant growth and industrialisation. He was also noted as a School Trustee, reflecting his involvement in civic affairs. [\[generation...aterloo.ca\]](#)
- In 1885, Sylvester partnered with a local real estate agent to fund the construction of St. Andrew's Terrace, a heritage-designated Second Empire-style 10-unit rowhouse built to accommodate local mill workers. This initiative supported affordable housing during Galt's industrial boom. [\[cambridge.spaces.ca\]](#)
- Commissioned the prominent Victorian Gothic Revival residence at 24 Queen's Square in 1882, now known as the *Dr. George Sylvester House*. This property remains a landmark in Galt's historic core and contributes to the cultural heritage character of Queen's Square. [\[cambridge.spaces.ca\]](#)
- After relocating to Toronto in 1893, Sylvester became a leading surgeon at Grace Hospital, but his early contributions in Galt laid the foundation for his reputation as one of Ontario's notable medical professionals.

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

Recommended  Not Recommended

- Complete additional research to learn more about Dr. George Sylveser and his contributions to Galt

### Related Planning, Building or Heritage Files:

- N/A

### OBSERVATION FORM COMPLETION:

<b>Surveyed By:</b>	Meghan McKay, Junior Cultural Heritage Specialist	<b>Date:</b>	10/17/2025
<b>Reviewed By:</b>	Kanika Kaushal, Senior Cultural Heritage Specialist	<b>Date:</b>	11/21/2025

## 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 24 Queens Square contains a two-and-a-half storey brick Gothic Revival style residence built in 1882. Notable architectural features include the cross-shape plan, shallow corner setback, two-and-a-half-storey massing, high pitch hip roof, brick exterior, cresting, chimneys, dormers, gable peaks, diamond shape shingles, bargeboard, brick voussoirs, keystones, rounded and segmentally arched sash windows, sills, bay window, pediment, covered porch, columns and capitols, transom, and stone foundation. Landscape elements include the mature tree.
<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 through its cresting, bargeboard, diamond shaped singles, chimneys, keystones and Gothic Revival architecture.
<input type="checkbox"/>	3. The property demonstrates a high degree of: <input type="checkbox"/> technical <input type="checkbox"/> scientific achievement.	N/A
<input checked="" 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 checked="" type="checkbox"/> person <input type="checkbox"/> activity  <input type="checkbox"/> organization <input checked="" type="checkbox"/> institution	The property has direct associations wit local Galt doctor, Dr. George Sylvester.  Dr. George Sylvester was a prominent physician in Galt from the mid-1870s to 1893, serving the community as a respected medical practitioner and school trustee. Beyond his professional role, he contributed to local development by funding St. Andrew's Terrace in 1885, providing housing for mill workers during Galt's industrial growth. His own residence at 24 Queen's Square, built in 1882, stands as a landmark of Victorian Gothic Revival architecture and reflects his social status and civic engagement. Sylvester later moved to Toronto, where he became a leading surgeon, but his early contributions left a lasting impact on Galt's heritage and community life.
<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:	N/A

Yes/No	O. Reg. 9/06 Criteria	Discussion
	<input type="checkbox"/> architect <input type="checkbox"/> artist <input type="checkbox"/> builder <input type="checkbox"/> designer <input type="checkbox"/> theorist	
☒	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 tree.
☒	8. The property is linked to its surroundings: <input checked="" type="checkbox"/> physically <input type="checkbox"/> functionally <input checked="" type="checkbox"/> visually <input checked="" type="checkbox"/> historically	The property at 24 Queen’s Square is strongly linked to its surroundings both historically and visually. It forms part of the Queen’s Square civic precinct, an area characterised by prominent Victorian-era architecture and institutional buildings, including the adjacent church. Historically, its association with Dr George Sylvester, a leading local physician, reinforces its role within Galt’s social and professional network. Visually, its Gothic Revival design, steep gables, and decorative woodwork complement neighbouring heritage structures, creating a cohesive streetscape. Physically, its corner placement and landscaped frontage integrate it into the square, while its original residential function reflects the mixed-use character of the area.
☐	9. The property is a landmark.	N/A

