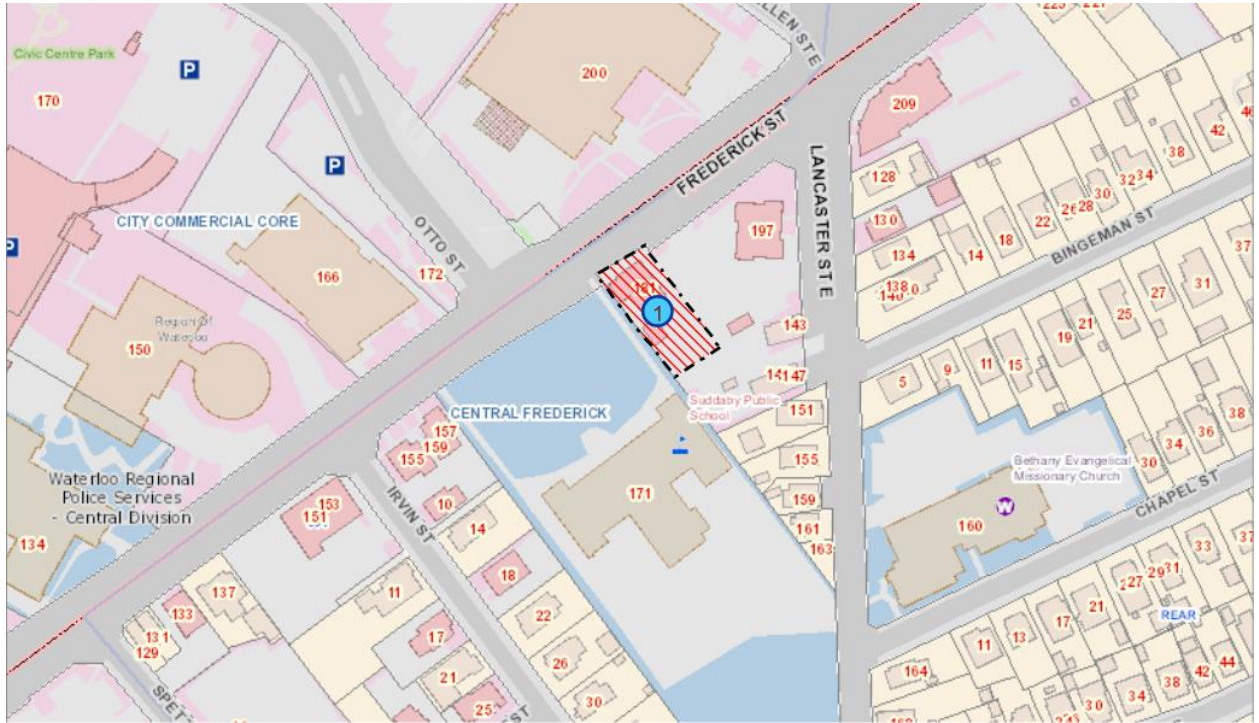


# STATEMENT OF SIGNIFICANCE

## 181 FREDERICK STREET



### Summary of Significance

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Design/Physical Value        | <input checked="" type="checkbox"/> Social Value |
| <input checked="" type="checkbox"/> Historical/Associative Value | <input type="checkbox"/> Economic Value          |
| <input checked="" type="checkbox"/> Contextual Value             | <input type="checkbox"/> Environmental Value     |

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**Municipal Address:** 181 Frederick Street

**Legal Description:** Plan 392 Part Lot 4 & 5

**Year Built:** c. 1910

**Architectural Style:** Craftsman

**Original Owner:** Unknown

**Original Use:** Residence

**Condition:** Good

### **Description of Cultural Heritage Resource**

181 Frederick Street is a one and a half storey early-20<sup>th</sup> century brick house built in the Craftsman architectural style. The house is situated on a 0.22 acre parcel of land located on the south east corner of Frederick Street and Lancaster Street East in the Central Frederick Planning Community of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the house.

