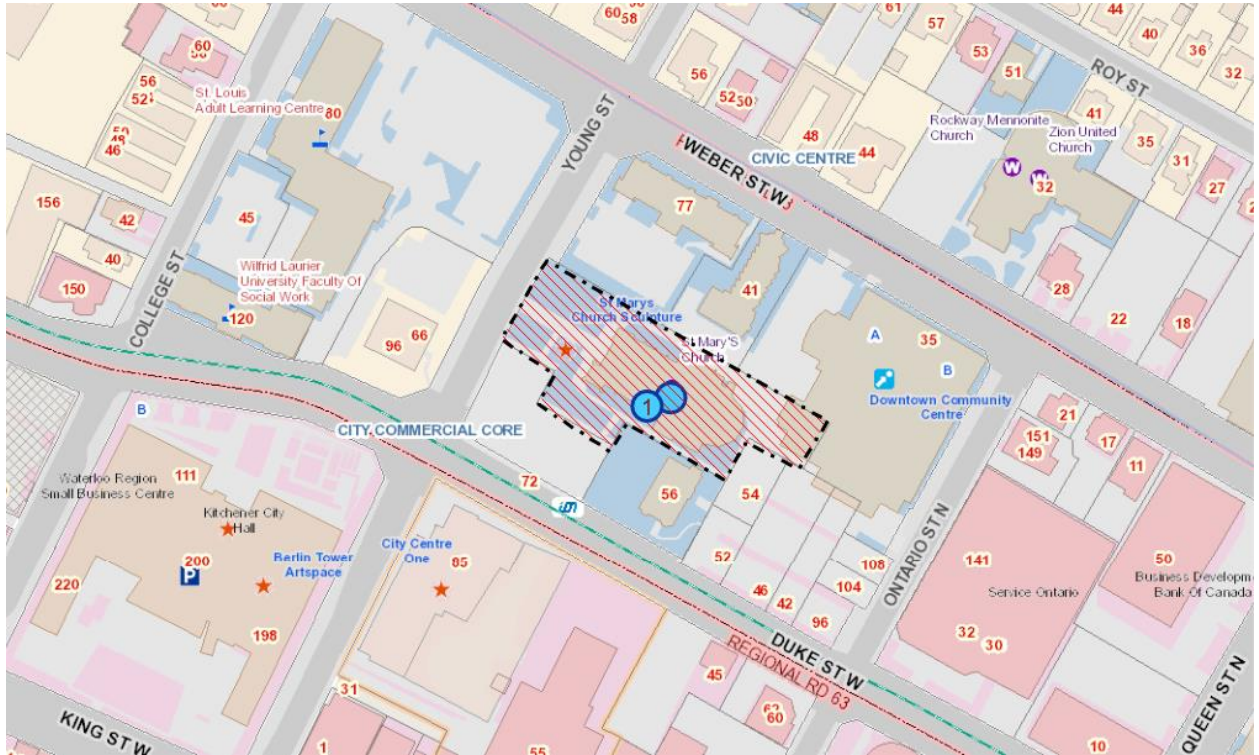


# STATEMENT OF SIGNIFICANCE

## 73 YOUNG STREET



### Summary of Significance

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

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**Municipal Address:** 73 Young Street

**Legal Description:** Plan 401 Part Lots 1, 3-5 and 7

**Year Built:** 1900

**Architectural Style:** Gothic

**Original Owner:** St. Mary's Roman Catholic Church

**Original Use:** Church

**Condition:** Good

## **Description of Cultural Heritage Resource**

73 Young Street is an early 20th century building built in the Gothic architectural style. The building is situated on a 0.98 acre parcel of land located on the east side of Weber Young Street between Duke Street West and Weber Street West in the City Commercial Core Planning Community of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the church.

## **Heritage Value**

73 Young Street is recognized for its design/physical, historical/associative and contextual values.

## **Design/Physical Value**

The design/physical value of this building resides in its Gothic architecture, laid out in the shape of a Latin Cross with extensive use of decorative brick and stone moulding, buttresses, and circular brick tiles and overall symmetry of the church with similar façade and fenestration patterns on the facades.