**Classification:**

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

**Draft Statement of Cultural Heritage Value:**

<b>Description of the Property:</b>	The property located at 24 Queens Square contains a two-and-a-half storey brick Gothic Revival style residence built in 1882. The property also includes garden beds, a pathway leading to front entrance, a parking lot at the rear, and a mature tree on right side.
<b>Statement of Cultural Heritage Value:</b>	The property located at 24 Queens Square contains a two-and-a-half storey brick Gothic Revival style residence built in 1882. Notable architectural features include the cross-shape plan, shallow corner setback, two-and-a-half-storey massing, high pitch hip roof, brick exterior, cresting, chimneys, dormers, gable peaks, diamond shape shingles, bargeboard, brick voussoirs, keystones, rounded and segmentally arched sash windows, sills, bay window, pediment, covered porch, columns and capitols, transom, and stone foundation. Landscape elements include the mature tree. The property displays a high degree of craftsmanship through its cresting, bargeboard, diamond shaped singles, chimneys, keystones and Gothic Revival architecture.

	<p>The property has direct associations with local Galt doctor, Dr. George Sylvester. Dr. George Sylvester was a prominent physician in Galt from the mid-1870s to 1893, serving the community as a respected medical practitioner and school trustee. Beyond his professional role, he contributed to local development by funding St. Andrew's Terrace in 1885, providing housing for mill workers during Galt's industrial growth. His own residence at 24 Queen's Square, built in 1882, stands as a landmark of Victorian Gothic Revival architecture and reflects his social status and civic engagement. Sylvester later moved to Toronto, where he became a leading surgeon, but his early contributions left a lasting impact on Galt's heritage and community life.</p> <p>The property is important in supporting the historical character of the area through its construction materials, Gothic Revival architectural style, and mature tree.</p> <p>The property at 24 Queen's Square is strongly linked to its surroundings both historically and visually. It forms part of the Queen's Square civic precinct, an area characterised by prominent Victorian-era architecture and institutional buildings, including the adjacent church. Historically, its association with Dr George Sylvester, a leading local physician, reinforces its role within Galt's social and professional network. Visually, its Gothic Revival design, steep gables, and decorative woodwork complement neighbouring heritage structures, creating a cohesive streetscape. Physically, its corner placement and landscaped frontage integrate it into the square, while its original residential function reflects the mixed-use character of the area</p>
<p><b>Heritage Attributes:</b></p>	<ul style="list-style-type: none"> <li>• Two-and-a-half storey brick Gothic Revival style residence (built in 1882)             <ul style="list-style-type: none"> <li>○ cross-shape plan</li> <li>○ shallow corner setback</li> <li>○ two-and-a-half-storey massing</li> <li>○ high pitch hip roof</li> <li>○ brick exterior</li> <li>○ cresting</li> <li>○ chimneys</li> <li>○ dormers</li> <li>○ gable peaks</li> <li>○ diamond shape shingles</li> <li>○ bargeboard</li> <li>○ brick voussoirs</li> <li>○ keystones</li> <li>○ rounded and segmentally arched sash windows</li> <li>○ sills</li> <li>○ bay window</li> <li>○ pediment</li> <li>○ covered porch</li> <li>○ columns and capitols</li> <li>○ transom</li> <li>○ stone foundation</li> </ul> </li> <li>• Mature tree</li> <li>• Physical, historical and visual connection to Queen's square, Trinity Anglican Church and School of Architecture.</li> </ul>

**CRITERIA OF RISK OR VALUE:**

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

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

**RECOMMENDATION:**

- Add to Designation Work Plan
- 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 Dickson Hill Heritage Conservation District
- This property is not designated under Part V. Only City owned lands are designated in the Dickson Hill HCD. Private residences are not designated under Part V.

**EVALUATION FORM COMPLETION:**

<b>Surveyed By:</b>	Meghan McKay, Junior Cultural Heritage Specialist	<b>Date:</b>	10/21/2025
<b>Reviewed By:</b>	Kanika Kaushal, Senior Cultural Heritage Specialist	<b>Date:</b>	11/21/2025
<b>City Staff Reviewer:</b>	Scott Abbott, Planner-Heritage	<b>Date:</b>	12/15/2025
<b>Council Decision:</b>		<b>Date:</b>	
<b>City Database Update:</b>		<b>Date:</b>	

**SUPPORTIVE DOCUMENTATION:**

- N/A

# ATTACHMENT C

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

24-26 Queens Square (“The Doctors’ House”)

### ARCHITECTURAL CONTEXT

The property at 24-28 Queens Square contains a 2-1/2 storey, grey painted brick Gothic Revival structure constructed in 1882. Notable architectural features include the cross-shape plan, shallow corner setback, high pitch hip roof, brick exterior, cresting, chimneys, dormers, gable peaks, diamond shape shingles, bargeboard, brick voussoirs, keystones, rounded and segmentally arched sash windows, bay window, pediment, covered porch, columns with capitals, transom, and stone foundation. Landscape elements include a mature tree on the property.

