

SNIDER HOUSE

181 Frederick Street
Kitchener, Ontario



Figure 1: 181 Frederick Street, Kitchener

Cultural Heritage Impact Assessment

June 2021

PREPARED FOR:
Erik Olsen
Rome Transportation Inc.
100 Campbell Ave #2
Kitchener, ON N2H 4X8
(519) 572-0980

PREPARED BY:
Donald Loucks
Metropolitan Design Ltd.
45 Willow Avenue
Toronto, ON M4E 3K1
(416) 579-7026



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1. INTRODUCTION

1.1 Site Location



Figure 2: Property Data Map showing 181 Frederick Street, Kitchener.

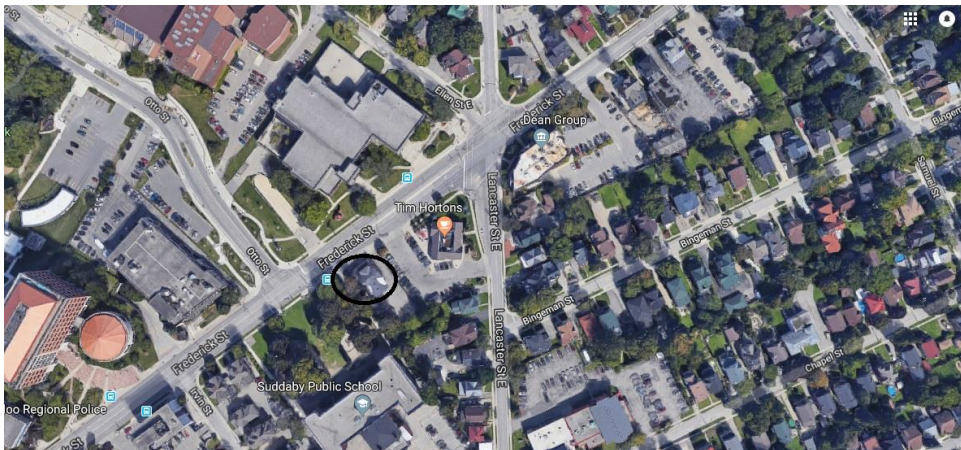


Figure 3: Satellite View of 181 Frederick Street, Kitchener.

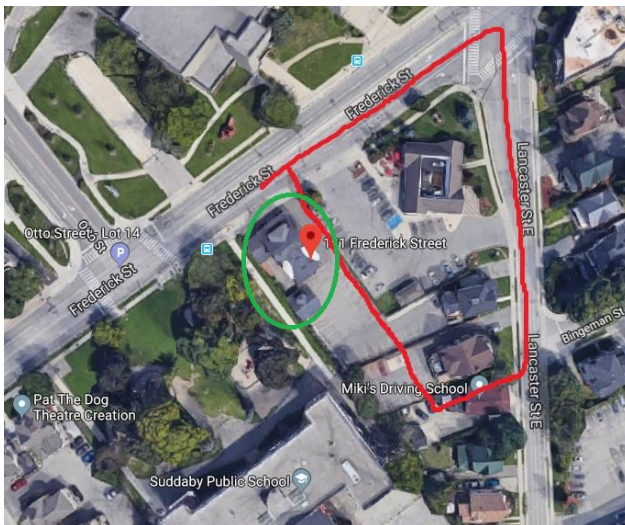


Figure 4: Entire Development site (approximate, in red) and 181 Frederick Street in context (circled in red).

1.2 Description of Site

The property at 181 Frederick Street is located within a triangular lot, near the intersection of Frederick and Lancaster Street East in This property is located within the Central Frederick Neighbourhood Cultural Heritage Landscape (CHL) as identified in the 2014 Cultural Heritage Landscape Study. Historically this was a prominent intersection known as “Five Points”, as five streets once intersected here. It evolved into a busy commercial centre of historic Berlin (Kitchener), with businesses such as the Ahrens Five Point Grocery, Five Point Meat Market, the Five Point Drugstore, Izma’s Five Point Fruit Store and a series of service stations surrounding the intersection (See Appendix: Images No. 1-5).

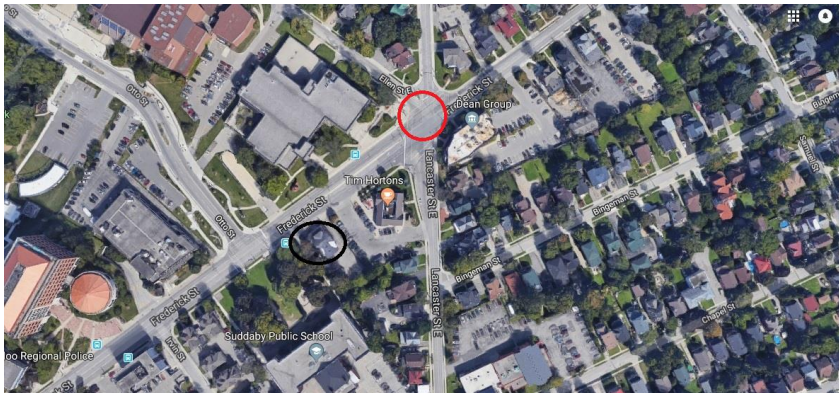


Figure 5: Satellite view of 181 Frederick Street (circled in black) and the “Five Points” intersection (circled in red).

181 Frederick Street is adjacent to Suddaby Public School at 171 Frederick, a designated building of heritage significance circa 1857. Currently the owner and developer Rome Transportation Inc. wishes to continue to use 181 Frederick Street (a listed building) as their office and wishes to demolish 197 Frederick Street (Tim Horton’s), 143 and 145 Lancaster Street East to construct a condominium building on this triangular piece of land. This proposed building is planned to be ten storeys plus a mechanical penthouse with retail on the ground level with 97 residential units on levels two to nine and with a total of 123 parking spaces, 112 below grade and 11 at grade.

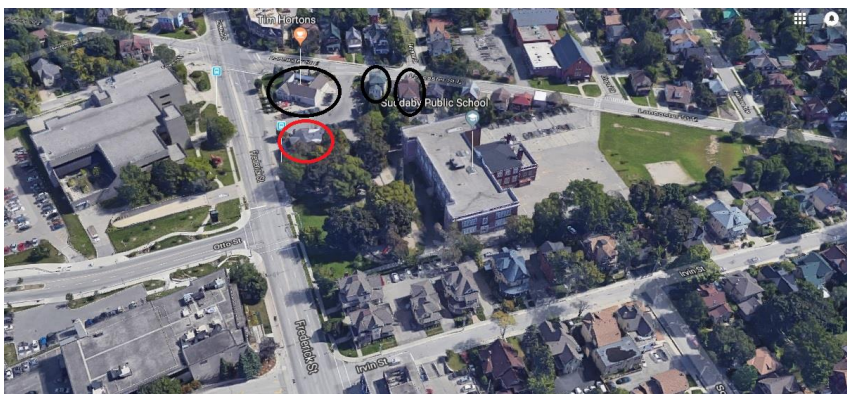


Figure 6: Bird's Eye View of triangular property at Frederick and Lancaster Streets, circled properties are to be demolished (181 Frederick Street is in red).

1.3 Current Context of Site



Figure 7: Looking northeast on Frederick Street toward 181 Frederick, Suddaby Public School is in the foreground.

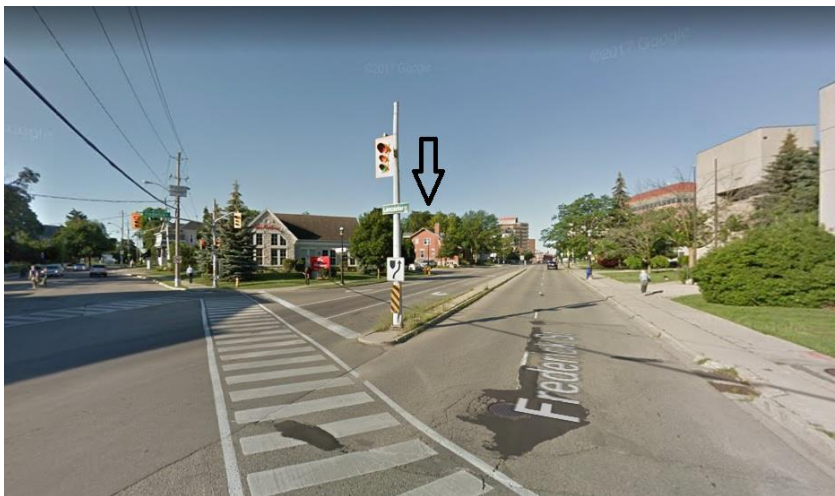


Figure 8: Looking southwest on Frederick Street towards 181 Frederick.



Figure 9: Looking southeast on Otto Street towards Suddaby Public School, 181 Frederick is on the left.



Figure 10: "Five Points" Intersection, present context (arrow pointing to 181 Frederick). The building, left of centre, was where the Five Points Grocery once stood (now demolished).

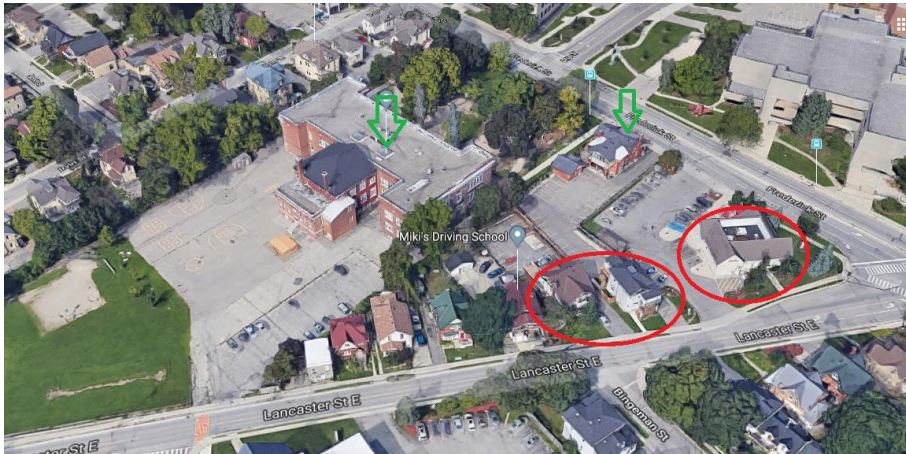


Figure 11: Development site context. Suddaby School (171 Frederick) is marked with green arrow on left, 181 Frederick is marked with green arrow on right. Circled properties in red are proposed to be demolished (Tim Horton's and two properties on Lancaster).



Figure 12: Development site context. From left, 197 Lancaster Street (red arrow, slated for demolition), 143 and 145 Lancaster Street (red arrows, slated for demolition), 181 Frederick (green arrow) and Suddaby School at 171 Frederick (green arrow).

1.4 Heritage Recognition

As of October 24, 2017, the City of Kitchener's Municipal Heritage Register lists the following:

- 181 Frederick Street is a listed, non-designated property of heritage value or interest.
- 171 Frederick Street (Suddaby Public School) is a Part IV designated property.

1.5 Present Owner

Rome Transportation
100 Campbell Avenue, Unit #2
Kitchener, ON N2H 4X8

1.6 Contact Person

Mr. Erik Olsen
P: (519) 572-0980
eolsen@romesales.com

2. BACKGROUND RESEARCH AND ANALYSIS

2.1 Historic Research and Development of Kitchener - Identification and Evaluation of Significant Heritage Attributes.

Prior to 1784, the Mississauga claimed a large land area that included the Grand River Valley on which Kitchener is located. In 1784, the British government purchased this land and granted it to the Six Nations as a gift for their allegiance and to compensate them for their losses during the American Revolution.¹ During the period from 1796-1798, the Six Nations, represented by Joseph Brant, sold a portion of this land to prominent land speculator Colonel Richard Beasley.

This remote land was highly desirable to German Mennonite farming families from Pennsylvania who discovered a new-found freedom from persecution in Canada in the wake of the American Revolution.² In 1800, two Pennsylvanian Mennonites from Lancaster County named Joseph Schoerg and Samuel Betzner Jr. (brothers-in-Law) purchased land from Richard Beasley and established the nucleus of what would become a large German-speaking settlement.³ The first buildings were erected by 1802.

The German Company Tract⁴ was created in 1803 by a group of interrelated Mennonite families, represented by two prominent Mennonites, Daniel Erb and Samuel Bricker. The Tract sold blocks of land to Pennsylvanian pioneers arriving in the early 1800s; it would begin the wave of

¹ <https://www.thecanadianencyclopedia.ca/en/article/kitchener-waterloo>

² <https://www.theglobeandmail.com/news/national/enduring-spirit-the-rejuvenation-of-berlin-ontario/article31576065/>

³ <https://www.thecanadianencyclopedia.ca/en/article/kitchener-waterloo>

⁴ <http://www.mhso.org/sites/default/files/publications/Ontmennohistory15-2.pdf>

immigration from Pennsylvanian Mennonites to this region. The early pioneers became leading local landowners – notably the Erbs, the Ebys, the Bechtels, the Brubachers, the Cressmans, the Shoemakers, the Webers and the Schneiders (Snyder/Snider).⁵

Over the next decade several Pennsylvanian families made the difficult trip north. By 1807 many of the founding families had arrived and were becoming established in the area. When the Mennonite migrations ended, flights of European German-Speaking immigrants began between the 1820s and 1850s,⁶ attracted to Canada in turn to escape post-war upheavals and uncertainties in the aftermath of the Napoleonic Wars. The new wave of immigrants were skilled tradesmen, artisans, craftsmen, farmers and agricultural labourers, drawn to the good land and markets. Their industrialism complemented the Mennonite founders' skills and an entrepreneurial spirit of the community strengthened its growth and a cohesive community developed.⁷ By 1816, the Government of Upper Canada designated the settlement the Township of Waterloo.

In 1833, the developing “town” was christened “Berlin” by its Mennonite pioneers, Bishop Eby and Joseph Schneider. Soon a smithy and a tavern joined the gristmill, meeting hall and schoolhouse. The late 1830s would see the establishment of a village market, where calves, sheep, butter, eggs, and cattle could be bought and sold. In 1840, Canada's first lager brewery was founded.⁸ Over the next 20 years, the area was bustling with activity. Land-clearing and building bees saw each family have a log cabin (*See Appendix: Map 1*).

In surveying the land, Mennonites employed a different method than other settlements in Canada, they made no allotment for roads; roads were built only as needed. Compared to rectangular lots of nearby townships, the large lots were of odd shapes. Farms were settled according to nearness to family compacts, water sources or terrain, not by proximity to roads. The European Germans would in turn emulate street patterns from their homeland, adopting more curves, twists and spiral patterns than the traditional British grid system. The arrival of the Grand Trunk Railway after 1856 would see its political and economic influence grow exponentially. The subsequent establishment of Steam-powered factories and industries such as furniture, felt, machinery, trunks, bicycles, footwear, pianos and organs and food products, established along the route would further create a discordant street pattern in developing Berlin.⁹

Where other Canadian communities clung to Loyalist-based social hierarchies as large numbers of diverse immigrants arrived, Berlin retained its German identity while being a Canadian community. In 1871, 73 per cent of Berliners were German by ethnic origin. German was the language of

⁵ <http://ebybook.region.waterloo.on.ca/ebyintro.php>.

⁶ <http://www.mhso.org/sites/default/files/publications/Ontmennohistory15-2.pdf>

⁷ <https://www.thecanadianencyclopedia.ca/en/article/kitchener-waterloo/>

⁸ Staebler, Edna. “The Story of Kitchener”. Kitchener: Kitchener-Waterloo Record, 1962.

⁹ <https://www.thecanadianencyclopedia.ca/en/article/kitchener-waterloo/>

education, newspapers and worship, and German fashions and imported goods stocked shop shelves.¹⁰

In 1910, Berlin was the first inland city to have access to power from Niagara Falls spear-headed by Elias Weber Bingeman Snider, the great nephew of Joseph Schneider, a founder of Berlin, Ontario, further elevating its industrial prominence in the area.¹¹ E. W. B. Snider had put Berlin on the map through his creation of the roller system which transformed the way flour was processed, the first of its kind in Canada, North America and internationally. The technology became an international success and a revolutionary, sought-after system in the flour industry at large.

Berlin achieved city-status in 1912, with the bare minimum of population requirement, and withdrew from the county.¹² This new status helped buoyed Berliners confidence, as they continued to distinguish themselves from other centres. This city would soon be known as “one of the busiest and most prosperous manufacturing cities of the east,” which paired well with its German character, thrift, and enterprise.¹³

On September 1, 1916, the Ontario community of Berlin ceased to be.¹⁴ During the First World War, to help combat any perception of disloyalty due to its sizable German-speaking population, residents voted narrowly to change the name to “Kitchener”.

The prevalent German language and culture of Kitchener at the turn of the century continued to make the city unique in Ontario. In the aftermath of the Second World War, Kitchener and its citizens led the nation in welcoming new German refugees who fled or were expelled from eastern Europe (Romania, Yugoslavia, Poland and the Soviet Union). It has since retained its place as one of the centres in Canada most likely to receive refugees, aided by its vibrant local economy.

During post-war reconstruction and a population explosion in the 1950s, Kitchener faced an acute housing shortage. The building of the 401 in 1960 had a major impact for its industrial growth and industrial parks,¹⁵ which expanded heavily into existing farmlands.

The original economic development of Kitchener and Waterloo was built around the business and artisanal skills of its German population. The communities became strongly identified with the automotive parts industry with companies supplying components to all of the major automobile manufacturing companies. Furniture and leather companies flourished in the early part of the century, but have since declined significantly, leaving only Krug Furniture with a national presence.