## **Front/Main Façade (West Elevation)**

The main façade of the church can broadly be divided into three sections:

The left most section is a three-storey tower of red brick construction with two brick buttresses on either end and with a brick corbel table on the third storey. There are two long arched windows with tracery on the arches. The first-storey has a single two-over-two arched window. The ground floor level also has a big arched window with decorative detailing and tracery. There is a band of decorative stone bandcourses on each storey. All the windows have decorative stone moulding and trefoil detailing.

The central part of this elevation contains two big arched doors with tracery with stone detailing. The first storey has a gable end with a cross at the top and brick quoining one the roof slopes towards the peak. Above these doors is a statue of Virgin Mary in the centre, with two circular rose brick tiles on each side. On the second and third storeys, there are two decorative stone arches with gable peaks on either end, with a large central decorative stone arch containing a large central rose window with tracery, and a decorative rose brick wall tile and smaller arched windows underneath it. This section also has a gable end with a cross with brick quoining.

The right most section of this façade includes two square buttressed towers with conical peals topped with small crosses with a total height of four (4) storeys. The first storey includes a door with decorative tracery and stone detailing. The second and third storeys also contain arched windows with tracery with the top of the tower containing three arched but segmented windows. There are decorative stone bandcourses on each storey of the tower.

### Side Façade (North elevation facing Weber Street)

This façade includes a three-storey tower following the same fenestration and decorative pattern from the left-most section of the front façade, except instead of a door, the first storey has a small arched window with decorative stone moulding. The central part of this façade is only one-storey, and has four (4) buttresses, with gable peaks and decorative brick arches, dividing the façade into 5 bays. Each bay contains a large arched stained glass window with tracery with two small arched windows on either side of them. At the end of this façade is a large rose window with a gable peak with decorative brick quoining. There also seems to be an arched entry way on this façade in front of the left hand side corner-most bay.

### Rear Façade (East elevation facing Ontario Street North)

This façade is generally semi-circular with brick buttresses on the upper storey, dividing this façade into five (5) bays on each storey. There is a circular window with tracery, with a chimney with decorative brick detailing. There also seems to be wooden addition on this façade which was added probably after the church was built. On the ground storey, each bay contains three (3) arched windows with a soldier course and sills. At the end of the fifth bay, there a rectangular extension with arches windows and sills.

### Side Façade ( South Façade Facing Duke Street)

This façade includes a circular window with tracery on one end, with a section protruding from the rest of the façade. This section has a gable peak with a cross and a large circular rose window with tracery, stone moulding and a small arched window underneath that. Following a similar façade pattern as the elevation facing Weber Street, the central part of this façade includes four (4) buttresses with brick gable peaks and brick arches, dividing this section into 5 bays. Each bay contains large arched stained-glass windows with tracery and decorative stone moulding. On the other side of this façade are two squared buttressed towers with conical peaks topped with small crosses. The first storey includes a small arched window with decorative stone moulding. The second-storey includes a larger window with decorative stone moulding and tracery. The third storey includes two windows with trefoil tracery and decorative stone detailing. The tower peak includes three arched windows with decorative stone moulding and brick corbelling.

### **Historical/Associative Value**

The historic and associative values relate to the original owner and use of the property and buildings and the contribution they made to the history of Berlin (now Kitchener). This land has always been used a church, with that use continuing till today.