### Alteration and Integrity

Alterations to the building have been very limited and the building still appears to have the same footprint as is seen on the 1929 Fire Insurance Plan for the property. The one marked change in the property has been the painting of the brick facade. For many years, local residents say the house had been painted white in the 1970s. As of 2020, it was painted a light grey. From historic photos, particularly the photo of the property taken in 1901 for the Picturesque Galt Jubilee edition, the house appears to have been a buff brick in colour.

### HISTORICAL CONTEXT

#### “The Doctors’ House” (1882–1980s)

Early maps, including the 1861 Tremaine Map of Waterloo County, identify the land as owned first by Absolom Shade who eventually sold much of his land to William Dickson Sr. When William Sr left Galt in 1837, he put his son William Jr. in charge of all his land holdings in the area. Walter Dickson, William Jr.’s younger brother, took ownership of land in west Galt between George Street and the banks of the Grand River. It was on April 20, 1881 when lots 11, 12, and 13 on the south side of Queens Square were sold to Dr. George Sylvester and wife Lottie.

#### Dr. George Sylvester

Dr. George Perry Sylvester was born on December 19, 1852, at Enniskillen, Durham County. In 1875, he graduated from Trinity University with a M.D. degree. He relocated his wife and 4 daughters to Galt, where on April 28, 1875, the Galt Reformer newspaper welcomed him and his family to Galt where he was going to set up a medical practice. After establishing his practice within the first few years, he decided it was time to build a home that would double as his medical office. He purchased three lots in Queens Square from Walter Dickson in April 1881 and the present house was completed in early 1882.

Sylvester was a respected physician and surgeon who practised in Galt for nearly 19 years. Galt was experiencing a boom at this time as industrialisation grew so fast that housing was at a severe shortage for all the workers needed to fill the factories that sprang up within the Galt, Preston and Hespeler areas.

# ATTACHMENT C

Sylvester was very dedicated to serving the citizens of Galt. In 1885, he became a noted School Trustee. Sylvester also teamed up with a local real estate agent in Galt and funded the construction of the St. Andrews Terraces, a set of nine Second Empire row houses that were built to house workers and their families of the fast-expanding Goldie and McCulloch Southworks Ironworks factory on Grand Avenue.

In 1893, George Sylvester accepted an offer from Grace Hospital in Toronto to set up a surgery practice. There, he became renowned in Toronto as a leading surgeon until his retirement in 1913 due to ill health. Sylvester died in 1929 in Toronto. He and his wife are buried in Mountview Cemetery in West Galt.

## **Dr. George Acheson**

Dr. George Acheson was born August 23, 1859 in Galt. Dr. Acheson was the eldest of 3 children born to the Rev. Robert Acheson and the former Selina Strain. He attended the Tassie School in Galt where he excelled every year scholastically.

Acheson graduated with an arts degree from The University of Toronto in 1880. He was awarded the gold medal in natural sciences upon his graduation. Dr. Acheson became a science teacher at the Toronto Collegiate Institute for one year. He continued his education and achieved his M.A. in 1883 and graduated from The University of Toronto Faculty of Medicine with honors in 1887. Following his graduation, Dr. Acheson served as House Surgeon at Toronto General Hospital. He was later appointed to the Examining Board of the Ontario Medical Council in 1888. Dr. Acheson also lectured in pathology at Toronto Women's College. He served as a member of the Board of Examiners for the College of Physicians and Surgeons.

In 1893, George with his wife, Louisa, and their three eldest children moved to Galt where they purchased the house and practice from George Sylvester. The Achesons had three more children born in Galt. Acheson took on two more doctors at the practice at 24 Queens Square. By 1909, the family had relocated to Bothwell, Ontario. By 1915, the Acheson family moved again to Hamilton where George became a surgeon at Hamilton General Hospital. In 1922, the family were on the move again, this time to Kingston, New Brunswick. In 1929, Acheson, who was retired by this time, moved back to Hamilton due to ill health. Acheson died in Hamilton in November 1929 and his wife died in October 1942. Both are also buried in Mountview Cemetery.