¹⁰ <http://ryeandginger.ca/berlin-ontario-until-1916/>

¹¹ <https://www.thecanadianencyclopedia.ca/en/article/kitchener-waterloo/>

¹² <https://www.thecanadianencyclopedia.ca/en/article/kitchener-waterloo/>

¹³ <http://ryeandginger.ca/berlin-ontario-until-1916/>

¹⁴ <https://www.theglobeandmail.com/news/national/enduring-spirit-the-rejuvenation-of-berlin-ontario/article31576065/>

¹⁵ <https://www.thecanadianencyclopedia.ca/en/article/kitchener-waterloo/>

In the 1980s, a general recession hit Kitchener hard. Since then, many of the companies that formed the backbone of the local economy have left or ceased operations.¹⁶ At the close of the 20th century, many long-standing industries ceased operations, including the Seagram distillery (1857) and Labatt's brewery (1870s).

The 21st Century has brought an economic shift to Kitchener. Real estate development is causing a boom in the downtown core as upscale condos and business developments soars. There is a renewed interest in the heritage and conservation in both its architectural heritage and “Berlin” roots with a resurgence in the Berlin namesake for many businesses. And much like its pioneer roots, Kitchener-Waterloo continues to be at the leading edge for world-class technology, innovation and education.

2.2 Site Context and History

Prior to 1784, this site was in the possession of the Mississauga. Following the American Revolution, the British government granted this land to the Six Nations for their allegiance and losses during the American Revolution.¹⁷ From 1796-1798, Mohawk and political leader Joseph Brant, representing the Six Nations, sold this land to prominent land speculators. One such land speculator was Colonel Richard Beasley.

In 1800, two Pennsylvanian-German Mennonite brothers-in-law named Joseph Scherg and Samuel Betzner Jr. took interest in Beasley's land. The remoteness and quality of this land was appealing to fellow Mennonite farming families who saw freedom and opportunity in Canada. The much-persecuted Christian group saw Canada as a safe-haven which offered religious tolerance in the wake of the American Revolution.¹⁸ By 1802, the first buildings were constructed in the area which would become Berlin (eventually Kitchener).

In 1803, The German Company Tract¹⁹ was created by Pennsylvania Mennonites David Erb and Samuel Bricker and a pioneer wave of interrelated Mennonite families would begin. Lancaster County families were the first to purchase blocks of land from the Tract and would become leading local landowners and founding members of a large German-speaking settlement.²⁰ By 1807, these established family compounds included the Bechtels, the Brucachers, the Erbs, the Ebys, the Webers, the Cressmans, the Shoemakers and the Schneiders (Snyders/Snidlers).²¹ Their block purchase and role as founding pioneers ensured the survival of a substantial enclave of German-speaking settlers in a distinctive society and culture.²²

¹⁶ <https://www.thecanadianencyclopedia.ca/en/article/kitchener-waterloo/>

¹⁷ <https://www.thecanadianencyclopedia.ca/en/article/kitchener-waterloo>

¹⁸ <https://www.theglobeandmail.com/news/national/enduring-spirit-the-rejuvenation-of-berlin-ontario/article31576065/>

¹⁹ <http://www.mhso.org/sites/default/files/publications/Ontmennohistory15-2.pdf>

²⁰ <https://www.thecanadianencyclopedia.ca/en/article/kitchener-waterloo>

²¹ <http://ebybook.region.waterloo.on.ca/ebyintro.php>

²² <http://www.mhso.org/sites/default/files/publications/Ontmennohistory15-2.pdf> / Waterloo Township Through Two Centuries pp. 58-68.

By the late 1810s the Mennonite migrations had slowed and ended. Between the 1820s-1850s, in the aftermath of the Napoleonic Wars, flights of European German-Speaking immigrants began,²³ attracted in turn to Canada for its good land and markets and to escape post-war upheavals and uncertainties in the aftermath of war. The new wave of immigrants were skilled tradesmen, artisans, craftsmen, farmers and agricultural labourers; their industrialism complemented their Mennonite founders' skills. An entrepreneurial spirit of the community strengthened its growth and a cohesive community developed.²⁴

By 1816, the Government of Upper Canada designated the settlement the Township of Waterloo. In 1833, the growing settlement within the township was christened "Berlin" by its Mennonite pioneers, Bishop Eby and Joseph Schneider. Soon a smithy and a tavern joined the gristmill, meeting hall and schoolhouse. The late 1830s would see the establishment of a village market, where calves, sheep, butter, eggs, and cattle could be bought and sold and by 1840, Canada's first lager brewery was founded.²⁵ Over the next 20 years, the area was bustling with activity by a medley of pioneers. Land-clearing and building bees saw each family have a log cabin (*See Appendix: Map 1*).

Although school was voluntary prior to 1842, education was important to the first settlers of the Township of Waterloo, as schools were established very soon after the area was colonized.²⁶ Schools were formed in private houses, Meeting Houses (churches), abandoned buildings, unused shops or under any available shelter. The first five recorded schools established by the region's settlers in Waterloo Township were:

1. Built 1802 - Carlisle School – Near Blair (now Cambridge) - the first teacher was a Pennsylvanian German named Rittenhaus. It was the first school in the county.²⁷
2. Built 1808 – Likely established by David Strohm, one and a half miles northeast of Preston (now Cambridge).
3. Built 1808 - A school established in Berlin (now Kitchener) at the corner of Mill Street and Shoemaker Avenue.
4. Built circa 1810 - A log house school in Doon (now Kitchener), established by Tobias Wanner.
5. Built circa 1811 - O'Lone's School – In Centreville (now Kitchener)

Schools were kept open only during the winter months as the warmer seasons were devoted to tending the land. The teachers were mostly itinerants – ex-soldiers or tradesmen who engaged in other occupations for the rest of the year. Their scholarship was unknown, examinations and certificates were unheard of.²⁸

²³ <http://www.mhso.org/sites/default/files/publications/Ontmennohistory15-2.pdf>

²⁴ <https://www.thecanadianencyclopedia.ca/en/article/kitchener-waterloo/>

²⁵ Staebler, Edna. *The Story of Kitchener*. Kitchener: Kitchener-Waterloo Record, 1962.

²⁶ <http://www.whs.ca/wp-content/uploads/2015/11/1914.pdf>

²⁷ <http://www.whs.ca/wp-content/uploads/2015/11/1914.pdf>

²⁸ <http://www.whs.ca/wp-content/uploads/2015/11/1914.pdf>

In 1842 the Common School Act passed which authorized the election of trustees, the formation of school districts, the building of schoolhouses, and the examination and licensing of teachers. The first four teachers were granted licenses to teach in the Township of Waterloo. Soon after the length of time that schools stayed open gradually increased to six then nine months of the year.²⁹

In 1853 the County Council purchased 3 ½ acres of land between Frederick and Lancaster Streets for the joint use of a Grammar School and Common School, they paid £160 (\$640).³⁰ In 1856-1857 the Berlin Central School was opened at 171 Frederick Street. It appears to be the first building on the site, occupying the entire block (*See Appendix: Map 7*). It was designed with Neo-Classical influences by architect Philip Roth, who had designed other Berlin buildings such as the Franklin Hotel in 1856.

By 1871 the population had grown steadily; the Village of Berlin became the Town of Berlin. A burgeoning population, as well as school attendance now deemed mandatory in Ontario, led to an addition in 1874 to create four new classrooms at a cost of \$5,000.³¹ Grammar Schools became High Schools and Common Schools became Public Schools.³²

In 1877 the Berlin Central School was selected by the Minister of Education to become the “Model School” for the training of third grade teachers. At that time the school’s first principal, Alex Young, stepped down and Jeremiah Suddaby received the appointment to Berlin Central School, thus becoming the first principal of the Model School.

In 1882, the first Kindergarten in Canada opened at the school, with Miss Janet Metcalfe as the first kindergarten teacher in the country. By 1886 the swelling population made the school once again inadequate. The Board found another site on Agnes Street to accommodate the overflow of students. The school would continue to expand in 1922, 1954, 1957, 1959 and 1967, while retaining the original structure within.

The concept of Model Schools came to an end in 1908.

Upon Jeremiah Suddaby's death in 1910, after being the principal of the school for 34 years, the school board renamed the school in his honour. Suddaby was considered a great teacher and advocate for education not only in the province but also throughout Waterloo County at the time.

The school’s most famous alumnus is William Lyon Mackenzie King, Canada’s 10th and longest serving Prime Minister who was born in Berlin, Ontario. In addition, William Daum Euler, a former member of Parliament, taught at Suddaby Public School and later became a Canadian Senator.³³

²⁹ <http://www.whs.ca/wp-content/uploads/2015/11/1914.pdf>

³⁰ <http://www.whs.ca/wp-content/uploads/2015/11/1914.pdf>

³¹ <http://www.whs.ca/wp-content/uploads/2015/11/1914.pdf>

³² <http://www.whs.ca/wp-content/uploads/2015/11/1914.pdf>

³³ Kitchener Civic Centre – Central Frederick Walking Tour

The building is a local landmark due to its dominating architecture and landscape design that contribute to the streetscape of Frederick Street.

The school celebrated its 100th anniversary in 1957. At that time, the school's original bell was donated to Doon Heritage Crossroads.

On November 17, 1980, the school building was designated as a heritage property by Kitchener's city council under the provisions of the Ontario Heritage Act. The designation noted the facade, the archway between the main foyer, the archway between the main foyer and the original kindergarten, and the oil painting of Jeremiah Suddaby that was painted in 1912 by A. Y. Jackson, one of the original members of the Group of Seven.

Around 1907, the lot surrounding Suddaby Public School was subdivided, and ten houses were built on the triangular lot surrounded by Frederick and Lancaster Streets. These new houses that were built were 181, 185, 189, 193 Frederick Street and 143, 147, 151, 155, 159 and 163 Lancaster Street East (*See Appendix: Map 6-8*). They were a mix of Victorian, Edwardian and Craftsman style.

181 Frederick Street, built circa 1907, was built adjacent to Suddaby Public School. Its first occupant was a man named Isaac Rathwell who worked at the local Planing Mill, followed by Louis A. Zeigler who was a clerk at Dunke Brothers. In 1919 Elias Weber Bingeman Snider (E. W. B. Snider) moved into 181 Frederick Street with his second wife Ellen Snider (née Shoemaker) (*See Appendix: Image 12*).

The Snider family has deep roots in Berlin's history and development, and E.W. B. Snider holds a particularly prominent place. The son of Reverend Elias Snider, an ordained member of the Mennonite church and Hannah Bingeman, E. W. B. was born June 19, 1842. From the age of 12 he left public school to work on the family farm near Waterloo. He shared a keen interest in milling with his father, and at 17 began a two-year apprenticeship with his father's flour operation at German Mills. He would be manager by the age of 20. The Snider family expanded their operations to include a small mill in Berlin, but by 1871 E.W.B. Snider had decided to set out on his own and bought a flour mill in St. Jacobs. That same year he married Nancy Weber, with whom he would have 11 children. It was at this mill that he installed the first roller process milling machine in Canada, dramatically improving the quality of traditionally milled flour. It would be ground-breaking to the industry in Canada, United States and abroad.³⁴ This flour proved of such good quality and so superior to the old stone process that an extraordinary demand was created, not only in Ontario and the Maritime Provinces, but also in the New England States, and abroad.³⁵ In 1884 E.W.B. Snider purchased Jacob Bricker's foundry in Waterloo which he incorporated into the Waterloo Manufacturing Company, an organization which would become famous for agricultural implements; he held the position of president. He was also president of the Anthes

³⁴ <http://generations.regionofwaterloo.ca/getperson.php?personID=19540&tree=generations>

³⁵ http://www.biographi.ca/en/bio/snider_elias_weber_bingeman_15E.html

Foundry Company in Toronto, president of the Snider Lumber Company in Gravenhurst, Vice-President of the Ontario Sugar Company in Kitchener and a director of the Niagara Peninsula Power and Gas Company of St. Catharines.

Perhaps Snider's greatest achievement however was his role in originating our present hydropower system. He is considered by many as the "The Father of Hydro" and was instrumental in bringing power generated at Niagara Falls to businesses and homes in the province. On May 14, 1956, Hydro's 50th anniversary, a monument to him was unveiled in St. Jacobs (*See Appendix: Image 10*).

Snider was instrumental in obtaining a railway through St. Jacobs and was made its provisional president. From 1881-94 he was the provincial liberal member for Waterloo North. He concentrated on expanding municipal powers through his work on municipal assessment and a municipal fire insurance act.

Three years after the death of his first wife he married Ellen Shoemaker of Kitchener and moved into 181 Frederick Street until his death in 1921, Ellen continued to live there after her husband's death. A member of the Evangelical Association, he was laid to rest in the St Jacobs cemetery. He had enjoyed great success in his life by embracing new technology, a new method of milling flour, new machinery for agriculture, and a new system for delivering electricity. While he embraced technology and innovation, he also embraced history; E. W. B. Snider was a founding member of the Waterloo Historical Society.³⁶

Snider's widow Ellen Snider continued to live at 181 Frederick Street until she died in 1950. The intersection near the Snider's home at 181 Frederick Street was well-known in Berlin, then Kitchener. Situated at a crossroads where five roads met, it was coined "Five Points". In 1905, there was a grocery store known as Ahrens Five Point Grocery. A small addition housed a meat market. The Ahrens store had a mélange of cereal, cigars, stuffed olives, candy apples, soaps, breads and much more. In the late 1920s there was a Five Point Drugstore. In 1933, the store was rented by John Izma, a fruit merchant. The Izmas eventually purchased the site and became so associated with the corner that the corner became known as "Izma's Five Points". It was a commercial hub of the neighbouring community. It closed in 1969.

Beside 181 Frederick, on the corner lot where Tim Hortons now sits at 197 Frederick, a series of service stations occupied the busy intersection. The first service station was constructed in 1933, operated by "Herb & Gamey". It changed hands in 1938 to George Sarre. In 1942 it became the Neighbourhood Service Station, and by 1945 the Supertest Petroleum Service Station. It continued to change hands every few years until 1965 when it became the Five Points Supertest Service Station. It became a Petro Canada in 1985 and finally a Tim Hortons in 2004.³⁷

³⁶ <http://www.whs.ca/wp-content/uploads/2015/11/1914.pdf>

³⁷ As per email correspondence with Karen Ball-Pyatt, Librarian - Grace Schmidt Room, Kitchener Public Library

3. STATEMENT OF SIGNIFICANCE – 181 Frederick Street, Kitchener

Prepared by the City of Kitchener, October 28, 2013



Figure 13: 181 Frederick Street

Municipal Address:	181 Frederick Street, Kitchener.
Legal Description:	Plan 392 Part Lot 4 & 5
Year Built:	c. 1910
Architectural Style:	Craftsman
Original Use:	Residential
Original Owner:	Unknown
Historic Owner:	Elias Weber Bingeman Snider, Ellen Snider (née Shoemaker)

Description of Historic Place

181 Frederick Street is a one and a half storey early-20th 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 and contextual values. 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 contains the following design 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; red brick; chimney; windows and window openings. The window openings include: 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.

In addition, the house features a rusticated stone foundation and carport.

The detached garage features: side gable roof with centre hip roof dormer on front elevation; wide eave overhang; red brick; and rusticated stone foundation.

The contextual values relate to the detached garage that mimics the architectural style of the house and completes the site.³⁸

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*
 - *Full width porch under main roof supported by tapered brick columns with brick guard*
 - *Red brick*
 - *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*
 - *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 with roof rafters on the front elevation*
 - *Full width porch under main roof supported by taper brick columns with brick guard*
 - *Red brick*
 - *Rusticated stone foundation.*
 - *Carport*
- *All elements related to the contextual value, including:*
 - *The detached garage that mimics the architectural style of the house and completes the site.*

(Please See Appendix 10.4 for Statement of Significance, Evaluation Form, City of Kitchener)

³⁸ City of Kitchener, Statement of Significance, 181 Frederick Street.

MDL Assessment of Heritage Value

Social/Cultural Contextual Value

The storey and a half, brick, American Craftsman Cottage-inspired house, built before WWI 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-WW2, 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 neighbourhood. 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.

Architectural Value

The architectural and contextual 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 “Five Points” from a 19th Century mix of commercial and

residential uses into a family community served by the Suddaby School.

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 (née Shoemaker) continued to live at this address until 1950. E.W.B. Snider was a prominent Berlin 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 our present hydropower system in Ontario.

Character-Defining Craftsman Architectural and Associative Elements/Attributes

The following Craftsman elements or attributes contribute to the heritage value of 181 Frederick:



Character-Defining Elements 1: Low sloped main hip roof with bell-cast, deep, bracketed eaves with roof dormer centered on front elevation.



Character-Defining Elements 2: Deep, full-width front porch, supported by tapered brick columns.



*Character-Defining Elements 3:
Rear second storey, formerly
screened, sleeping porch.*



Character-Defining Elements 4: Brick exterior with rusticated stone foundation and stone detailing, door and window headers and sills, stone chimney stepped shoulders, porch railing cap.



Character-Defining Elements 5: Tudor-esque board and plaster gable treatment, main house and carport gables.



Character-Defining Elements 6: The carport's tapered brick carport columns, flat arch supporting gable.



Character-Defining Elements 7: Brick and wood projecting bay windows, other large windows with stained glass transoms.



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Character-Defining Elements 8: Natural wood main entry door with vertical leaded glass panels.

³⁹ Photographs in this section by David Galbraith

Exterior Details



Exterior Details 1: Stone and Brick Detailing



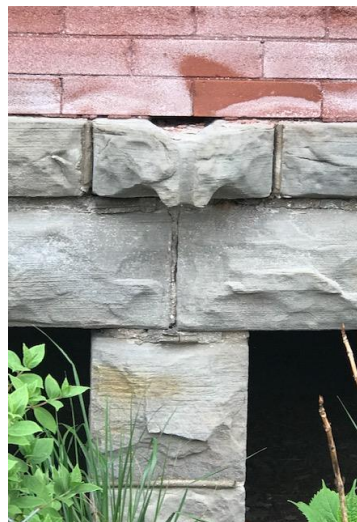
Exterior Details 2: Bay Window



Exterior Details 3: Stone and Brick Detailing



Exterior Details 4: Front Door with Leaded Glass Panels



Exterior Details 5: Front Porch Stone Weeping Spout

Interior Details



Interior Details 1: Brick Fireplace



Interior Details 2: Terracotta 'ovum' molding



Interior Details 3: Stained hardwood trim and leaded glass window



Interior Details 4: Leaded glass cupboard doors



Interior Details 5: Stained hardwood, lead glass doors, built in dining room wall cupboard,.