The church today sits on land that was purchased on August 16, 1854 from David Weber for \$200.00. Prior to the formation of St. Mary's Parish, the few Catholic families travelled to St. Agatha Church to attend Mass. In 1852, Kitchener, which at that time was Berlin, was chosen to be the county seat. Since this was chosen to be the leading community, the Jesuits chose the this area to make a community centre. Father Rupert Ebner S.J., who was the spiritual leader from 1848 to 1856, encouraged the Catholics of Strassburg Williamsburg, Bridgeport, and Lexington to unite with those of Berlin to build a church, and the group agreed. On September 17, 1854, the cornerstone was laid by Bishop DeCharbonnel of the Toronto Diocese. The church was completed in 1856, blessed by Bishop Farrell, the first Bishop of Hamilton, and was given the title of St. Mary of the Seven Dolors. The original church measured 80 by 40 feet with additions being constructed in the next few years.

On June 26, 1892, a meeting held in the church resulted in a discussion for funding the construction of a new church because of crowding and it was decided that the church would collect monthly funding to fund the new church. By 1899, the church had sufficient funds to purchase the adjoining land from John Fenell for &7,500.00. On September 30, 1900, Bishop T. J. Downing laid the cornerstone and in the late autumn of 1903, the church was completed. It had been planned by Arthur William Holmes of Toronto. It's date of construction, having been built at a time when Kitchener was Berlin, makes this church is one of the oldest churches and buildings in Kitchener, thus having significant historical and associative value.

#### *Arthur William Holmes*

This building also has significant associative builder due to Arthur William Holmes, the architect of the Church, who devoted most of his career to designing buildings for the Roman Catholic Church in Southern Ontario. Holmes was born in London, England in 1863 and received his early education there. He then went on to train with George Edmund Street (1824-1881), the 'innovative master of the High Victorian style' in England. Holmes emigrated to Canada in 1885 and opened an office on Adelaide Street in Toronto. Initially, he worked with Joseph Connolly, first as a student then as a draftsman. During this time, he converted from Protestant to Catholic, which would have profound effects on his career. Upon entering into a partnership with Albert A. Post in July 1891, together they executed several designs for Catholic churches in communities around the Toronto Region. With the death of Joseph Connolly in 1904, Holmes became the successor of his former mentor, and Holmes then dominated the field of ecclesiastical design for Roman Catholic Churches in southern Ontario until 1940.

Some of his works include: Holy family Roman Catholic Church at King Street West in Toronto, St. Paul's Roman Catholic Church on Queen Street East in Toronto, St. Helen's Roman Catholic Church in Toronto, St. Clement's Roman Catholic Church in Preston, St. Mary's Roman Catholic Church in Welland.

### **Contextual Value**

The contextual value relates to physical, historical, functional and visual link to the buildings surroundings. The building is located on the block bounded by Duke Street, Young Street, Weber Street and Ontario Street. The west portion of this block was historically owned by St. Mary's Roman Catholic Church. Historic buildings still present on the block include: the St. Mary's Roman Catholic Church; the St. Mary's Roman Catholic Presbytery; and, the Lutherwood's Betty Thompson Youth Centre (historically known as the Notre Dame Convent). In addition, the St. Mary's Roman Catholic Church has a strong visual presence, including important views, on Duke Street and Young Street as the building occupies a large site slightly elevated on a hill. This church has also been recognized as a landmark within Kitchener.

### **Social Value**

St. Mary's Roman Catholic Church has significant social value as a place of worship that has been Kitchener for over a century. This building has been providing these services for over 100 years and as mentioned in its contextual value, has become a landmark and a place of importance in the community. Places of worship often provide intangible community value as a place where people gather during, and is often a central piece of a community.

### **Heritage Attributes**

The heritage value of 73 Young Street resides in the following heritage attributes of the Gothic architectural style:

- All elements related to the construction and architectural style of the building, including:
  - all elevations of the building
  - The scale and massing of the building;
  - Roofline;
  - plan of building in the shape of a Latin cross;
  - red brick, including brick buttresses and other brick details;

- stone decorative details, including surrounding windows, on the buttressed towers and sills;
- gothic pointed arch door and window openings, including:
  - gothic pointed arch windows with tracery;
  - four sets of double wood doors with hinges on the front elevation;
  - stained glass windows;
  - rose window and statue of the Virgin Mary above front doors;
  - rose windows on the transepts;
- two square buttressed towers with conical peaks topped with small crosses; and;
- decorative circular brick tiles above rose windows and on either side of statue of Mary;
- trefoil stone details;
- Rusticated stone foundation; and
- All other decorative elements on all elevations of the building.
- All elements related to the contextual value of the building;
  - The original location of the building at the intersection of Weber Street West and Young Street.