What set George Acheson and his family apart from other doctors who lived at 24 Queens Square was their dedication of serving their country. Dr. Acheson had a long history of service with the militia. While he was in university, he enlisted with the Queen's Own Rifles in 1876. Dr. Acheson rose through the ranks starting as a Private and by the time he entered WWI, he was a Colonel. On his medical history sheet he was described as 5'10" tall and he weighed 165 pounds. Through the war he served at Camp Niagara in 1915 and Exhibition Camp in 1916. Dr. Acheson's service moved to Administration Casualties from 1916 until January 1st of 1918. He served with the Headquarters Staff M.D. No 2 until he was struck off strength due to demobilization on the 29th of February, 1920. Dr. Acheson retired from the Army Reserve in 1923 and held the rank of Brigadier General.

Dr. Acheson's daughter, Evelyn, also enlisted in the Canadian Armed Services during World War I. She enlisted in Hamilton on the 16th of October, 1916 and she served as a graduate nurse in Canada and in England. She fell ill and she was discharged from service as medically unfit on the 27th of October,

# ATTACHMENT C

1919. Dr. Acheson's son Arthur enlisted in Toronto on the 8th of January, 1918. Arthur's year of birth was recorded as 1899, which made him barely 17 years old. He survived the war and returned home safely.

## **Dr. Albert Hawke**

Dr. Albert Hawke purchased the house and practice in January 1900 from Dr. George Gress. Gress was a partner in the medical practice with George Acheson. Acheson sold the practice and house in 1893 Gress when the Achesons relocated to Bothwell. Dr. Gress then sold the house and practice to Dr. Albert Hawke who came to Galt from Wellesley Township in 1899.

Hawke was born in Wellesley Township in August 1862. He attended Trinity College in Toronto and graduated in 1883. He took postgraduate work at Edinburgh University and became a Licentiate, and Licentiate in Midwifery, of the Royal College of Physicians of Edinburgh. He spent some time in post graduate courses in Germany as well. On his return to Canada he began to practise in Hawkesville. Less than a year later, Hawke moved to Galt, Ontario where he took over the practice and purchased the house at 24 Queens Square.

The 1901 Census records Albert as "Head of the Household". Living with Hawke at the time were his widowed mother Isabella aged 52, his brother Franklin aged 26, his sister Jannet aged 27, his sister Agnes aged 22, his brother Harvey aged 19, and his brother Walter aged 18.

In 1902, Albert served for a year as the Mayor of Galt. Unfortunately, little is known about his year as Mayor. In 1904, Hawke married Isabelle Florence Snowball, and they had one child, William. During the 1911 census, the family was still living at Queen's Square, Galt, Ontario where Albert was employed as a physician at the residence. They had one live-in domestic servant, Mary Parks, and a lodger, Mary Robson, who was a nursing student. During the 1921 census, Hawke aged 58, his wife aged 51, his son William aged 14, and his sister Agnes Hawke were living at Queen's Square. Hawke worked up until his retirement in 1925. He passed away in October 1927 and is buried in Montreal, where his wife's family originated from.

Dr. William Albert Hawke went on to a long career himself as a physician. He was a senior physician at the Hospital for Sick Children in Toronto. During the Second World War, he served in the Royal Canadian Army Medical Corps from 1942 to 1945, eventually reaching the rank of lieutenant colonel. He served overseas in the UK at the Canadian Neurological Unit, Basingstoke England, and at the Canadian Medical Headquarters, London. Back in Canada, he was a consultant in neurology and psychiatry in the Department of Veterans' Affairs, Toronto.

He was a senior physician and director of neurosurgical and psychiatric services at the Hospital for Sick Children, Toronto. He became an associate professor of pediatrics and an associate in psychiatry at the University of Toronto. He died at age 94 in November 2000.

## **24 Queens Square since 1927**

After Dr. Albert Hawke sold the practice and house, a number of physicians came and went from the house in Queens Square for the next fifty years. The Vernons telephone directories show that the last Doctor to hold an office here was Dr. E. J. McLelland in 1980. After this time, a series of real estate brokers, lawyers and accountants had offices in the building. Today, the building houses a legal firm.