Interior Details 6: One of a pair of square columns and cupboards with glass doors that separated the dining room from the living room. A wall currently fills the former opening.



Interior Details 7: Sunroom above the rear porch.

3.1 Evaluation of Cultural Heritage Value or Interest (CHVI)

ONTARIO REGULATION 9/06 CRITERION	RESPONSE (YES/NO)	RATIONALE
1. The property has design or physical value because:		
i. it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	YES	<p>-181 Frederick Street is connected to the social movement that inspired the rejection of Victorian and Edwardian house models and reflected the desire for a simpler, healthier lifestyle that celebrated North American values.</p> <p>-architect Gustave Stickley was associated with this architectural expression.</p> <p>-The values that were attributed to the Craftsman home design had a significant impact on the growth of 20th century North American suburbia.</p> <p>-This style of home came to be seen as a model housing solution, contributed to evolution of post-WW2, car-dependent suburbs of detached housing that encircle North American cities today.</p> <p>-The Snider House is a Kitchener example of the beginning of this evolution of the “everyman house”.</p> <p>-181 Frederick is part of the narrative of this old residential neighbourhood, it is one of the last of its kind in its Craftsman architectural design in this area.</p>
ii. it displays a high degree of craftsmanship or artistic merit.	YES	<p>- The Snider House is a Kitchener example of the beginning of this evolution of the “everyman house”.</p> <p>-its generous front porch served to mediate between private and public life.</p> <p>-Characteristic, large, gently sloping roof with deep overhangs.</p> <p>-Ample windows were provided for fresh air and natural light</p> <p>-Simple building materials that celebrated the range of the builder’s woodworking, ceramic, masonry craft.</p> <p>-All of these attributes together created the healthy home providing “wholesome joy and comfort”</p>

iii. it demonstrates a high degree of technical or scientific achievement.	NO	
2. The property has historical value or associative value because:		
i. it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	YES	<p>-181 Frederick Street is associated with Elias Weber Bingeman Snider (E.W.B. Snider) who lived in the house from 1919-1921; his wife, Ellen Snider (née Shoemaker) continued to live here until 1950.</p> <p>-E.W.B. Snider was a prominent Berlin/Kitchener businessman and entrepreneur in the Kitchener area who is remembered for his many achievements such as introducing major technical advances in the milling industry which transformed the flour industry in Canada, United States and abroad.</p> <p>-Snider is best known for bringing hydroelectricity to the area and originating Ontario's present hydropower system.</p>
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	YES	<p>-181 Frederick Street is connected to the social movement that inspired the rejection of Victorian and Edwardian house models and reflected the desire for a simpler, healthier lifestyle that celebrated North American values.</p> <p>-architect Gustave Stickley was associated with this architectural expression.</p> <p>-The values that were attributed to the Craftsman home design had a significant impact on the growth of 20th century North American suburbia.</p> <p>-This style of home came to be seen as a model housing solution, contributed to evolution of post-WW2, car-dependent suburbs of detached housing that encircle North American cities today.</p> <p>-The Snider House is a Kitchener example of the beginning of this evolution of the "everyman house".</p> <p>-181 Frederick is part of the narrative of this old residential neighbourhood, it is one of the last of its kind in its Craftsman architectural design in this area.</p>

<p>iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</p>	<p>YES</p>	<p>-architect Gustave Stickley was associated with this architectural expression. -The values that were attributed to the Craftsman home design had a significant impact on the growth of 20th century North American suburbia. -This style of home came to be seen as a model housing solution, contributed to evolution of post-WW2, car-dependent suburbs of detached housing that encircle North American cities today. -The Snider House is a Kitchener example of the beginning of this evolution of the “everyman house”. -181 Frederick is part of the narrative of this old residential neighbourhood, it is one of the last of its kind in its Craftsman architectural design in this area.</p>
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3. The property has contextual value because:

<p>i. is important in defining, maintaining or supporting the character of an area.</p>	<p>YES</p>	<p>-181 Frederick Street is connected to the social movement that inspired the rejection of Victorian and Edwardian house models and reflected the desire for a simpler, healthier lifestyle that celebrated North American values. -architect Gustave Stickley was associated with this architectural expression. -The values that were attributed to the Craftsman home design had a significant impact on the growth of 20th century North American suburbia. -This style of home came to be seen as a model housing solution, contributed to evolution of post-WW2, car-dependent suburbs of detached housing that encircle North American cities today. -The Snider House is a Kitchener example of the beginning of this evolution of the “everyman house”. -181 Frederick is part of the narrative of this old residential neighbourhood, it is one of the last of its kind in its Craftsman architectural design in this area.</p>
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<p>ii. is physically, functionally, visually or historically linked to its surroundings.</p>	<p>YES</p>	<p>-181 Frederick Street is connected to the social movement that inspired the rejection of Victorian and Edwardian house models and reflected the desire for a simpler, healthier lifestyle that celebrated North American values. -architect Gustave Stickley was associated with this architectural expression. -The values that were attributed to the Craftsman home design had a significant impact on the growth of 20th century North American suburbia. -This style of home came to be seen as a model housing solution, contributed to evolution of post-WW2, car-dependent suburbs of detached housing that encircle North American cities today. -The Snider House is a Kitchener example of the beginning of this evolution of the “everyman house”. -181 Frederick is part of the narrative of this old residential neighbourhood, it is one of the last of its kind in its Craftsman architectural design in this area.</p>
<p>iii. is a landmark.</p>	<p>NO</p>	<p>181 Frederick Street is adjacent to Suddaby Public School at 171 Frederick Street, which is arguably a landmark in the community along Frederick Street.</p>

Based on the Ontario Regulation 9/06 criteria; *1. Description of Property, 2. Statement of Cultural Heritage Value or Interest, 3. Description of Heritage Attributes*, as set out in the Cultural Heritage or Value Interest Matrix 3.1, above, we recommend that this property at 181 Frederick Street be designated based on the OHA criteria.

4. PROPOSED DEVELOPMENT AND ALTERATION OF THE SITE

The property at 181 Frederick Street is located within a triangular lot, near the intersection of Frederick and Lancaster Street East in downtown Kitchener. Currently the developer, Rome Transportation wishes to demolish 197 Frederick Street East (Tim Horton's), 143 and 145 Lancaster Street (*See Appendix: Site Photographs*) to construct a condominium building on this triangular piece of land which is proposed to be ten storeys with retail on the ground level and two levels of parking below ground (*See Appendix: Architectural Drawings*). Rome Transportation wishes to continue to use 181 Frederick Street as their office and it will therefore not be demolished. In constructing the condominium on this corner lot, consideration must be made to the adjacent properties at 181 Frederick Street (a listed heritage property) and Suddaby Public School at 171 Frederick Street (a designated heritage property).

The mitigation of impacts to these two adjacent properties are considered and proposed in the following, section, 5. Impacts.

5. IMPACTS

Identification and Evaluation of the Potential Impacts on the Identified Heritage Resources.

In the section above, Social/Cultural Contextual Value, we discussed how the Craftsman Style of housing reflected new values at the turn of the 19th to the 20th century. This movement rejected not only the superficially decorated Victorian and Edwardian housing of the wealthy, it provided design solutions to rid the cities of the squalid, over-crowded tenements and slums. The Craftsman houses provided a model for a healthy home environment for the middle- and working-class families.

181 Frederick Street is an important part of the story of the evolving community of Kitchener. The architectural form and detailing of the house are both a narrative of the changing social values at the turn of the last century as well as being the last home of an important Kitchener Region entrepreneur and public leader.

Suddaby Public School at 171 Frederick Street is also an important part of the story of the evolving community of Kitchener. Its original design in 1856 (by architect Philip Roth) followed by subsequent additions in 1874, 1922, 1954, 1957, 1959 and 1967 represent a growing population and evolving demographic of this neighbourhood and Kitchener at large. It holds a prominent space on Frederick Street and is an important landmark in the community and continues to be fully occupied.

The Scale Difference: The scale difference between The Snider House which is a one and one half storey 1910 bungalow and the adjacent proposed ten storey plus mechanical penthouse, contemporary residential building, will have a significant impact on The Snider House especially when viewed from Frederick Street. The proximity of the much taller and larger building to The Snider House will tend to visually overpower and possibly diminish the smaller building. Any opportunity to mediate the difference in height between the new 30m high residential building and the adjacent 8m high bungalow can occur in the + - 11.6m (38') space between the two structures. Mitigation measures such as the installation of a line of columnar trees (*Quercus Fastigiata*) and a decorative, vine-covered fence or wall could be installed along the east side of the house from the Frederick Street property line south to the surface parking. This would tend to buffer and separate the two buildings and reduce the visual impact of the higher proposed building and the car and truck traffic.

Vehicular Traffic Noise Impact: The concentration of all vehicular traffic onto the site; residents' cars, visitors, deliveries, moving vans and garbage trucks, along the drive adjacent to 181 Frederick Street, between the two buildings, will have a significant noise impact on the uses proposed for the re-purposed Snider House. The measures proposed to mitigate the visual impact of the new building on the Snider House, a line of columnar trees (*Quercus Fastigiata*) and a vine-covered fence or wall would act as a buffer between the driveway and the bungalow would also contribute to the noise and headlight mitigation.

Construction Impact: The absence of bedrock and the sandy soil composition is such that the excavation adjacent to 181 Frederick will likely not result in vibration being transmitted below grade to the heritage house.

Suddaby School: The impact of the scale difference between the proposed 10-storey building and the adjacent existing Suddaby Public School will be minimal. The school building is located to the west and south of the proposed building and there may be some shadow impact in the morning during the winter months. With the access to the underground parking and service areas located on the west side of the new building, there may be some intermittent vehicular and truck noise impact. The Snider House and the generously treed schoolyard will assist in the mitigation of noise impact on the school.

Shadowing Impact: The orientation of the ten storey residential building to the east of 181 Frederick Street will mean that most shadowing will occur during the first half of the day both summer and winter. Detailed shadow mapping should be undertaken to determine the exact extent and pattern of this shadowing. The impact significance of the shadowing should be taken into consideration for 181 Frederick Street.

Shadow Study:



March 21 (Equinox)
2pm

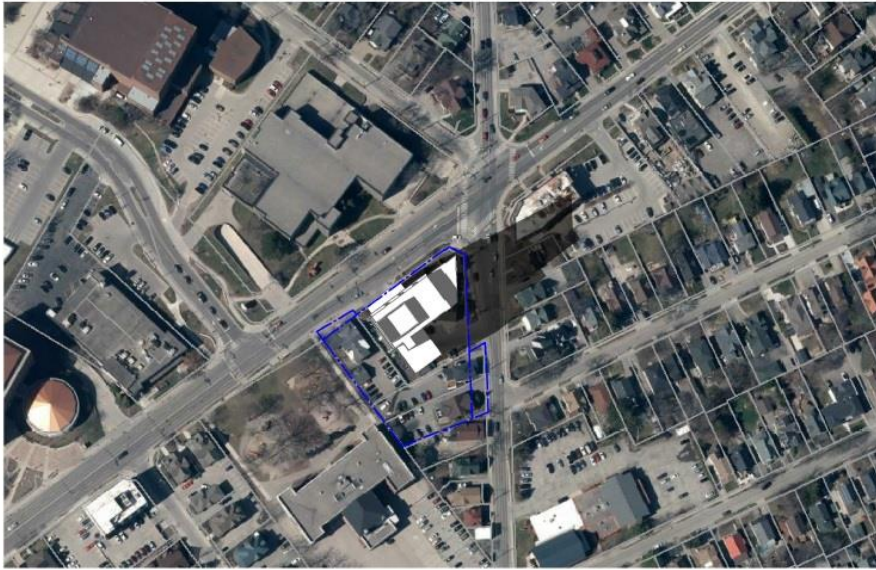


SHADOW STUDY

181 FREDERICK ST - KITCHENER, ONTARIO

IBI IBI GROUP ARCHITECTS (CANADA) INC.
101-410 Albert St. Waterloo, Ont. N2L 3V3
tel (519) 585-2255 fax (519) 585-2269
ibigroup.com

March 21 (Equinox)
4pm

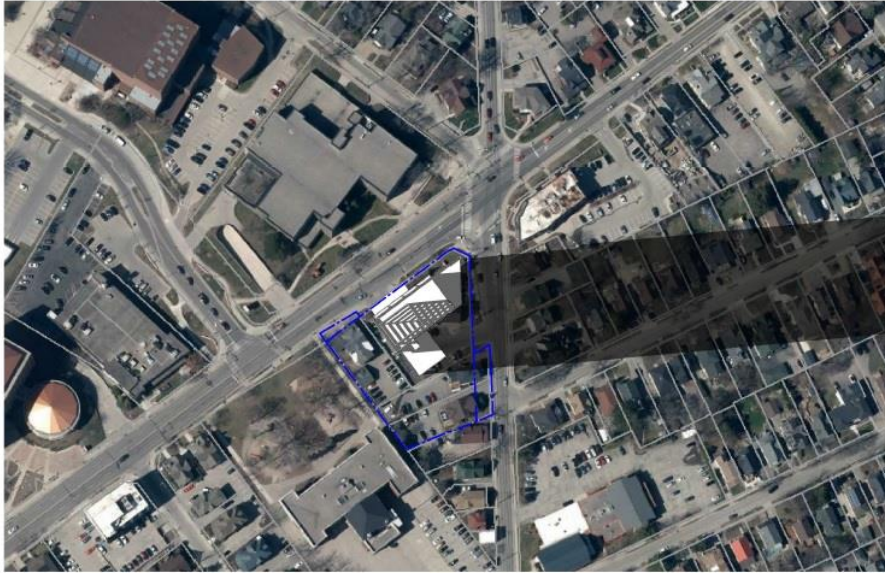


SHADOW STUDY

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March 21 (Equinox)
6 pm



SHADOW STUDY

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June 21 (Solstice)
10 am

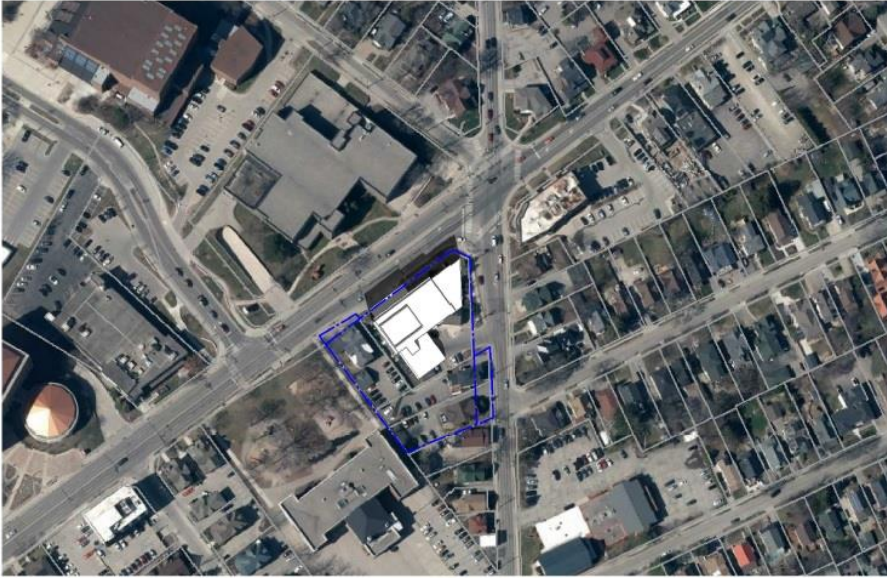


SHADOW STUDY

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June 21 (Solstice)
12 pm



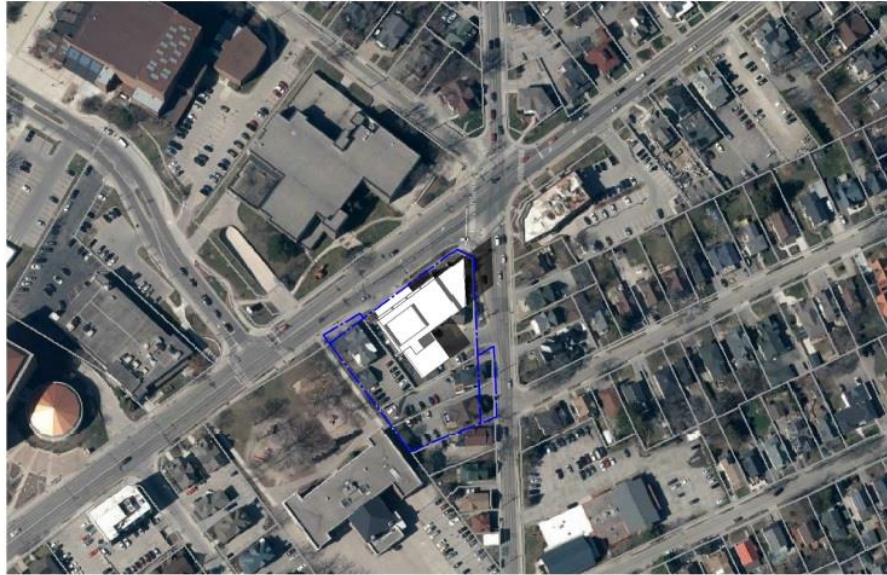
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101-410 Albert St. Waterloo, Ont. N2L 3V3
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ibigroup.com

