

Staff Report



Development Services Department

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REPORT TO: Heritage Kitchener

DATE OF MEETING: May 2, 2023

SUBMITTED BY: Garrett Stevenson, Interim Director of Planning, 519-741-2200 ext. 7070

PREPARED BY: Deeksha Choudhry, Heritage Planner, 519-741-2200 ext. 7291

WARD(S) INVOLVED: Ward 10

DATE OF REPORT: March 28, 2023

REPORT NO.: DSD-2023-154

SUBJECT: Notice of Intention to Designate 181 Frederick Street under Part IV of the *Ontario Heritage Act*

RECOMMENDATION:

That pursuant to Section 29 of the *Ontario Heritage Act*, the Clerk be directed to publish a Notice of Intention to Designate the property municipally addressed as 181 Frederick Street as being of cultural heritage value or interest.

REPORT HIGHLIGHTS:

- The purpose of this report is to request that Council publish a Notice of Intention to designate 181 Frederick Street under Part IV of the *Ontario Heritage Act*.
- The key finding of this report is the 181 Frederick Street meets the criteria for designation under Ontario Heritage Act Regulation 9/06 (now amended to 569/22) and has been confirmed to be a significant cultural heritage resource.
- There are no financial implications.
- Community engagements included informing residents by posting this report with the agenda in advance of the Heritage Kitchener Committee meeting, consulting and collaborating with the owner regarding the implementation of the recommendations of the Heritage Impact Assessment (HIA), and consultation with Heritage Kitchener. In addition, should Council choose to give notice of its intention to designate, such notice will be served to the owner and Ontario Heritage Trust, and published in the local newspaper.
- This report supports the delivery of core services.

BACKGROUND:

The property municipally addressed as 181 Frederick Street is located on the south side of Frederick Street near the intersection of Frederick Street and Lancaster Street East (Fig. 1). The existing house was built circa 1910 in the Craftsman architectural style and is currently

listed as a non-designated building of cultural heritage value or interest on the City's Municipal Heritage Register. The subject property is also located within the Central Frederick Neighborhood Cultural Heritage Landscape. The existing house is being used as an office by Rome Transportation Inc. and is also known as the 'Snider House'.

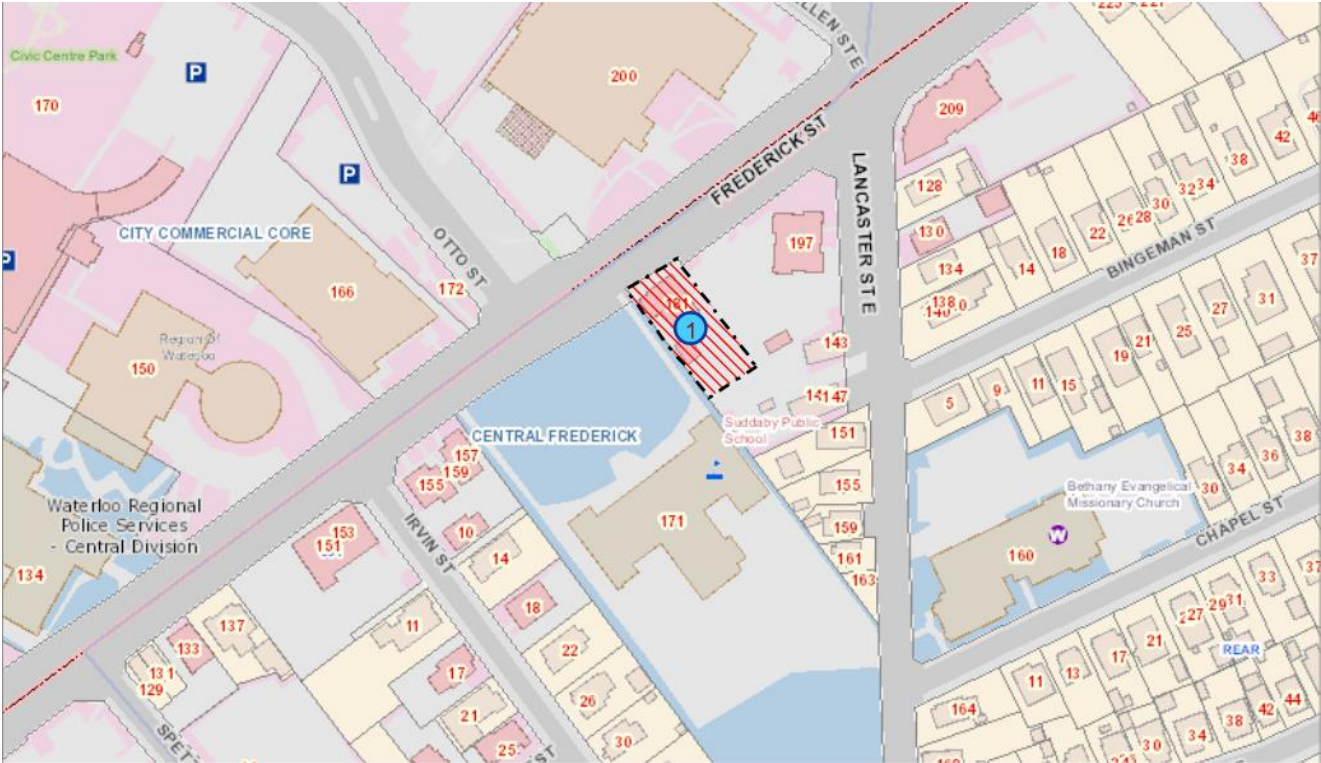


Figure 1: Location Map of 181 Frederick Street which is highlighted in the red box.