# ATTACHMENT C

## CONTEXTUAL VALUE

24 Queens Square is strongly linked to its surroundings both historically and visually. It forms part of the Queens Square civic precinct, an area characterized by prominent Victorian-era architecture and institutional buildings, including the adjacent church. Historically, its association with Dr George Sylvester, a leading local physician, reinforces its role within Galt's social and professional network. Visually, its Gothic Revival design, steep gables, and decorative woodwork complement neighbouring heritage structures, creating a cohesive streetscape. Physically, its corner placement and landscaped frontage integrate it into the square, while its original residential function reflects the mixed-use character of the area.

## LIST OF CULTURAL HERITAGE ATTRIBUTES

The cultural heritage value of the property is expressed through the following attributes:

- the cross-shape plan;
- two-and-a-half-storey massing;
- high pitch hip roof with dormers;
- brick exterior;
- cresting;
- all chimneys;
- all gable peaks;
- diamond shape shingles;
- front façade bargeboard;
- all brick voussoirs with keystones;
- all rounded and segmentally arched sash windows;
- all sills;
- front façade bay window; pediment;
- covered porch;
- columns with capitals;
- transom;
- and stone foundation.

Site and Landscape attributes include:

- The shallow corner setback from Queens Square and Melville Street, typical of early business and residential siting patterns
- The mature tree on the property provides a natural reminder associated with early landscape architecture of late nineteenth century grand buildings.

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

PHOTOGRAPHS AND HISTORICAL IMAGES



FIGURE 1: 24-28 Queens Square (Mike Johnson)