June 21 (Solstice)
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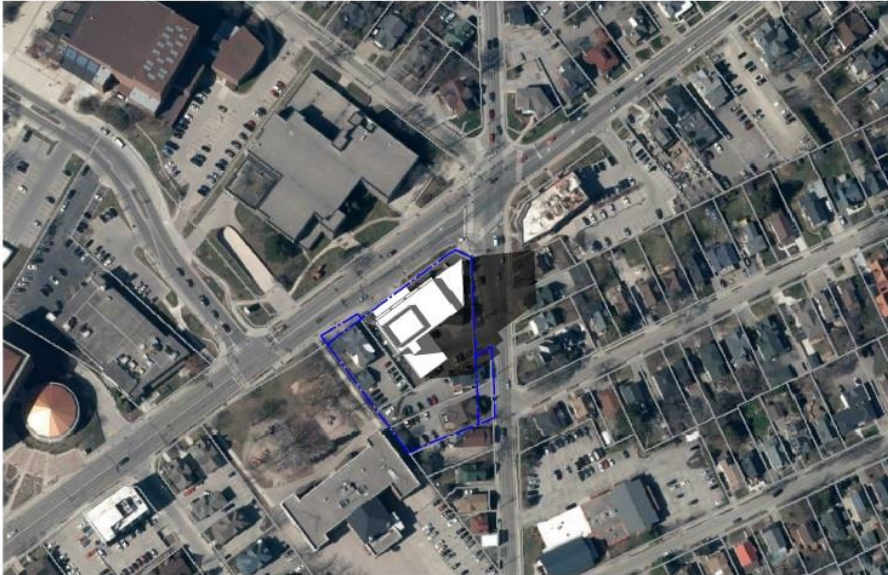
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tel (519) 585-2255 fax (519) 585-2269
ibigroup.com

June 21 (Solstice)
4 pm



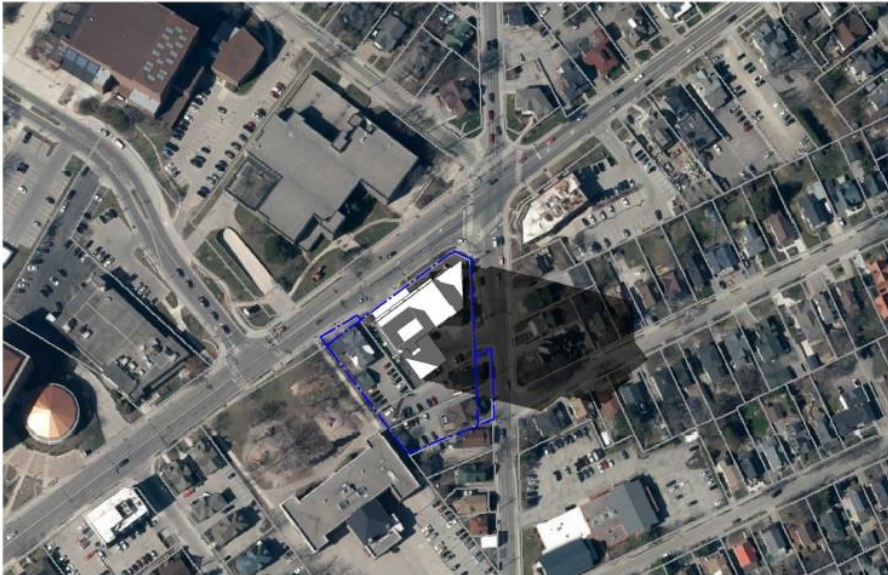
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101-410 Albert St. Waterloo, Ont. N2L 3V3
tel (519) 585-2255 fax (519) 585-2289
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June 21 (Solstice)
6 pm



SHADOW STUDY

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tel (519) 585-2255 fax (519) 585-2289
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September 21 (Equinox)
10 am



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September 21 (Equinox)
12 pm

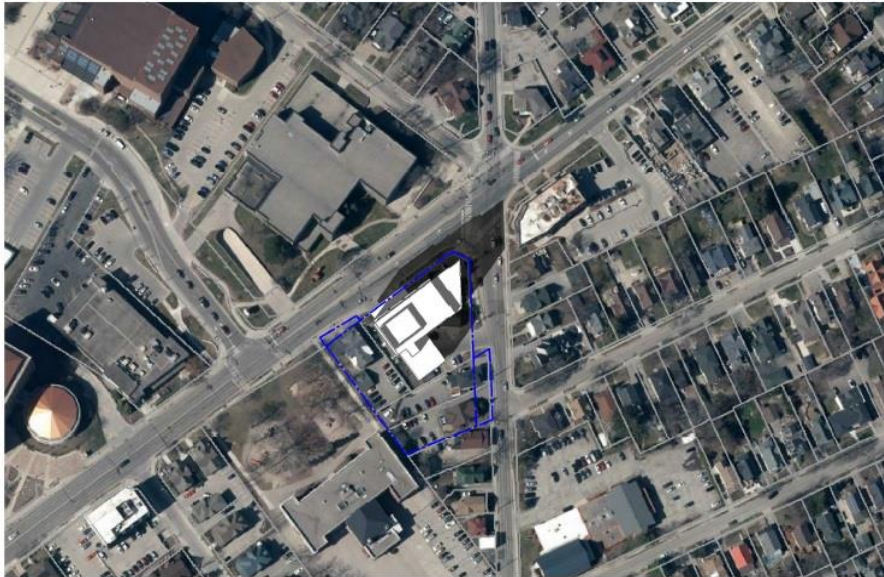


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September 21 (Equinox)
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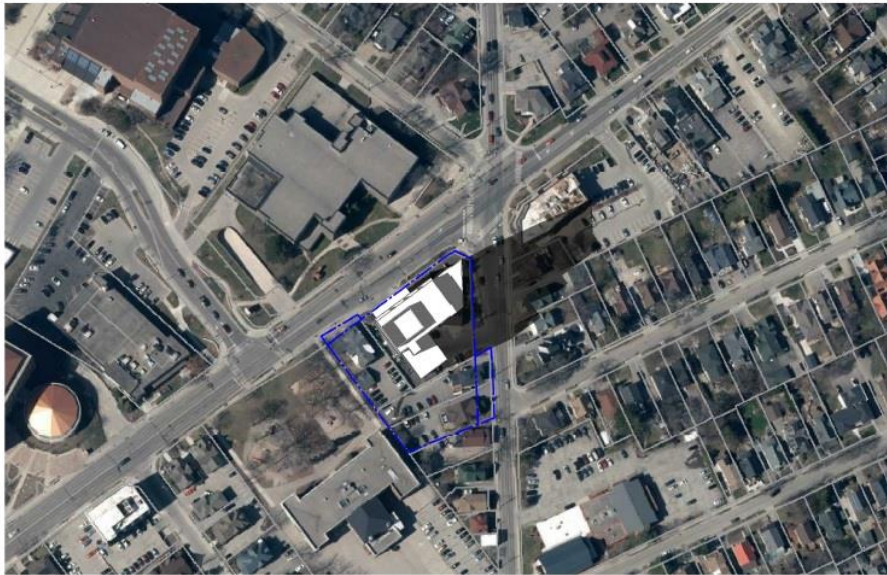


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September 21 (Equinox)
4 pm

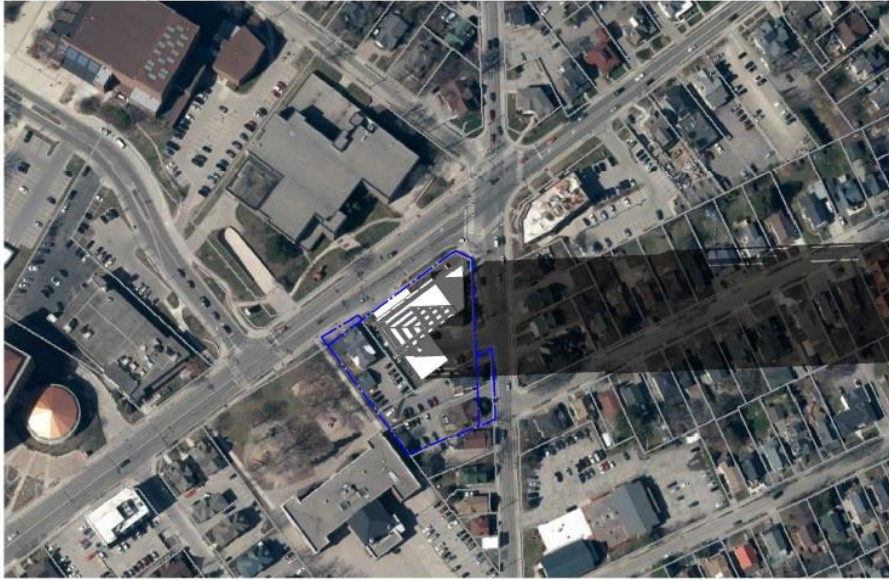


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September 21 (Equinox)
6 pm



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December 21 (Solstice)
10 am

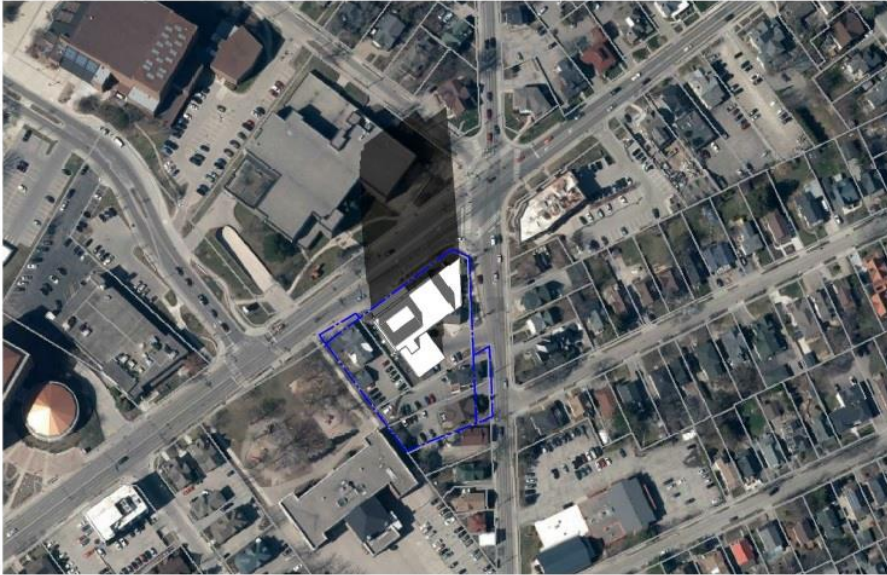


SHADOW STUDY

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December 21 (Solstice)
12 pm

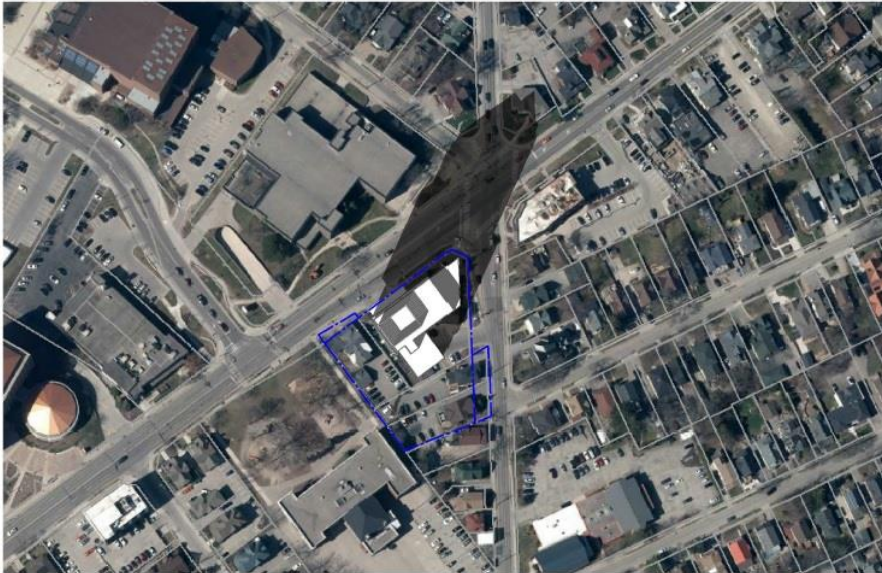


SHADOW STUDY

181 FREDERICK ST - KITCHENER, ONTARIO

IBI IBI GROUP ARCHITECTS (CANADA) INC.
101-410 Albert St. Waterloo, Ont. N2L 3V3
tel (519) 585-2256 fax (519) 585-2269
ibigroup.com

December 21 (Solstice)
2 pm



SHADOW STUDY

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6. CONSERVATION PRINCIPLES AND APPLICABLE LEGISLATION

6.1 Standards and Guidelines for the Conservation of Historic Places in Canada

1. Conserve the *heritage value* of a historic place. The 1910 Craftsman bungalow will continue to be preserved, unaltered in its current, good condition which will conserve the heritage value.
2. Conserve *heritage value* by adopting an approach calling for *minimal intervention*. The owner will continue to intervene minimally.
3. Recognize each *historic place* as a physical record of its time, place and use. The continued preservation, maintenance and minimal intervention of the exterior and interior of the 1910 Craftsman bungalow will continue to recognize the physical record of this historic place.

6.2 Ontario Heritage Act, Part IV

1. “heritage attributes” means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest; (“attributs patrimoniaux”)
2. (1.2) In addition to the property listed in the register under subsection (1.1), the register may include property that has not been designated under this Part but that the council of the municipality believes to be of cultural heritage value or interest and shall contain, with respect to such property, a description of the property that is sufficient to readily ascertain the property. 2005, c. 6, s. 15.

6.3 It is apparent that when the Statement of Significance was prepared by the City of Kitchener, it was listed based on its architectural heritage attributes. In the preparation of this CHIA, our research established that 181 Frederick Street also possesses associative heritage value as well as contextual/cultural heritage value. Based on this, our conclusion is that this heritage resource should be Designated under the Ontario Heritage Act Part IV.

Please see Appendix 10.5: Conservation Principles and Applicable Legislation – OHA Excerpts - for additional information.

7. IMPACT MITIGATION

The most effective impact mitigation and the MDL preferred approach, which the owners agree with, is to retain the 181 Frederick Street house in place, stabilize and restore the architectural attributes and continue to have the building occupied by the owner Rome Transportation. An interpretive plaque could provide the public with details of the building’s history and heritage significance.

8. SUMMARY STATEMENT AND CONSERVATION RECOMMENDATIONS

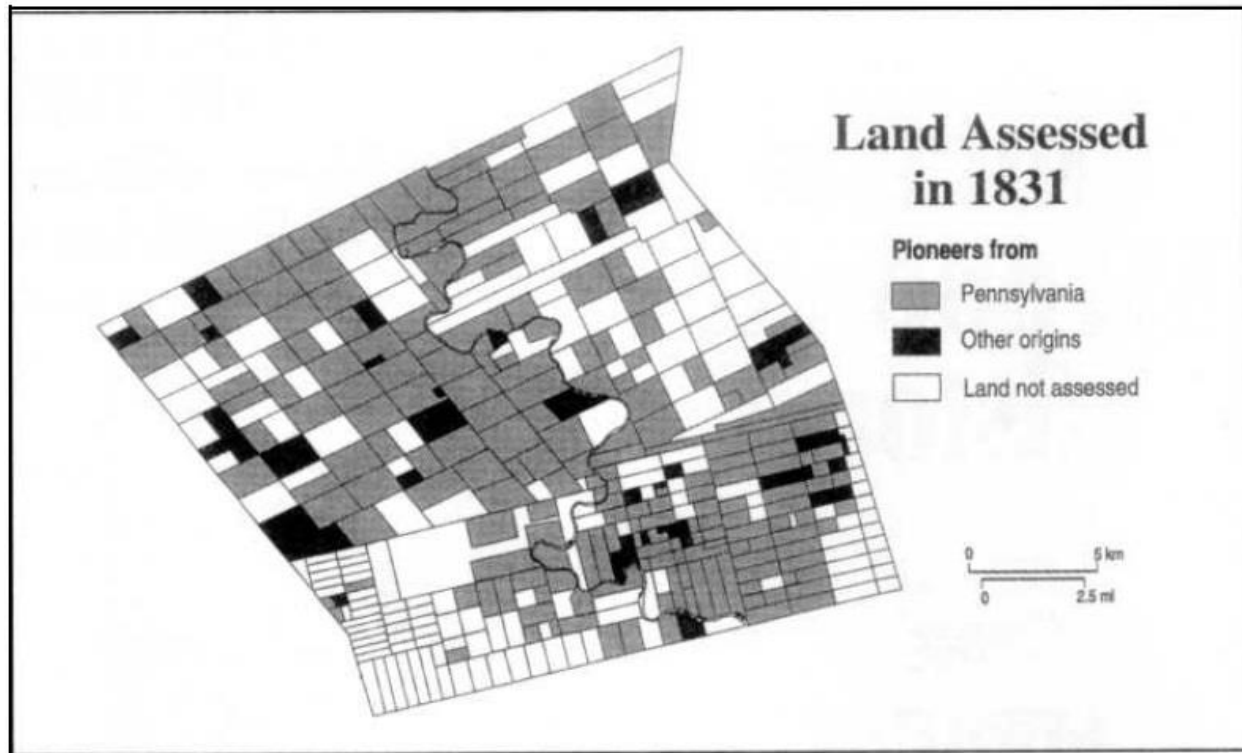
181 Frederick Street is a significant and valuable Kitchener heritage resource for the following reasons;

1. The associative heritage value of 181 Frederick Street is based on E. W. B. Snider having lived there for the last three years of his life and his widow, Emma Snider (née Shoemaker) having lived there for 29 years following his death. Mr. Snider bridges the worlds of Berlin and Kitchener and is a recognized entrepreneur who made substantial contributions to the community and region and helped put both Berlin, and Kitchener, on the map. Of note is that E. W. B. Snider was also a founding member of the Waterloo Historical Society.
2. The architectural heritage value is embodied in both the tangible quality of the Craftsman design and construction of the house as well as possessing an intangible value that represents an important aspect of the evolving social/cultural values of the community at the turn of the 20th century.
3. The contextual heritage value of the Snider House is based on it being a Kitchener example of the beginning of this evolution of the “everyman house”. It reflects the changing social values of the times as well as the evolution of the “Five Points” neighbouring context from a 19th Century mix of commercial and residential uses into a family community. 181 Frederick Street sits adjacent to Suddaby School, another prominent piece of Berlin and Kitchener’s history. When its population grew, it grew with it, ever expanding and evolving as a model school with Ontario’s first Kindergarten class. Kitchener-Waterloo has continued to this day as an epicenter for education in the province.