### **Heritage Value**

181 Frederick Street is recognized for its design, historical, and contextual values.

### **Design/Physical Value**

The design value relates to the architecture of the house. The house is a unique example of the Craftsman architectural style. The house is in good condition. The house is one and a half storeys in height and features:

- side gable roof with centre hip roof dormer on front elevation;
- wide eave overhang with roof rafters on the front elevation;
- full width porch under main roof supported by tapered brick columns with brick guard;
- Exterior red brick and chimney;
- windows and window openings, including:
  - large picture windows with transoms, stone headers and sills;
  - bay windows with transoms, stone headers and sills;
  - 1/1 windows with and without stone headers and sills;
  - small square windows with stone headers and sills on each side of the chimney;
- rusticated stone foundation; and, carport.
- The detached garage features:
  - side gable roof with centre hip roof dormer on front elevation;
  - wide eave overhang;
  - Exterior red brick; and
  - rusticated stone foundation.

In addition, the architectural significance of the Snider House at 181 Frederick Street is that it is one of the remaining of a number of Craftsman Cottages that were built along Frederick Street between 1900 and 1910. This would make 181 Frederick Street one of the last of its kind in this immediate area. These simple, detached, storey and a half homes reflected the changing social values of the times and the evolution of the “Five Points” intersection area from a 19<sup>th</sup> Century mix of commercial and residential uses into a family community served by the Suddaby School.

### **Historical/Associative Value**

The associative significance of the Snider House is that Elias Weber Bingeman Snider (E.W.B. Snider) lived in the house from 1919 until 1921. His wife, Ellen Snider (nee Shoemaker) continued to live at this address until 1950. E.W.B. Snider was a prominent Berlin (now Kitchener) businessman and entrepreneur in the Kitchener area who is remembered for his many achievements. These included his role in introducing the major technical advances in the milling industry which included the introduction and transformation of the first porcelain rolling press which replaced the stone grinding method. This technology transformed the flour industry in Canada, United States and abroad. He is however best known for bringing hydroelectricity to the area and originating the present hydropower system in Ontario.

### **Contextual Value**

The contextual value of the building lies in its original location along Frederick Street as part of the Craftsman Homes that were originally built on Frederick Street between 1900 and 1910.

### **Other Values**

#### **Social Value**

The storey and a half, brick, American Craftsman Cottage-inspired house, built before World War I is characterized by its modest size, the deep porch, framed and supported by stout brick columns and the shallow pitched roof with deep bracketed overhangs and the inset dormer. The social movement that inspired this rejection of the Victorian and Edwardian house models of the past was inspired by the desire for a simpler, healthier lifestyle that celebrated North American values. One of the best known and eloquent proponents of these values that were translated into architectural form was Gustave Stickley. In his 1909 book "Craftsmen Homes", Stickley describes the Craftsman Idea that is the foundation on which the design of these homes is built: "But while we take the greatest interest in all efforts towards reform in any direction, we remain firm in the conviction that the root of all reform lies in the individual and that the life of the individual is shaped mainly by home surroundings and influences and by the kind of education that goes to make real men and women instead of grist for the commercial mill." To add to his argument that the design of the home will improve the quality of life he goes on to say, "Therefore we regard it as a step in the direction of bringing about better conditions we try to plan and build houses which will simplify the work of home life and add to its wholesome joy and comfort."

The "better conditions" and values that were attributed to the Craftsman home design had a significant impact and influence on the appetite for and the growth of 20th century North American suburbia. These small, storey and a half homes came to be seen as a model housing solution to the crowded and unhealthy cities with their row houses, tenements and slums. This model contributed to the evolution of the post-World War II, car-dependent suburbs of detached housing that encircle most North American cities today.

The Snider House is a Kitchener example of the beginning of this evolution of the “everyman house”. It is detached, sitting on its own lot with room for a garden, with a garage or carport, and a generous front porch that served to mediate between private and public life. Ample windows were provided for fresh air and natural light and simple building materials were featured that celebrated the range of the builder’s woodworking, ceramic, masonry craft. All of these attributes together created the healthy home providing “wholesome joy and comfort” all of which is protected and secure under the characteristic, large, gently sloping roof with deep overhangs. 181 Frederick Street is part of the narrative of this old residential neighborhood. Its design is similar to 145 Lancaster, which is slated for demolition. This would make 181 Frederick Street one of the last of its kind in its Craftsman architectural design in this immediate area.