## ATTACHMENT D

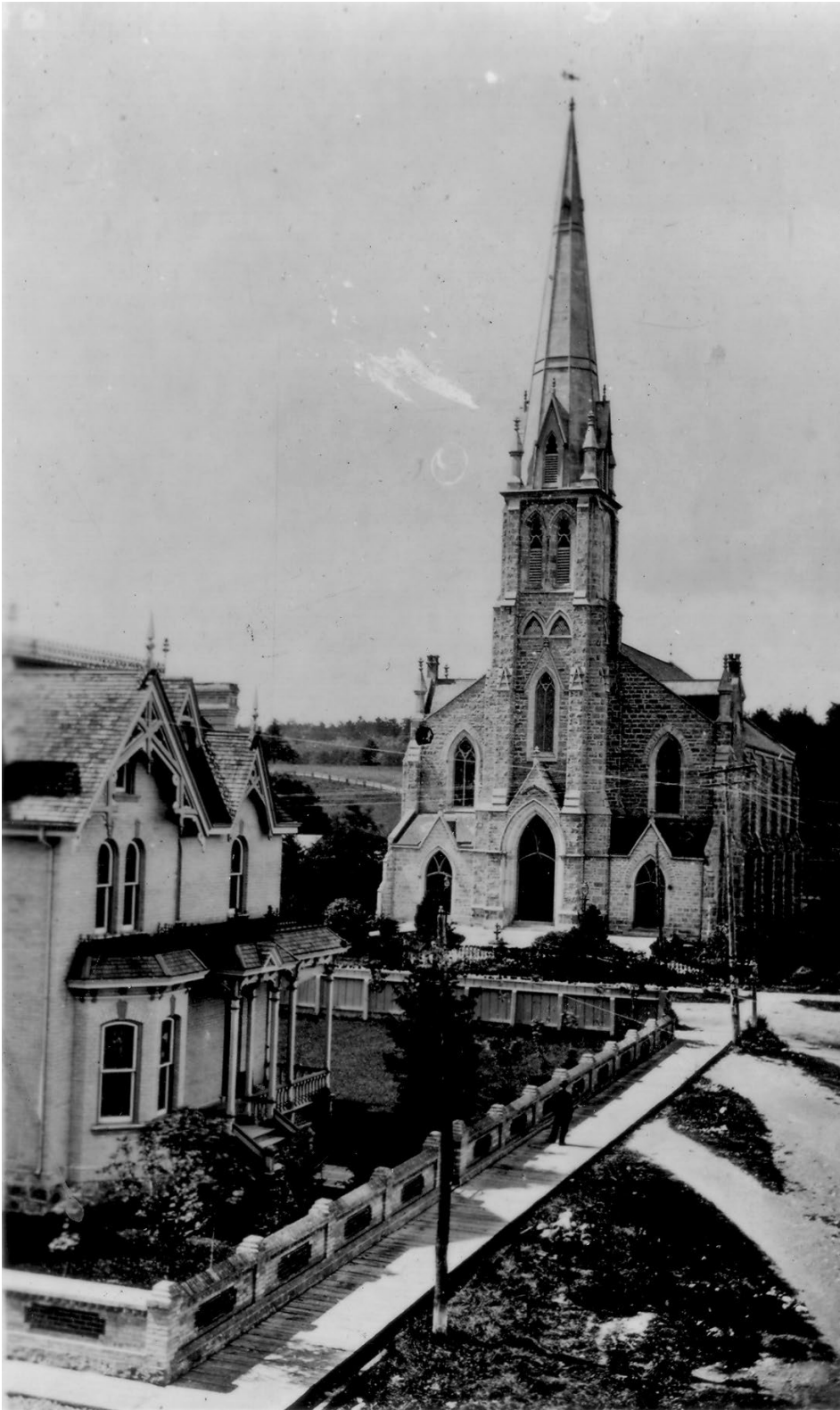


FIGURE 2: Property to the left in c. 1890. Note the brick decorative wall that surrounded the house

## ATTACHMENT D



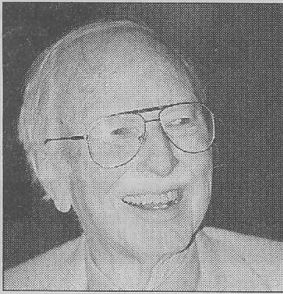
FIGURE 3: Dr. George Sylvester (unknown date)

**ATTACHMENT D**



RES. OF ALBERT HAWK, M. D., QUEEN'S SQ.

FIGURE 4: photo of 24 Queens Park, strong example of the Gothic Revival style. (Cambridge Archives, Picturesque Galt Jubilee, 1902)



**HAWKE, WILLIAM  
ALBERT "BILL"**

M.D., F.R.C.P.(C), F.R.C.P., M.R.C.P.  
(Professor Emeritus Department of  
Paediatrics, University of Toronto)

Passed away peacefully in his sleep on Monday, November 20, 2000 at home in Toronto. Bill was born in Galt, Ontario, July 9, 1906. He was educated in Galt and graduated from the University of Toronto in Medicine in 1930. He specialized in Internal Medicine, Neurology, Paediatrics and Psychiatry. He spent 1935 and 1936 studying Neurology and Neuropathology in London, England where he met and married his beloved wife Jeannette Caille of Montreal. In 1942, he left his practice to serve his country in the Canadian Army Medical Corps. He was discharged with the rank of Lieutenant Colonel in 1945, but continued to work for the Department of Veterans Affairs establishing facilities across Canada to aid in the rehabilitation of wounded returning veterans. In 1946, he returned to the Hospital for Sick Children where he practiced Paediatric Neurology and Psychiatry. He was appointed Head of the Departments of Neurology and Psychiatry at the Hospital for Sick Children in 1958. He was also a Full Professor in the Department of Paediatrics at the University of Toronto and taught many generations of medical students and residents who still remember his wit, his laugh as well as his insight into the lives of the children he treated. He was also instrumental in the establishment of the Departments of Social Work, Psychology and Speech Pathology at the Hospital for Sick Children. Bill was a pioneer in the treatment of Attention Deficit Disorder and one of the founding members of the Ontario Association of Children with Learning Disabilities, and the Ontario Crippled Children's Centre (now known as Bloorview MacMillan Centre). He was also a traveling consultant for the Easter Seal Society and saw many children in Northern Ontario with cerebral palsy. Following his retirement from the Hospital for Sick Children, he was appointed Professor Emeritus of Paediatrics and Special Lecturer in Psychiatry. He is survived by his only child William Michael Hawke, M.D. (wife Naneve), his cherished granddaughters Nikki of Toronto, and Ellie of New York, and his friend Mary Ellen Law. Bill had a brilliant and continually inquiring mind. His major passions were Bridge and Cruising. Following his retirement from the Practice of Medicine in January of this year he immersed himself in Bridge and continually attempted to improve his bidding skills. He continued to see patients in the last year of his life, and he had a devoted following of people whose lives he had influenced. He loved life and lived it to the fullest. Memorial Service and interment will take place at Mount Pleasant Cemetery, in the Glen, Section A, on Saturday, November 25, at 3:30 p.m. In lieu of flowers, the family requests donations to the Heart and Stroke Foundation. Arrangements under the direction of HUMPHREY FUNERAL HOME - A. W. MILES CHAPEL. G+M