It is understood, that urban centres are very complex entities characterized, among other things, by competing objectives among landowners, developers and city requirements (City Planning and Heritage and Transportation and Traffic requirements). But given the architectural, contextual and associative heritage value of the Snider House Metropolitan Design supports the owner’s commitment to the preservation, restoration, maintenance and continued adaptive reuse of the resource. The commercial use of 181 Frederick St. will compliment the commercial uses in the new building that are proposed for the ground floor facing Frederick Street.

9. APPENDICES

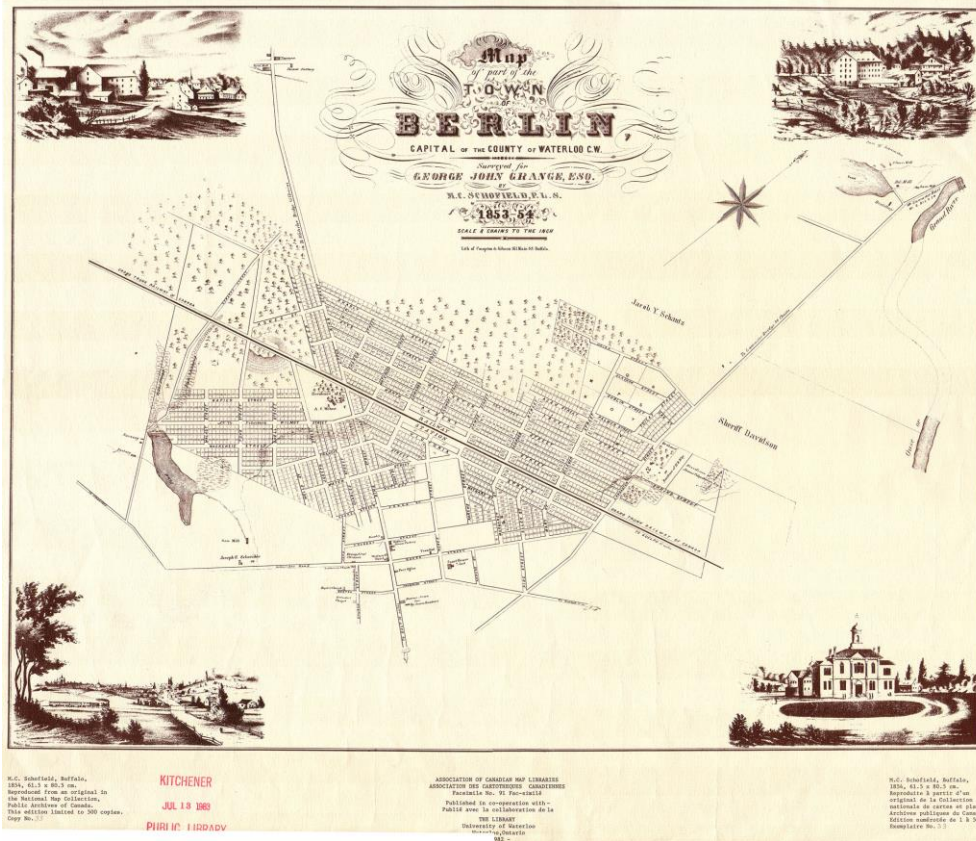
9.1 Maps



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Map 1: By 1833, pioneer families from Pennsylvania accounted for 70 percent of Waterloo Townships population and owned 87 percent of the assessed land area.

⁴⁰ Compiled from PIONEER database, <http://www.mhso.org/sites/default/files/publications/Ontmennohistory15-2.pdf>



41

Map 2: Map of part of the town of Berlin, 1853-1854

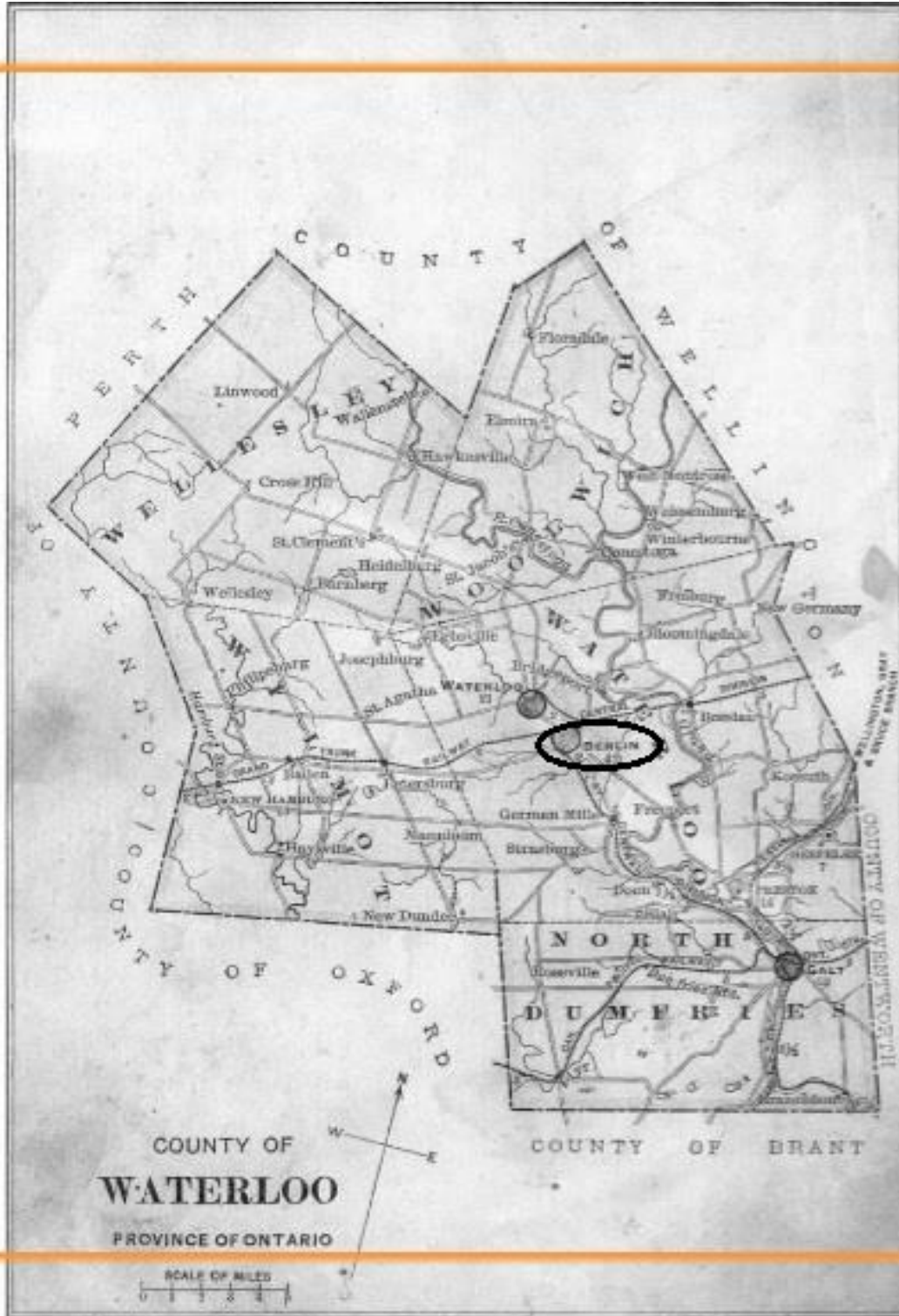


42

Map 2a: Map of part of the town of Berlin, 1853-54.

⁴¹ Surveyed for George John Grange, Esq, by M.C. Schofield, PLS. 1853-54, Association of Canadian Map Libraries, University of Waterloo.

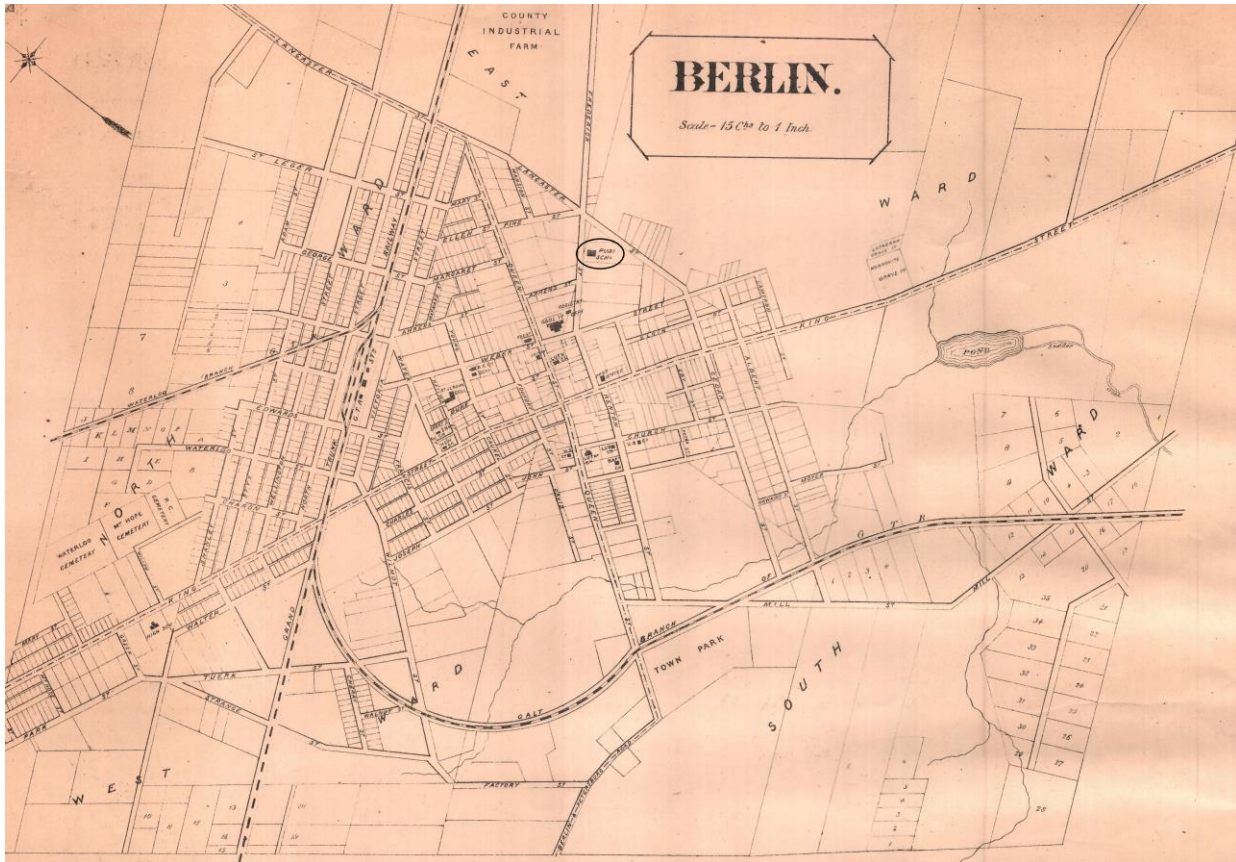
⁴² Surveyed for George John Grange, Esq, by M.C. Schofield, PLS. 1853-54, Association of Canadian Map Libraries, University of Waterloo.



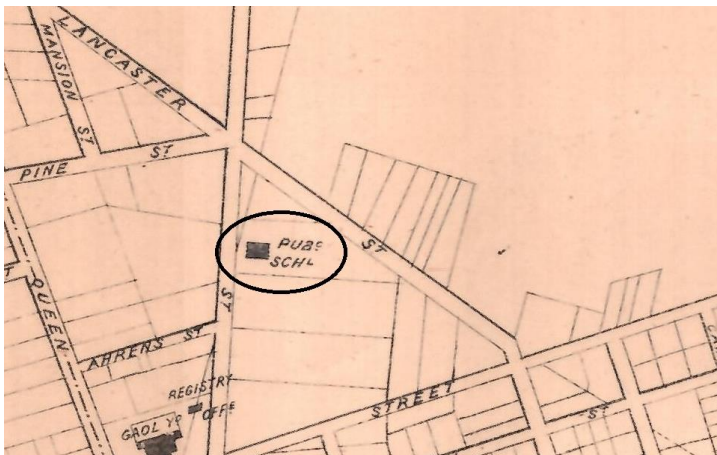
43

Map 3: Map of Waterloo County 1883

⁴³ https://en.wikipedia.org/wiki/Waterloo_County,_Ontario



Map 4: New Topographical Atlas of the Province of Ontario, Canada, 1879, Berlin & Town of Galt, 1879.



Map 4a: In 1879, Central Public School (the former Suddaby Public School) was the only building on the triangular block.

⁴⁴ New Topographical Atlas of the Province of Ontario, Canada, 1879, Berlin & Town of Galt, 1879.
http://maps.library.utoronto.ca/datapub/digital/G_1145_M54_1879/Map_28.JPG

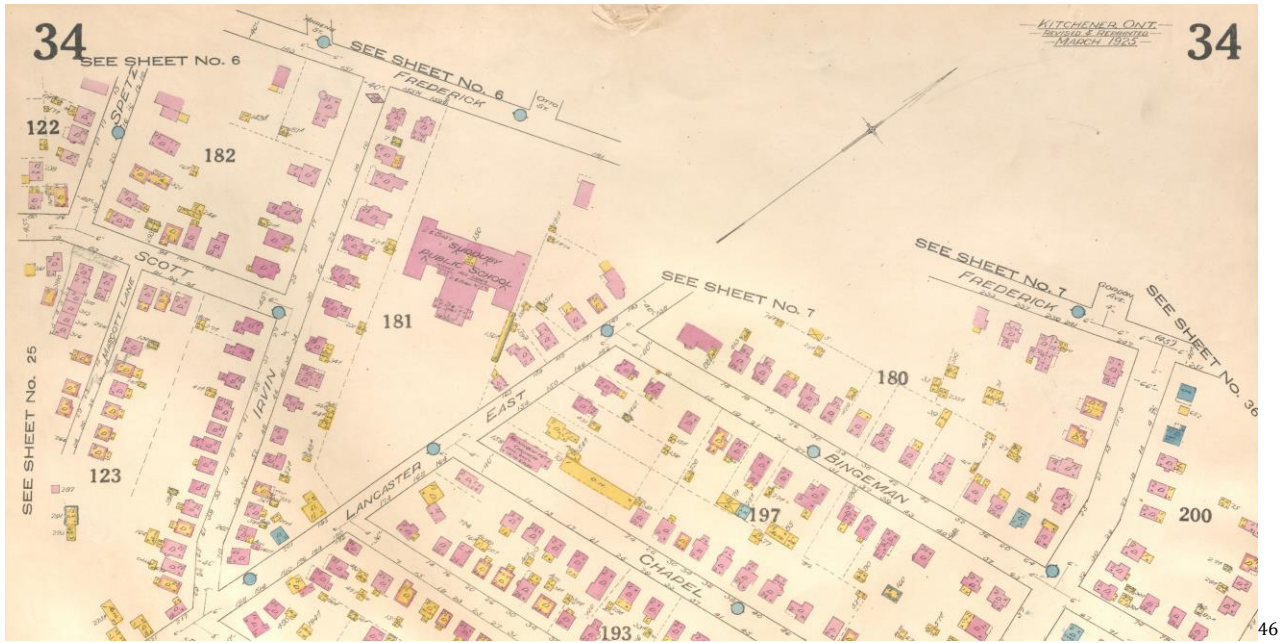


Map 5: Map circa 1913 showing construction of houses on triangular lot at intersection of Lancaster and Frederick Street.