**PHOTOS**

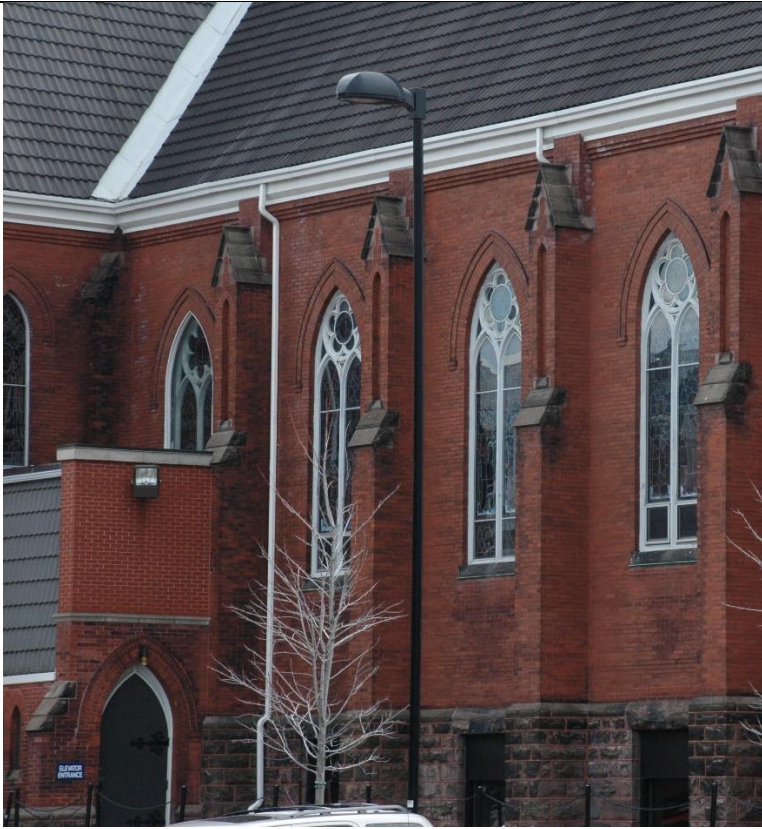
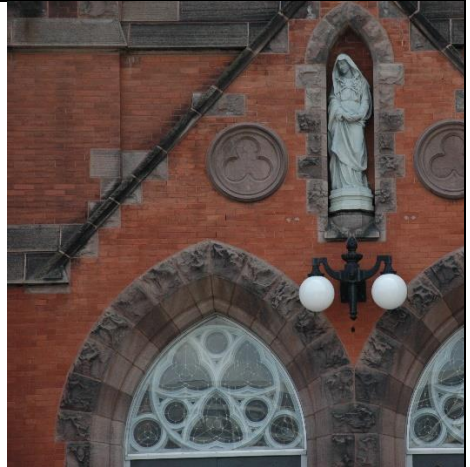
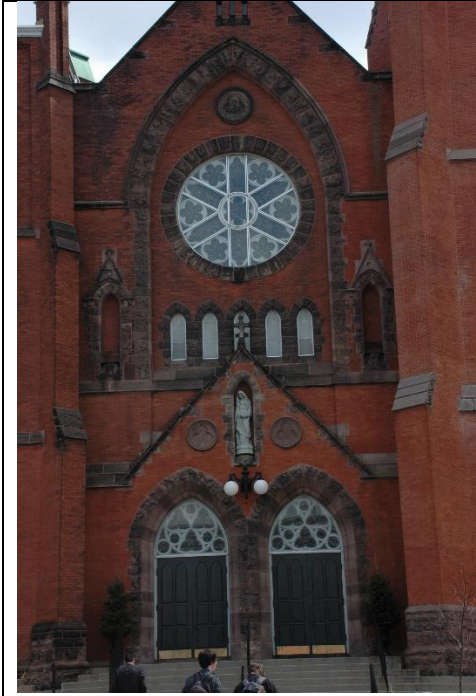