**HOLLINGS, Edith** - Passed away at Cambridge Country Manor, Cambridge on Sunday, September 10, 2000, at the age of 89. Edith Ingham, beloved wife of the late Bernard Alexander (1991). Loving mother of Judy and her husband Neil of St. Agatha, Ken and his wife Bonnie of Cambridge. Lovingly remembered by grandchildren Stephanie and her husband Chris, David and Melissa, Jay, Mark and Shawn, great-granddaughter Kathleen, brothers Ab and his wife Anne, Edward and his wife Mignonne, and Robert and his wife Winn. Predeceased by two brothers John and Walter and one sister Doris. Mrs. Hollings was born in Toronto and has been a resident of Cambridge most of her life. She was a member of the Rebekah Lodge. The family will receive friends at the **BARTHEL FUNERAL HOME**, 566 Queenston Road, Cambridge on Wednesday from 7 - 9 p.m. The Funeral and Committal Services will be held at the funeral home on Thursday, September 14, 2000 at 11:00 a.m. Cremation to follow. As expressions of sympathy, donations to the charity of your choice would be gratefully appreciated by the family.

**HATFIELD, James William** - Passed away peacefully after a lengthy illness at Veteran's Memorial Manor, Vancouver, B.C. on Thursday October 26, 2000, age 74 years. Jim was predeceased by his wife Ruby (1996), and parents John and Florence Hatfield, survived by daughter Linda and her husband Wayne, and grandchildren Dave, Jared and Jaclyn. He will be missed by Aunt Doris Yule and sister Betty (Peori) Daines, and many nieces and nephews. Jim served his country in WWII in England. A memorial service will be held on Saturday, November 4th at 2 p.m. at Hespeler Community Church, Salvation Army, 18 Tannery Street, Cambridge, Reverend Forster and Captain Snelgrove officiating. Following the service will be a reception and interment at New Hope Cemetery. In Jim's memory, donations to the Canadian Cancer Society or the Salvation Army, Hespeler, would be appreciated and may be made through the **Lounsbury Funeral Home**, 1766 Franklin Boulevard, Cambridge (519) 658-9366.

**HOWELL, Marguerite** - At K-W Health Centre of Grand River Hospital on Friday, September 22, 2000 suddenly as a result of a heart attack. The former Marguerite Culham of Luther Village Waterloo, aged 73 years. Sadly missed by her loving family, daughter, Anne Roberts & her husband Grant of Waterloo & their children Micaela, Daniel & Lauren; son David Howell & his wife Isabel & their children Adam, Jennifer & Jessica of Cambridge daughter Mary Teasdale & her husband Todd of Brampton & their children Sarah & Matthew. Survived by her brother William Culham of Cambridge. Predeceased by her parents Cecil Culham & Catherine Shellard, her husband Dalton in 1999 & sister Elizabeth. Marguerite was a member of Trinity United Church and the U.C.W. of the Church & had been very actively involved in her community at Luther Village. Friends may call at the **Ratz-Bechtel Funeral Home**, 621 King St. W., Kitchener on Tuesday from 2-4 & 7-9 p.m. where the funeral service will be held on Wednesday at 11:00 a.m. from the funeral home chapel conducted by Rev. Robert Hyde. Reception to follow in the Ratz-Bechtel Family Centre. Donations may be made to Trinity United Church of Sheffield United Church as expressions of sympathy.

FIGURE 5: Obituary of Dr. William Albert Hawke (Cambridge Archives)