45 "Map of Busy Berlin", issued by M.S. Boehm & Company, Limited, 1913. From the Joseph Schneider Haus Museum collection. <http://ebybook.region.waterloo.on.ca/getArtifact.php?AID=10701>

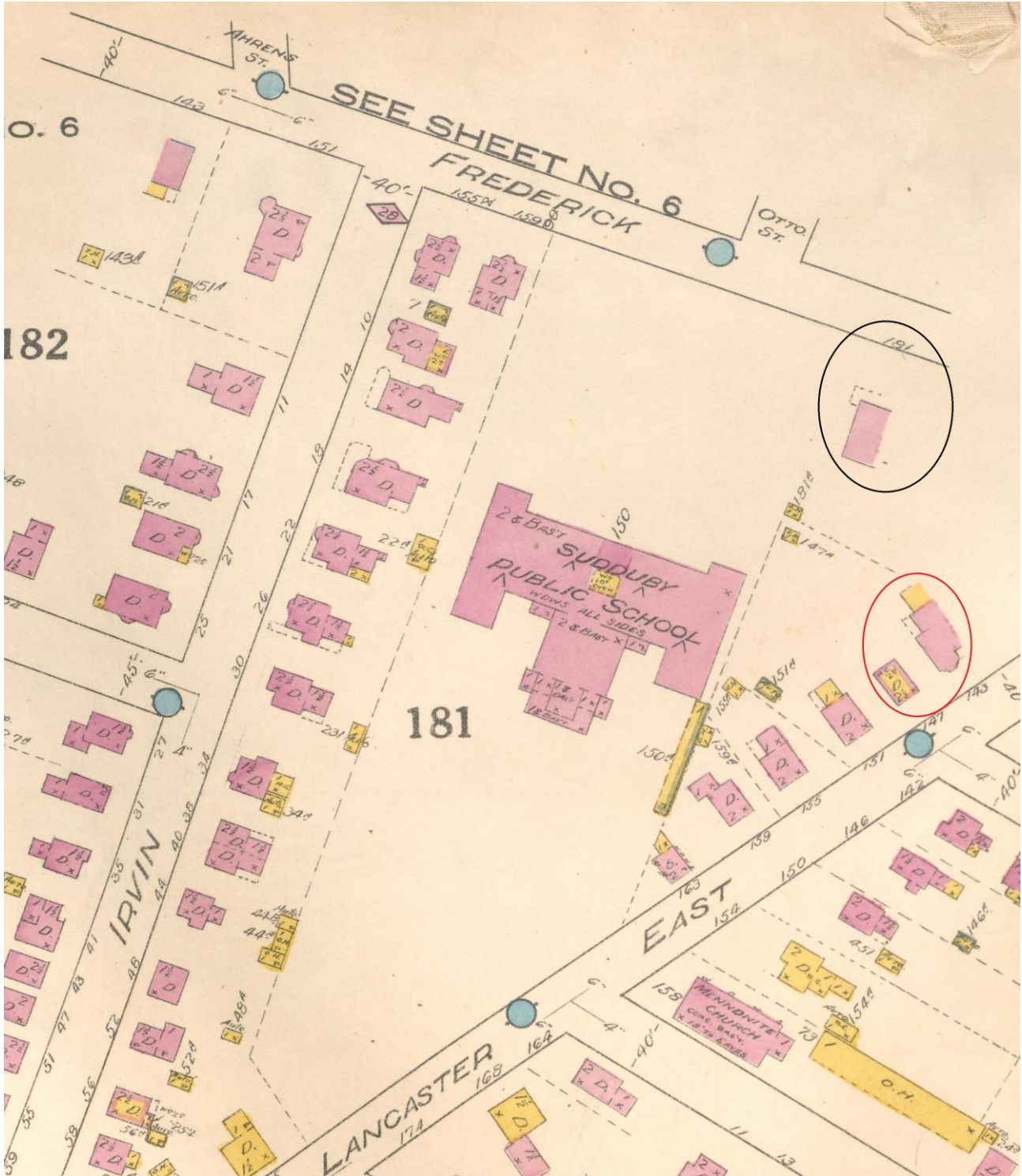


Map 5a: Map circa 1913 showing construction of houses on triangular lot at intersection of Lancaster and Frederick Street. 181 Frederick is indicated with a green arrow.

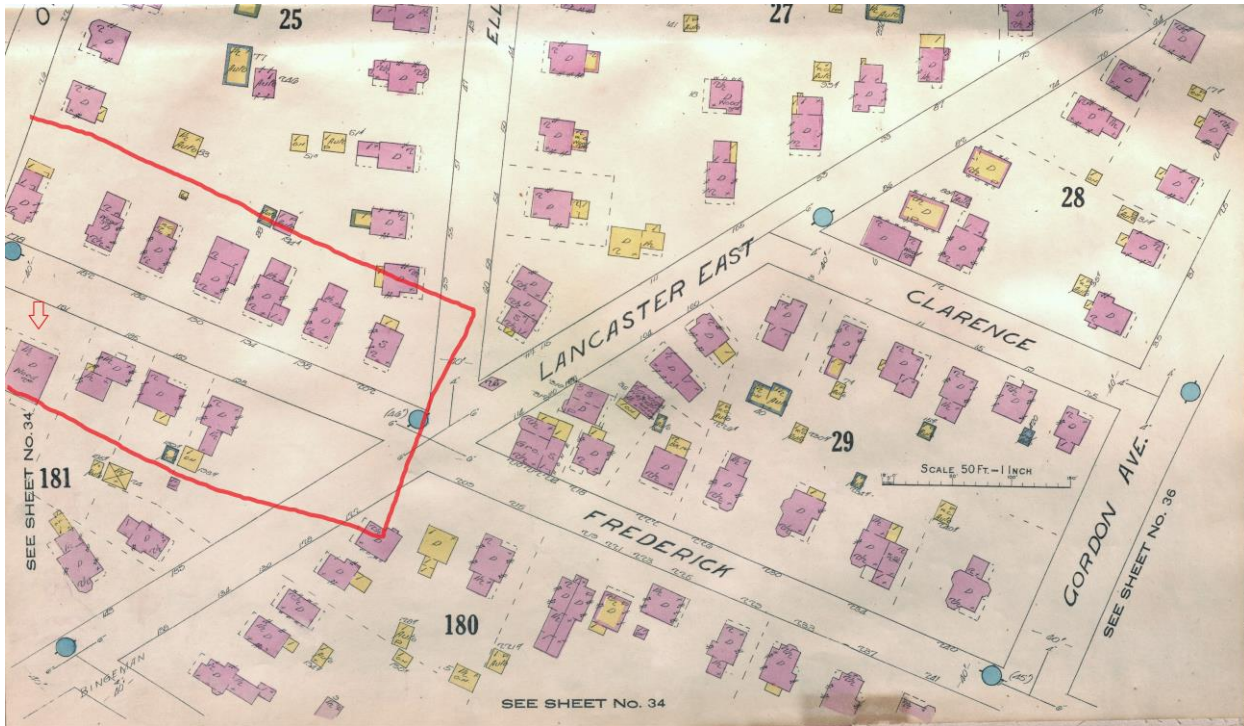


Map 6: Kitchener Insurance Map, created by 1908, Revised March 1925.

⁴⁶ Kitchener Insurance Map, created by 1908, Revised March 1925, showing houses built on Lancaster Street around 1908.



Map 6a: Kitchener Insurance Map, created 1908, Revised March 1925, 181 Frederick is circled in black, 143 and 145 (formerly 147) Lancaster Street East are circled in red. 143 and 145 Lancaster East are slated for demolition.



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Map 7: Kitchener Insurance Map, created 1908, Revised March 1925, showing the former density of houses built on Frederick Street around 1908. 181 Frederick Street is marked with a red arrow.

⁴⁷ Kitchener Insurance Map, created 1908, Revised March 1925, showing houses built on Frederick Street around 1908.

9.2 Images



Image 1: Ahrens Five Point Grocery Store, under construction in 1903.



Image 2: Ahrens Five Point Grocery Store, circa 1905, located at Frederick and Lancaster Streets. It was owned by Henry Jacob Ahrens, second eldest son of Charles A. Ahrens, the noted Berlin shoe manufacturer. He opened the Five Point Grocery in late 1903 or early 1904. An addition was later added for the Five Point Meat Market. Ahrens owned the site until 1933, at which time it was taken over by John Izma and operated as Izma's Five Point Fruit Store. The Izma family operated the business until the late 1960's. The building has since been demolished.

⁴⁸ <http://vitacollections.ca/kpl-gsr/1638389/data>

⁴⁹ <http://vitacollections.ca/kpl-gsr/1638388/data>



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Image 3: Ahrens Five Point Grocery Store, circa 1905, located at the corner of Frederick and Lancaster streets in Berlin, Ontario.



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Image 4: The traffic enigma that was the “Five Points”. A late 1940s-view of the intersection, Five Points Fruit Market (former Ahrens Five Point Grocery Store) and service station, which became the Tim Hortons.



Image 5: Undated Postcard of "Five Points" Berlin

⁵⁰ <http://vitacollections.ca/kpl-gsr/1638968/data>

⁵¹

https://books.google.ca/books?id=hFJkzRgJylgC&pg=PA55&lpg=PA55&dq=izma%27s+five+points&source=bl&ots=iMQT0VDVWo&sig=ueBrHuUCoF_sl3rq8tqLD_VyOUo&hl=en&sa=X&ved=2ahUKewjWxY2ytqndAhUs1oMKHYQ3CAsQ6AEwAXoECAkQAQ#v=onepage&q=izma's%20five%20points&f=false



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Image 6: City of Berlin, Ontario, from Victoria Park, 300 Yards from Queen's Park.



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Image 7: In 1855, a lot was bought at Frederick and Lancaster, in 1857 the Berlin Central School was opened. Two main floor rooms served as both a grammar school and library. In 1876 four classrooms were added to the original structure. Jeremiah Suddaby became principal in 1877, and in the same year Berlin Central School became a Model School, offering training to future teachers. The first Kindergarten in Canada opened at the school in 1882. Upon Jeremiah Suddaby's death in 1910, the school board renamed the school in his honour.



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Image 8: Elias W. B. Snider's home, adjacent to the mill in downtown St. Jacobs, Ontario.

⁵² From "Map of Busy Berlin", issued by M.S. Boehm & Company, Limited, 1913. From the Joseph Schneider Haus Museum collection.

⁵³ <http://images.ourontario.ca/waterloo/30599/data>

⁵⁴ <https://archives.mhsc.ca/32-44>

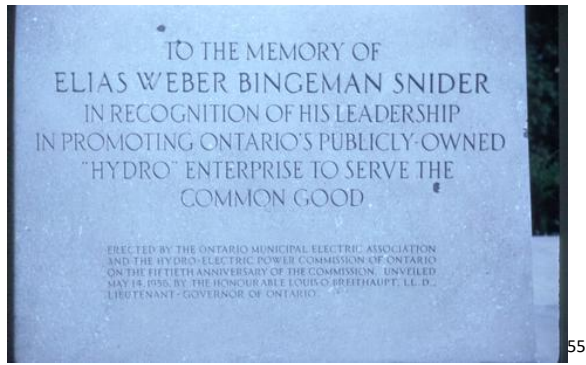


Image 9: Commemorative plaque to E. W. B Snider, a prominent miller, Member of Provincial Parliament and a founder of Ontario Hydro who lived in St. Jacobs, Ontario. This plaque and monument celebrate Snider, located in downtown St. Jacobs.

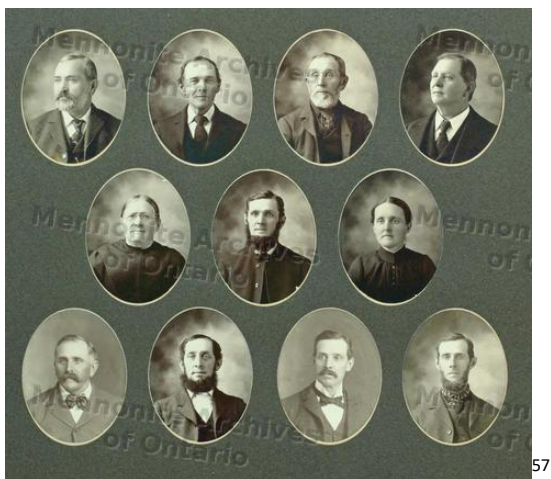


Image 10: The 11 children of Rev. Elias Snider and Hannah (Bingeman) Snider. Top row, left, is E.W.B. (Elias) Snider. Middle row (left to right): Hannah (Snider) Shantz, Bishop Jonas B. Snider, Mary (Snider) Kraft. The other siblings: Israel, Isaac, William, John, Tilman, Jacob, and Amos.



Image 11: E. W. B. Snider

⁵⁵ <https://archives.mhsc.ca/34-3>

⁵⁶ <https://archives.mhsc.ca/33-45>

⁵⁷ <https://archives.mhsc.ca/children-of-elias-and-hannah-snider>

⁵⁸ <https://archives.mhsc.ca/copy-of-e-w-b-sniders-portrait-st-jacobs>



Image 12: Pioneer Roller Flouring Mills where EWB Snider made groundbreaking advances in flour production.

9.3 Site Photographs



Site Photograph 1: 181 Frederick Street.



Site Photograph 2: 181 Frederick Street.



Site Photograph 3: 181 Frederick Street, north elevation.



Site Photograph 4: 181 Frederick Street.



Site Photograph 5: 181 Frederick Street, west elevation.



Site Photograph 6: 181 Frederick Street, porch.



Site Photograph 7: 181 Frederick Street, portico.



Site Photograph 8: 181 Frederick Street, East elevation.



Site Photograph 9: Rear of 181 Frederick Street, South elevation and “Sleeping Porch”.



Site Photograph 10: Garage belonging to 181 Frederick Street.



Site Photograph 11: 145 Lancaster Street in similar Craftsman design, slated for demolition.



Site Photograph 12: 143 Lancaster Street, slated for demolition.



Site Photograph 13: 143 and 145 Lancaster Street and 197 Frederick Street (Tim Hortons), slated for demolition.

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⁵⁹ Photographs in this section by: David Galbraith



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Site Photograph 14: 197 Lancaster Street, slated for demolition.



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Site Photograph 15: 197 Lancaster Street, slated for demolition.



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Site Photograph 16: 171 Frederick Street, Suddaby Public School.

⁶⁰ Photo courtesy of Google Earth 2016

⁶¹ Photo courtesy of Google Earth 2009

⁶² Photo courtesy of Wikipedia

9.4 Statement of Significance – Evaluation Form, City of Kitchener

STATEMENTS OF SIGNIFICANCE

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

DESIGN OR PHYSICAL VALUE		FIELD TEAM				EVALUATION SUBCOMMITTEE			
		N/A	Unknown	No	Yes	N/A	Unknown	No	Yes
Style	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"/>
Construction	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"/>
Design	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"/>
Interior	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"/>
Notes	Field Team: craftsman Influenced; carport noteworthy								

CONTEXTUAL VALUE		FIELD TEAM				EVALUATION SUBCOMMITTEE			
		N/A	Unknown	No	Yes	N/A	Unknown	No	Yes
Continuity	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"/>
Setting	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"/>
Landmark	Is this a particularly important visual landmark within the region <input type="checkbox"/> , city <input type="checkbox"/> or neighbourhood <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"/>	<input type="checkbox"/>
Completeness	Does this structure have other original outbuildings, notable	<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"/>

STATEMENTS OF SIGNIFICANCE

	landscaping or external features that complete the site?								
Notes	Field Team: garage mimics building style								

INTEGRITY		FIELD TEAM				EVALUATION SUBCOMMITTEE			
		N/A	Unknown	No	Yes	N/A	Unknown	No	Yes
Site	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"/>
Alterations	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"/>
Condition	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"/>
Notes									

HISTORICAL OR ASSOCIATIVE VALUE & SIGNIFICANCE		FIELD TEAM				EVALUATION SUBCOMMITTEE			
		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? <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>	<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"/>
Notes	Field Team: directories show ownership by Mrs. E. Snider (widow E.W.B. Snider) from 1924 till 1946								

9.5 Conservation Principles and Applicable Legislation – Additional Information from the OHA.

Designated Properties

The accepted definition of a Designated Heritage Property is, under the Ontario Heritage Act, that municipalities can pass by-laws to designate properties of cultural heritage value or interest.

Designation of heritage properties is a way of publicly acknowledging a property's value to a community. At the same time, designation helps to ensure the conservation of these important places for the benefit and enjoyment of present and future generations."

Cultural Heritage Value

Identifying properties of cultural heritage value is an essential part of municipal heritage conservation.

What is the Municipal Register of Cultural Heritage Properties?

Section 27 of the *Ontario Heritage Act* requires the clerk of every local municipality to keep a current, publicly accessible register of properties of cultural heritage value or interest situated in the municipality.

The municipal register is the official list or record of cultural heritage properties that have been identified as being important to the community.

The register must include all properties in the municipality that **are designated under Part IV** (individual designation) and Part V (district designation) of the *Ontario Heritage Act*. For properties designated under Part IV, the register must include:

- a. legal description of the property;
- b. the name and address of the owner; and
- c. a statement explaining the cultural heritage value or interest of the property and a description of its heritage attributes.

For districts designated under Part V, the register must include a map or description of the area of each district.

Listed Heritage Property

The accepted definition of a Listed Heritage Property: Listing is a means to formally identify properties that may have cultural heritage value or interest to the community. It is an important tool in planning for their conservation and now provides a measure of interim protection. This allows time for the municipality to decide whether to begin the designation process to give long term protection to the property. As of 2005, the *Ontario Heritage Act* also allows municipalities to include on the municipal register properties of cultural heritage value that have not been designated. This is commonly known as "listing." See subsection 27 (1.2) of the *Ontario Heritage Act*.

Why List Property on the Register?

While the legislation does not require municipalities to list properties on the register, listing is strongly recommended. A comprehensive register of cultural heritage properties, including both designated and listed properties, has the following benefits:

1. The register recognizes properties of cultural heritage value in the community.
2. The register promotes knowledge and enhances an understanding of the community's cultural heritage.
3. The register is a planning document that should be consulted by municipal decision makers when reviewing development proposals or permit applications. The register provides easily accessible information about cultural heritage properties for land-use planners, property owners, developers, the tourism industry, educators and the general public.
4. The register provides interim protection for listed property (see below).

Interim Protection for Listed Properties

Changes to *Ontario's Building Code Act*, which took effect January 1, 2006, brought new, accelerated building permit review timeframes. These include, for example, 10 days for a house and 20 days for a large building.

Building permit review timeframes allow municipalities and municipal heritage committees little time to assess properties facing demolition or alteration that are potentially of cultural heritage value to the community.

Amendments to the *Ontario Heritage Act* made in June 2006 address this issue. These changes now provide interim protection for listed properties (see subsections 27 (3)-(5) of the *Ontario Heritage Act*). Owners of listed properties must give the council of the municipality at least 60 days notice of their intention to demolish or remove a building or structure on the property.

This allows time for the municipality to decide whether to begin the designation process to give long term protection to the property.