### **Heritage Attributes**

The heritage value of 181 Frederick Street resides in the following heritage attributes:

- All elements related to the Craftsman architectural style of the house, including:
  - side gable roof with centre hip roof dormer on front elevation;
  - wide eave overhang with roof rafters on the front elevation;
  - Rear second storey, formerly screened, sleeping porch;
  - full width porch under main roof supported by tapered brick columns with brick guard;
  - Red brick exterior;
  - chimney;
  - windows and window openings, including:
    - large picture windows with transoms, stone headers and sills,
    - brick and wood projecting bay windows with transoms, stone headers and sills,
    - 1/1 windows with and without stone headers and sills,
    - small square windows with stone headers and sills on each side of the chimney;
  - Natural wood main entry door with vertical leaded glass panels.
  - rusticated stone foundation with stone detailing;
  - Tudor-esque board and plaster gable treatment for the main house and the carport gables;
  - The carport’s tapered brick carport columns, and the flat arch supporting gable, and,
  - carport.
  
- All elements related to the Craftsman architectural style of the detached garage, including:
  - side gable roof with centre hip roof dormer on front elevation;
  - wide eave overhang;
  - red brick; and,
  - rusticated stone foundation.
  
- All elements related to the contextual value, including:

- The original location of the existing house and the detached garage and its contribution to the Frederick Street Landscape; and
- The detached garage that mimics the architectural style of the house and completes the site.

### **References**

Loucks, D. ( June 2021)*Snider House- 181 Frederick Street, Kitchener, Ontario – Cultural Heritage Impact Assessment*, Metropolitan Design Ltd.

### **Photos**



**181 Frederick Street**



**181 Frederick Street**

# City of Kitchener - Cultural Heritage Resource Evaluation Form

Address: 181 Frederick Street

Period: c. 1910

Field Team Initials: LB/ML/CM

Description:

Date: April 18, 2013

<i>DESIGN OR PHYSICAL VALUE</i>		FIELD TEAM				EVALUATION SUBCOMMITTEE			
		N/A	Unknown	No	Yes	N/A	Unknown	No	Yes
<b>Style</b>	Is this a notable, rare or unique example of a particular architectural style or type?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Construction</b>	Is this a notable, rare, unique or early example of a particular material or method of construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Design</b>	Is this a particularly attractive or unique structure because of the merits of its design, composition, craftsmanship or details?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Does this structure demonstrate a high degree of technical or scientific achievement?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Interior</b>	Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Notes</b>	Field Team: craftsman influenced; carport noteworthy								

<i>CONTEXTUAL VALUE</i>		FIELD TEAM				EVALUATION SUBCOMMITTEE			
		N/A	Unknown	No	Yes	N/A	Unknown	No	Yes
<b>Continuity</b>	Does this structure contribute to the community or character of the street, neighbourhood or area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Setting</b>	Is the setting or orientation of the structure or landscaping noteworthy?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Does it provide a physical, historical, functional or visual link to its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>Landmark</b>	Is this a particularly important visual landmark within the region □, city □ or neighbourhood □?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Completeness</b>	Does this structure have other original outbuildings, notable landscaping or external features that complete the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Notes</b>	Field Team: garage mimics building style								

<b>INTEGRITY</b>		<b>FIELD TEAM</b>				<b>EVALUATION SUBCOMMITTEE</b>			
		N/A	Unknown	No	Yes	N/A	Unknown	No	Yes
<b>Site</b>	Does the structure occupy its original site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Alterations</b>	Does this building retain most of its original materials and design features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Is this a notable structure due to sympathetic alterations that have taken place over time?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Condition</b>	Is this building in good condition?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Notes</b>									

<b>HISTORICAL OR ASSOCIATIVE VALUE &amp; SIGNIFICANCE</b>		<b>FIELD TEAM</b>				<b>EVALUATION SUBCOMMITTEE</b>			
		N/A	Unknown	No	Yes	N/A	Unknown	No	Yes
	Does this property or structure have strong associations with and/or contribute to the understanding of a belief, person, activity, organization or institution that is significant or unique within the City?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Is the original, previous or existing use significant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Does this property meet the definition of a significant built heritage resource or cultural heritage landscape, as identified in the Provincial Policy Statement under the Ontario Planning Act? <b><i>A property or structure valued for the important contribution it makes to an understanding of the history of a place, an event or a people?</i></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Notes</b>	Field Team: directories show ownership by Mrs. E. Snider (widow E.W.B. Snider) from 1924 till 1946								