## ATTACHMENT D

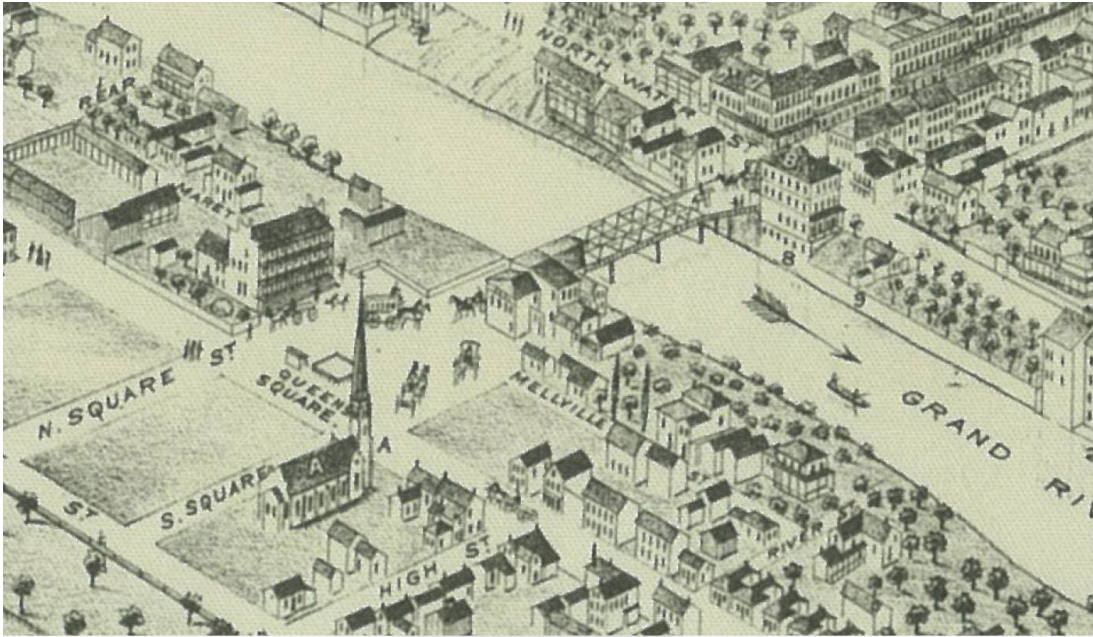


FIGURE 8: Excerpt of A Bird's Eye View of Galt showing the empty lot before construction of 24-28 Queens Square (Cambridge Archives)



FIGURE 9: 24-28 Queens Square (Mike Johnson)

# ATTACHMENT E

## 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.

### Statement of Cultural Heritage Value or Interest

#### 24-28 Queens Square

The following Statement of Cultural Heritage Value or Interest and List of Heritage Attributes was prepared for the property at 24-28 Queens Square, which is recommended for designation for its design/physical, historical/associative, and contextual significance, as defined in Ontario Regulation 9/06 under the *Ontario Heritage Act*.

#### Description of the Historic Place

The property known municipally as 24-28 Queens Square is located on the south side of Queens Square and west of Melville Street and west of the Grand River in the former Town of Galt. The subject property is legally described as PLAN 456 LOT B PT LOT C PT LOT D. The large lot is occupied by a two and one half storey painted brick dwelling.

#### Summary of Cultural Heritage Value

The property located at 24-28 Queens Square is both a very good example of a grand Gothic revival style dwelling as it displays high excellent craftsmanship through peaked gables, an asymmetrical layout with similar window placements, bargeboard, keystones, arched windows and brick construction.

The house is associated with notable medical figures such as Dr. George Sylvester, who built the home in 1882, Dr. George Acheson, and former Town of Galt Mayor Dr. Albert Hawke. In 1881, Walter Dickinson, son of Galt's founder William Dickson, sold the land to Dr. George Sylvester.

The house remained the principal residence and medical practice of all the doctors who owned the building between 1882 to 1980. After 1980, the structure's interior was converted from a medical practice into several offices serving real estate agents, accountants and legal offices.

# ATTACHMENT E

24-28 Queens Square is visually connected to its surroundings as the structure is cited close to the street, typical of central urban lot patterns. The neighbourhood displays a large degree of late nineteenth and early twentieth century structures, making 24-28 Queens Square an important historical anchor to the development of the surrounding area neighbourhood.

## **Description of Heritage Attributes**

The heritage attributes essential to the cultural heritage value or interest of this property are:

- The cross-shape plan;
- The shallow corner setback;
- The high pitch hip roof;
- The brick exterior;
- The cresting;
- The chimneys;
- The dormers;
- The gable peaks;
- The diamond shape shingles
- The bargeboard;
- The brick voussoirs on all windows
- The keystones on all voussoirs;
- The rounded and segmentally arched sash windows;
- The bay window;
- The pediment, covered porch and columns with capitals;
- The transom and side lights; and
- The stone foundation.