9.6 Architectural Drawings

FIVE POINT COMMUNITIES 10 STOREY MIXED-USE APARTMENT BUILDING

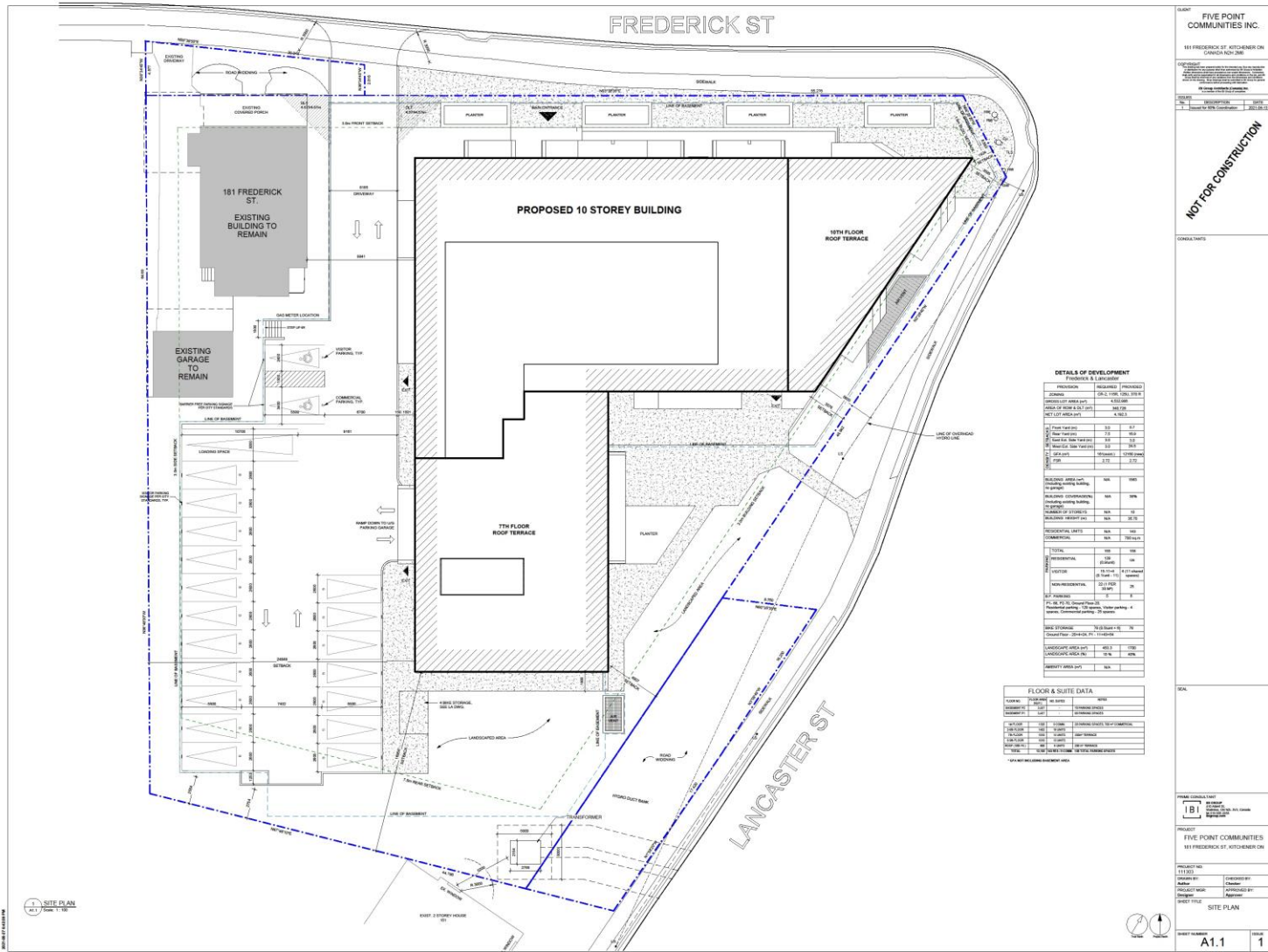
181 FREDERIC STREET
KITCHENER, ONTARIO

FIVE POINT COMMUNITIES INC.



CLIENT FIVE POINT COMMUNITIES INC.	
181 FREDERIC ST. KITCHENER ON CANADA N2H 2M9	
PROJECT 10 STOREY MIXED-USE APARTMENT BUILDING	
DATE 2018-01-15	
NOT FOR CONSTRUCTION	
CONTRACT NO.	
SCALE	
DRAWN BY	
CHECKED BY	
PROJECT MANAGER	
ARCHITECT	
DATE	
SHEET NO.	
SHEET TOTAL	
DRAWING NUMBER A0.0	

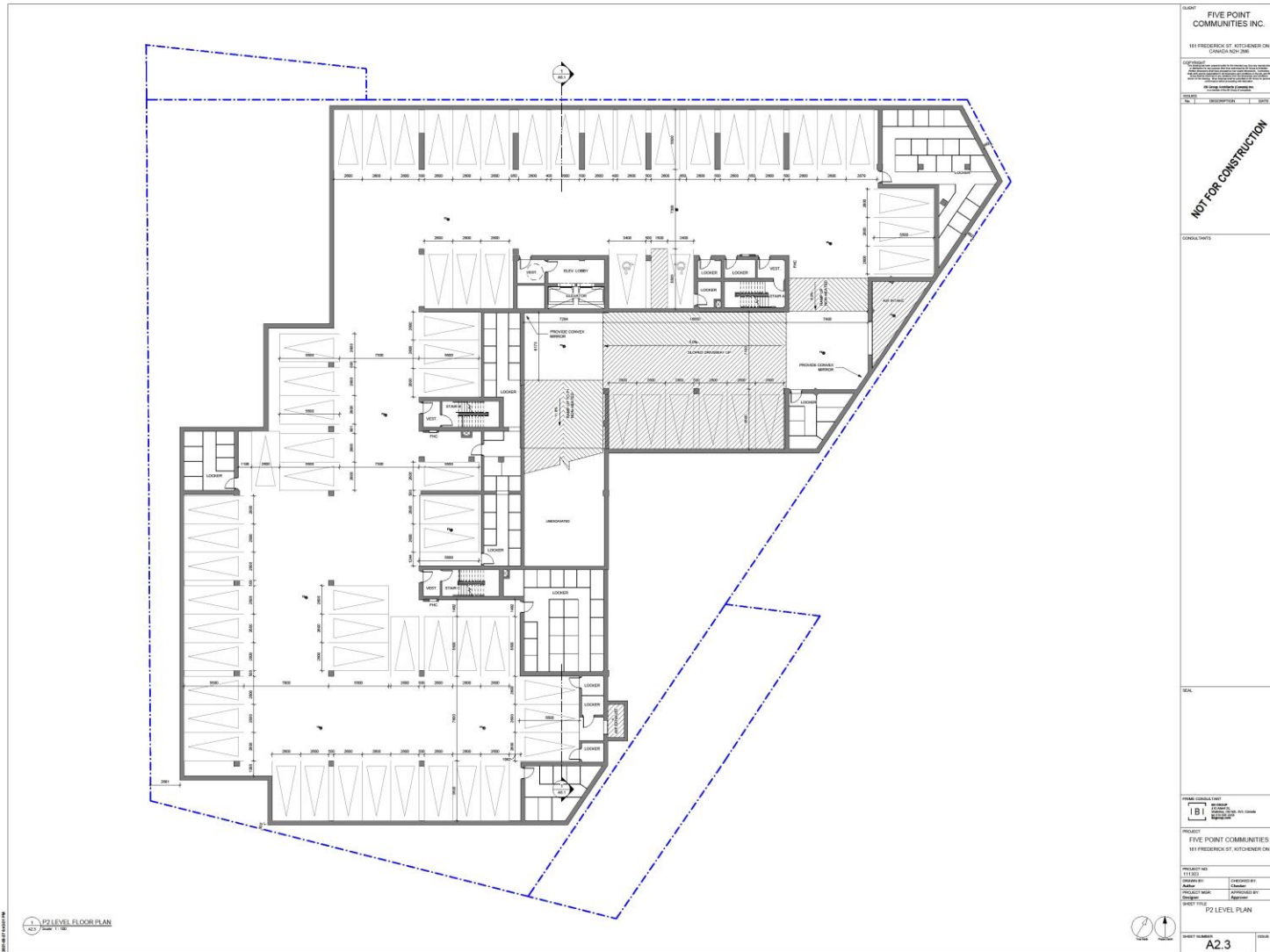
Architectural Drawings 1: Cover Page.



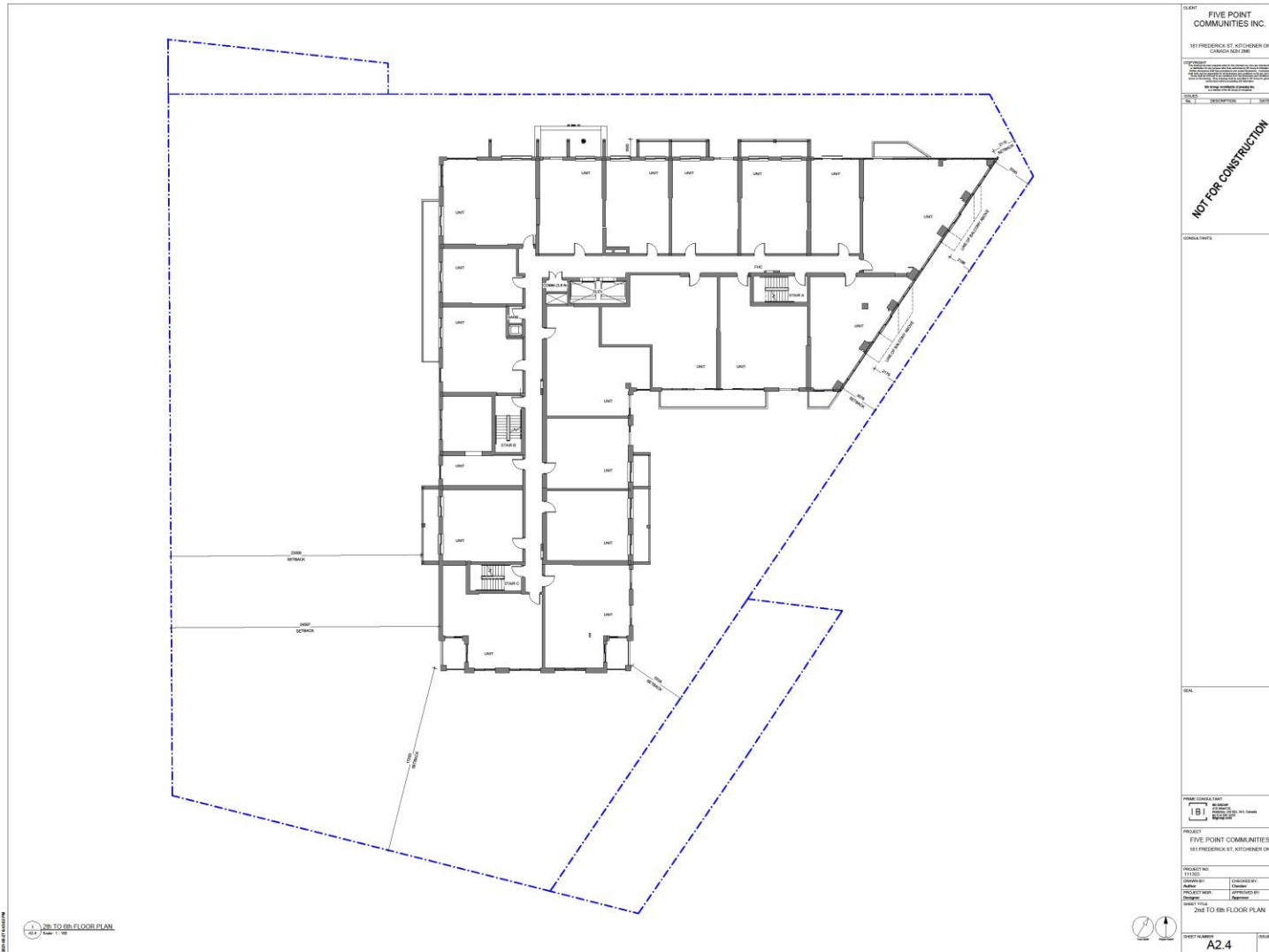
Architectural Drawings 2: Site Plan.



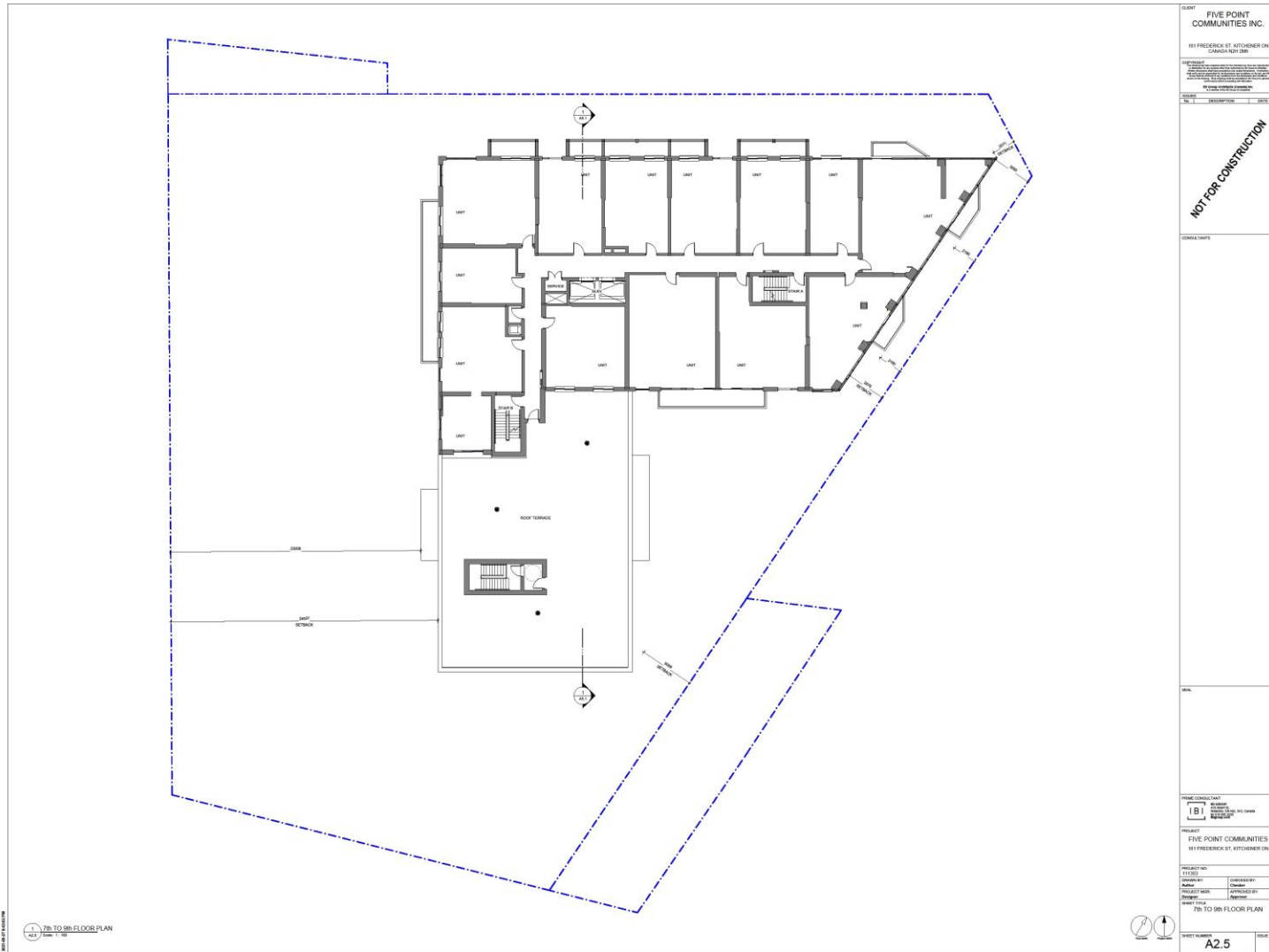
Architectural Drawings 4: P1 Level Plan.



Architectural Drawings 5: P2 Level Plan.