The submission and approval of a Heritage Impact Assessment (HIA) was made a requirement of a proposed Site Plan Application that was submitted to the City in 2019. The HIA, last revised in June 2021, was prepared by Metropolitan Design Ltd. and submitted in support of this application. It was circulated to the Heritage Kitchener committee via email with an information memo dated August 6, 2019. The site plan application included the construction of a 10-storey apartment building with a mechanical penthouse, as well as retail on the ground level. There would be a total of 97 residential units on level two to level nine, with a total of 123 parking spaces. As part of the proposed development, the applicant was proposing to preserve 181 Frederick in-situ but demolish 197 Frederick Street, and 143 and 153 Lancaster Street East. This site plan application initially received conditional approval on March 12, 2020. A revised site plan was submitted to the City on December 9, 2021, and another conditional approval letter was issued dated December 21, 2021.

The HIA received approval on April 8, 2022, by the Director of Planning. A Conservation Plan (CP) was also prepared to ensure the long-term conservation of the existing house and garage. The CP was approved on September 8, 2022.

REPORT:

Identifying and protecting cultural heritage resources within the City of Kitchener is an important part of planning for the future, and helping to guide change while conserving the buildings, structures, and landscapes that give the City of Kitchener its unique identity. The

City plays a critical role in the conservation of cultural heritage resources. The designation of property under the *Ontario Heritage Act* is the main tool to provide long-term protection of cultural heritage resources for future generations. Designation recognizes the importance of a property to the local community; protects the property's cultural heritage value; encourages good stewardship and conservation; and promotes knowledge and understanding about the property. Designation not only publicly recognizes and promotes awareness, but it also provides a process for ensuring that changes to a property are appropriately managed and that these changes respect the property's cultural heritage value and interest.

The property municipally addressed as 181 Frederick Street is recognized for its design, associative, and contextual values. The house is a one-and-a-half storey unique example of a Craftsman architectural style (Fig 2).



Figure 2: Front Façade of 181 Frederick Street.

Design/Physical Value

The existing house is one of the remaining Craftsman Cottages that were built on Frederick Street between 1900 and 1910. This would make the existing house on 181 Frederick Street one of the last of its kind within its immediate vicinity. These houses were meant to be simple and a representation of the “everyman house”, which reflected the changing social values of the time. The social movement that inspired this was the rejection of elaborate Victorian and Edwardian house models and to replace those with simpler, more modest homes that celebrated ‘North American values’.

Associative Values

The associative value of the house is that Elias Weber Bingeman Snider (E.W.B. Snider) lived in this house from 1919 until 1921. His wife, Ellen Snider (nee Shoemaker) continued to live in this address until 1950. E.W.B Snider was a prominent businessman in Kitchener. He was, 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.

The heritage attributes identified include:

- 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.



Figure 3: Front and side elevation of 181 Frederick Street

There are no alterations proposed to the existing house and the building will remain preserved in-situ, and the HIA has concluded that the existing house and the garage should be designated under Part IV of the *Ontario Heritage Act* (Fig. 3). Heritage Planning Staff are generally in agreement with this conclusion. The Statement of Significance for 181 Frederick Street has been revised to include the conclusions and findings of the HIA (Attachment A).

STRATEGIC PLAN ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City’s website with the agenda in advance of the Heritage Kitchener committee meeting.

CONSULT and COLLABORATE – Heritage Planning staff have consulted and collaborated with the applicant and owner regarding implementation of the recommendations of the HIA,

including designation under the *Ontario Heritage Act*. The owner has confirmed their support for designation subject to consideration by Heritage Kitchener and Council.

Section 29(2) of the *Ontario Heritage Act* requires Council to consult with the Municipal Heritage Committee (Heritage Kitchener) before giving notice of its intention to designate a property. Heritage Kitchener will be consulted via circulation and consideration of this report (see INFORM above). Members of the community will be informed via circulation of this report to Heritage Kitchener and via formal consideration by Council. In addition, should Council choose to give notice of its intention to designate, such notice will be served on the property owner and the Ontario Heritage Trust, and published in the local newspaper (The Record). Once notice has been served, the owner has the right of appeal to the Ontario Land Tribunal.

PREVIOUS REPORTS/AUTHORITIES:

- *Ontario Heritage Act, 2021*

REVIEWED BY: Natalie Goss, Manager, Policy & Research

APPROVED BY: Justin Readman, General Manager, Development Services

ATTACHMENTS:

- Attachment A – Proposed Statement of Significance for 181 Frederick Street
- Attachment B – HIA for 181 Frederick Street