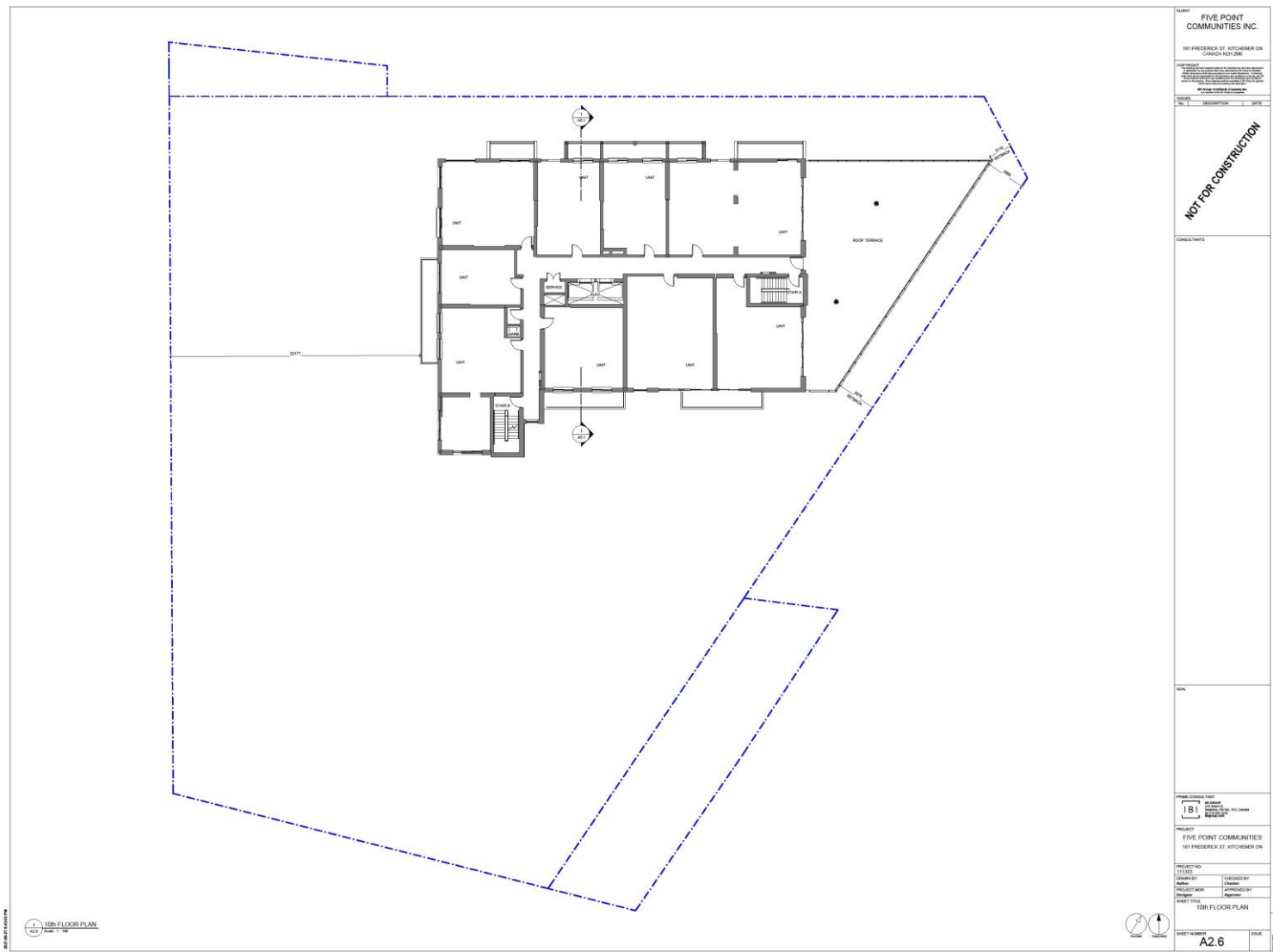
Architectural Drawings 6: 2nd to 6th Floor Plan.



CLIENT FIVE POINT COMMUNITIES INC. 181 FREDERICK ST. KITCHENER ON CANADA N2B 2B5		
PROJECT FIVE POINT COMMUNITIES 181 FREDERICK ST. KITCHENER ON		
PROJECT NO. 111-202		
DRAWN BY Author		
CHECKED BY Designer		
PROJECT MAN. APPROVED BY Designer		
SHEET TITLE 7th TO 9th FLOOR PLAN		
SHEET NUMBER A2.5		SCALE

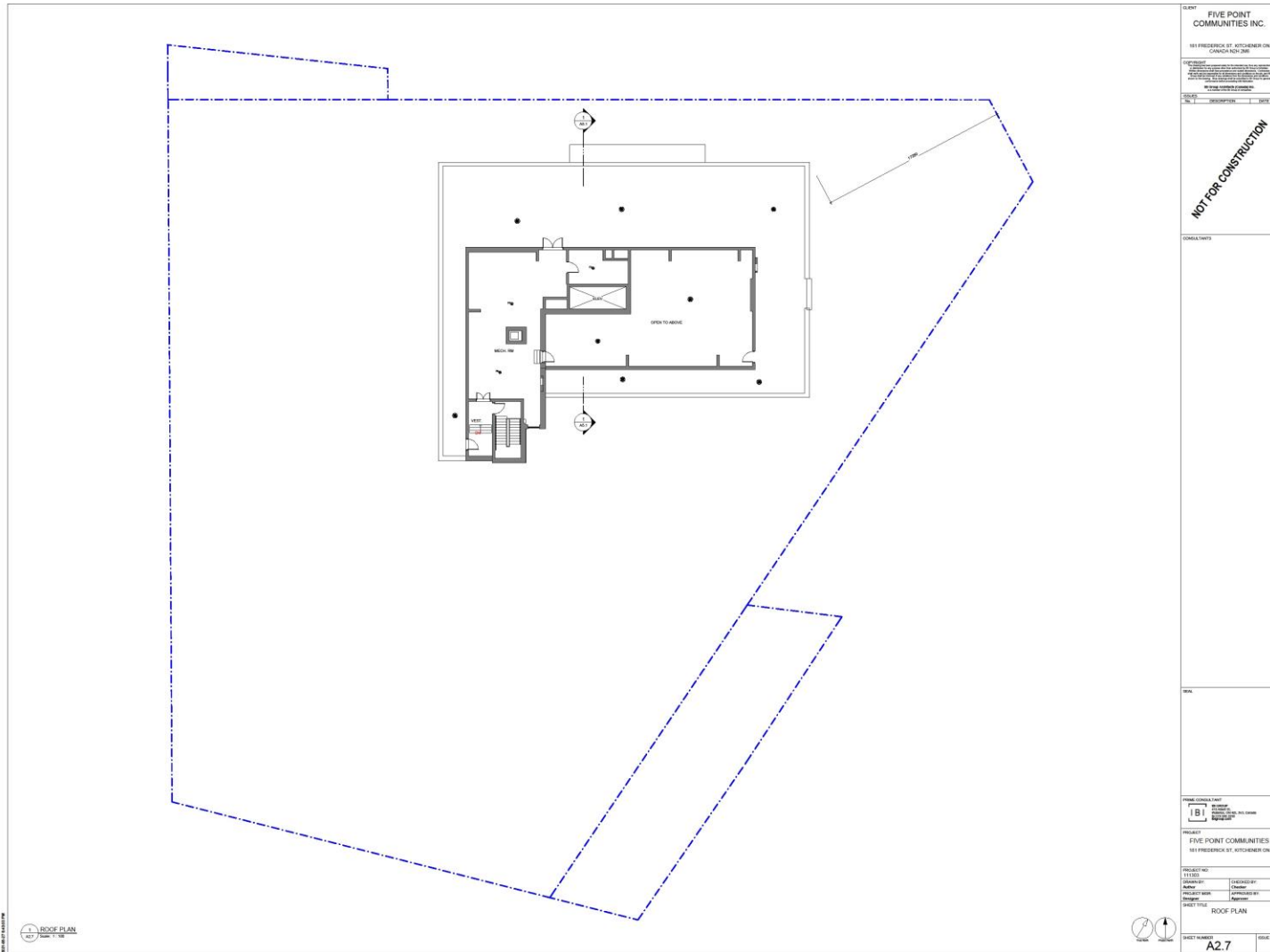
NOT FOR CONSTRUCTION

Architectural Drawings 7: 7th to 9th Floor Plan.



Architectural Drawings 8: 10th Floor Plan.





CLIENT	FIVE POINT COMMUNITIES INC.
PROJECT	181 FREDERICK ST. KITCHENER ON CANADA N2H 2M6
DATE	2023-08-15
SCALE	1/8" = 1'-0"
NOT FOR CONSTRUCTION	
CONSULTANTS	
DATE	
PROJECT	FIVE POINT COMMUNITIES 181 FREDERICK ST. KITCHENER ON
PROJECT NO.	111103
DESIGNED BY	DESIGNED BY
DRAWN BY	DRAWN BY
CHECKED BY	CHECKED BY
DATE	DATE
ROOF PLAN	
SHEET NUMBER	A2.7
DATE	

Architectural Drawings 9: Roof Plan.



Architectural Drawings 10: North Elevation.



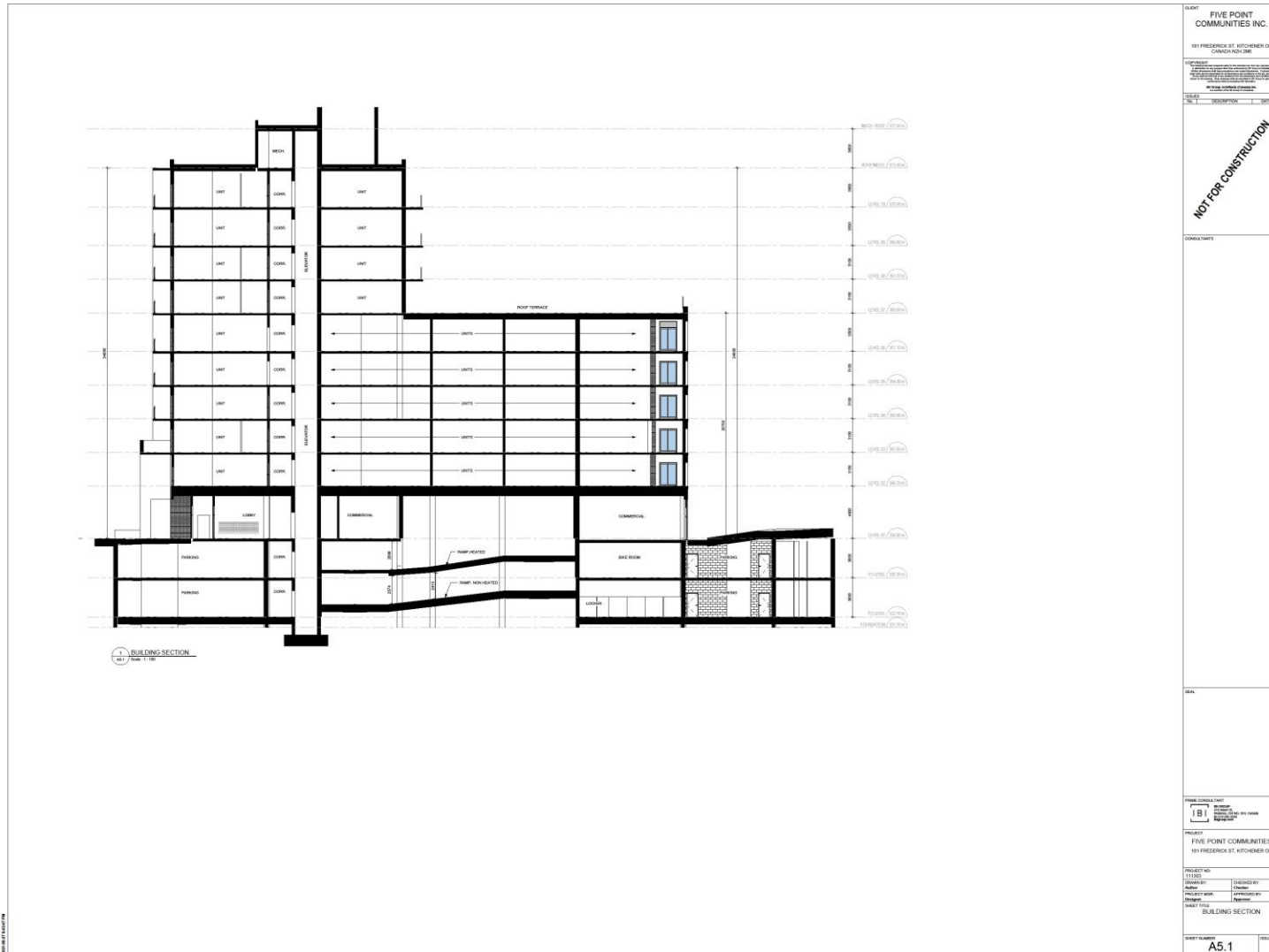
Architectural Drawings 11: East Elevation



Architectural Drawings 12: South Elevation.



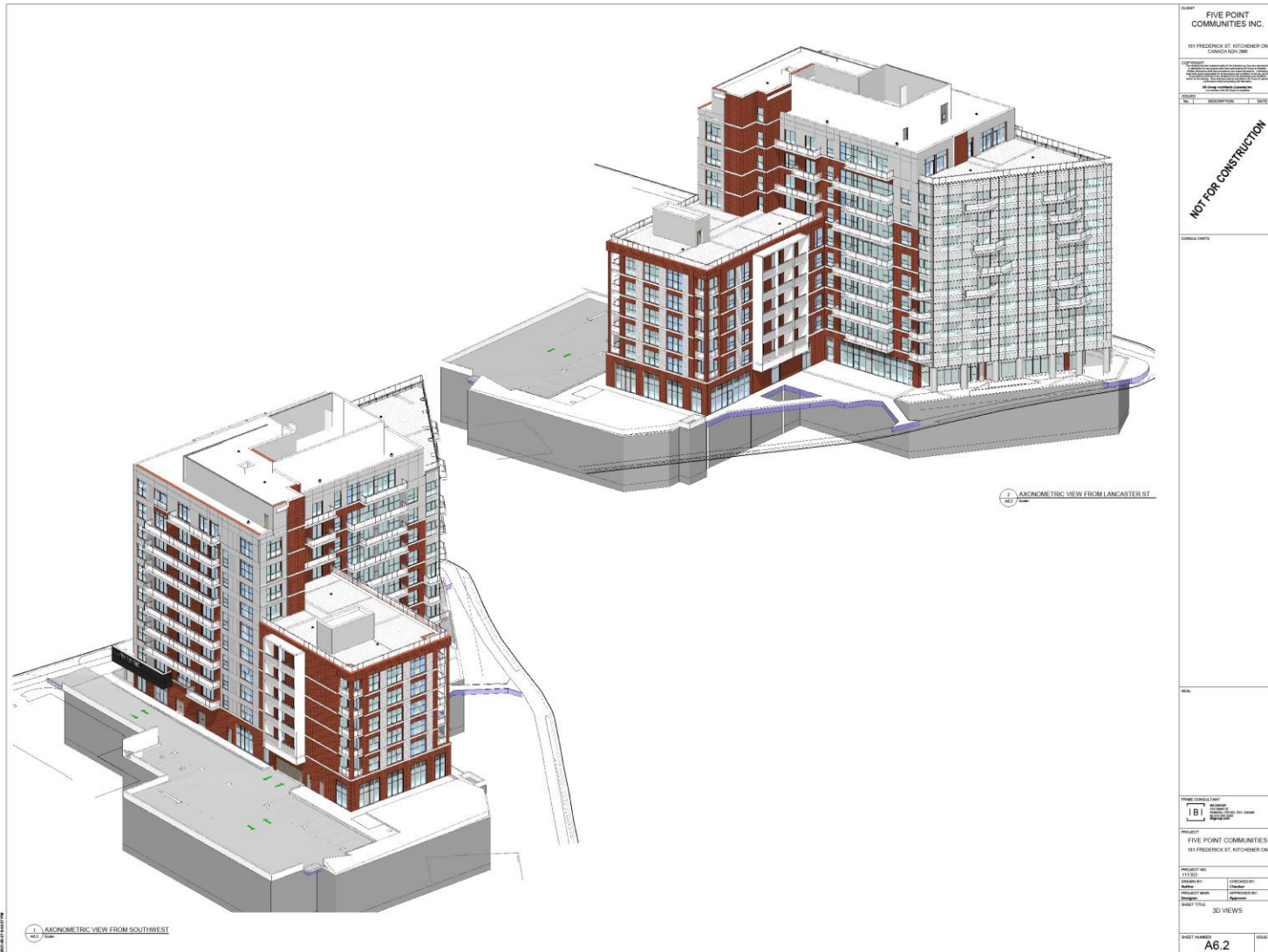
Architectural Drawings 13: West Elevation.



Architectural Drawings 14: Building Section.



Architectural Drawings 15: 3D Views.



Architectural Drawings 16: 3D Views.

9.7 QUALIFICATIONS OF AUTHORS COMPLETING THE CULTURAL HERITAGE IMPACT ASSESSMENT

Don Loucks - Architect, Writer, OAA, RAIC, CAHP, LEED AP

As the Managing Principal of Metropolitan Design Ltd. since 2014 and as Architect, Urban Designer and Heritage Planner, Don brings over 45 years of consulting experience to his public and private sector clients. Don is committed to social/cultural, environmental, and economic sustainability, aging-in-place planning, and an innovative and creative approach to design challenges, characterized by a collaboration and inclusion. Don recently completed a Graduate Certificate in Cultural Heritage Management from the University of Victoria and continues to be an adjunct instructor at Ryerson's Chang School lecturing on Heritage Conservation practice. As a Heritage Planner and past board member of Heritage Toronto and VP of the Canadian Association of Heritage Professionals, Don is committed to validating our past by embedding it in our future. He is currently working on the relocation and restoration of an 1890s farmhouse in Brampton, an 1820s stone commercial building in Kingston, a CHIA for a complex of 19th century streetcar barns in Windsor. Don and Leslie Valpy are co-authors of a book about Toronto's worker's houses titled "Modest Hopes" to be published by Dundurn Press.

Leslie Valpy - Research Project Manager, Writer, Hons. BA, CRM

Leslie is a conservation practitioner with a passion for built heritage, history, architecture, and conservation. Working with both intangible and tangible heritage, she has participated in a range of projects in Toronto, Kingston, Ottawa, St. Catharines, Richmond Hill and throughout Ontario. A graduate of the University of Victoria's Cultural Heritage Management Program, her portfolio of projects includes both residential and commercial and is experienced at the intersection of development and protection. Her recent work with Metropolitan Design Ltd. includes farmhouse preservation amidst housing developments, heritage LCBO outlets across Ontario, Toronto's John Street Roundhouse, Windsor Streetcar Barns, St. Catharines' Memorial Public School, and in Kingston the Carnovsky Bakery and the Capitol Theatre Development. Working with Metropolitan Design Ltd. and Taylor Hazell Architects, Leslie has explored the heritage properties within Toronto's Railway Corridor for Metrolinx and the City of Toronto, focusing on bridges, subways and underpasses associated with Toronto's historic Grade Separation Project. Leslie also holds an Honours B.A in English and Film, and a diploma from the Vancouver Film School in Film Production and has worked throughout Canada and overseas in the media field. Her interests include heritage architecture, social history, places of worship, industrial development, railway history and local history. Leslie and Don Loucks are co-authors of a book about Toronto's worker's houses titled "Modest Hopes" to be published by Dundurn Press.