73 Young Street – Front (west) Façade



73 Young Street – Front (west) and North Façade





73 Young Street – Architectural Detailing



73 Young Street –East Façade (looking towards Ontario Street North)



73 Young Street – South Façade (looking towards Duke Street)

# CULTURAL HERITAGE EVALUATION FORM

Address: 73 Young Street Recorder: Andrew Portegen, Donny Vongphakdy

Description: Roman Catholic Church, c. 1900 Date: March 14, 2023

(date of construction, architectural style, etc)

Photographs Attached:

Front Facade    Left Façade    Right Façade    Rear Facade    Details    Setting

<b><i>Designation Criteria</i></b>	<b><i>Recorder – Heritage Kitchener Committee</i></b>	<b><i>Heritage Planning Staff</i></b>
1. This property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>

<p><i>* E.g. - constructed with a unique material combination or use, incorporates challenging geometric designs etc.</i></p>		
<p>4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.</p> <p><i>* Additional archival work may be required.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/>  Yes <input checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/>  Yes <input checked="" type="checkbox"/></p>
<p>5. The property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.</p> <p><i>* E.g - A commercial building may provide an understanding of how the economic development of the City occurred. Additional archival work may be required.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/>  Yes <input checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/>  Yes <input checked="" type="checkbox"/></p>
<p>6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist</p>	<p>N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/>  Yes <input type="checkbox"/></p> <p><b>A.W. holmes</b></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/>  Yes <input checked="" type="checkbox"/></p>

<p>who is significant to a community.</p> <p><i>* Additional archival work may be required.</i></p>		
<p>7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.</p> <p><i>* E.g. - It helps to define an entrance point to a neighbourhood or helps establish the (historic) rural character of an area.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input checked="" type="checkbox"/></p>
<p>8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.</p> <p><i>* Additional archival work may be required.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input checked="" type="checkbox"/></p>
<p>9. The property has contextual value because it is a landmark.</p> <p><i>* within the region, city or neighborhood.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input checked="" type="checkbox"/></p>

*Notes*

Breezeway connects church to parish office at 56 Duke Street, Wooden addition/lean-to at rear/ left of building. Left face, new brick entrance for elevator entrance, roof appears newer – black metal roofing

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<b>Additional Criteria</b>	<b>Recorder</b>	<b>Heritage Planning Staff</b>
<b>Interior:</b> Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?	N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input checked="" type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>
<b>Completeness:</b> Does this structure have other original outbuildings, notable landscaping or external features that complete the site?	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
<b>Site Integrity:</b> Does the structure occupy its original site?  <i>* If relocated, is it relocated on its original site, moved from another site, etc.</i>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
<b>Alterations:</b> Does this building retain most of its original materials and design features? Please refer to the list of heritage attributes within the Statement of Significance and indicate which elements are still existing and which ones have been removed.	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
<b>Alterations:</b> Are there additional elements or features that should be added to the heritage attribute list?	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>  <b>Stone Foundation</b>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>  <b>Stone Foundation</b> All other architectural detailing on all facades not yet included within the Statement of Significance
<b>Condition:</b> Is the building in good condition?  <i>*E.g. - Could be a good candidate for adaptive re-use if possible and contribute towards</i>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>

<p><i>equity-building and climate change action.</i></p>		
<p><b>Indigenous History:</b> Could this site be of importance to Indigenous heritage and history?</p> <p><i>*E.g. - Site within 300m of water sources, near distinct topographical land, or near cemeteries might have archaeological potential and indigenous heritage potential.</i></p> <p>Could there be any urban Indigenous history associated with the property?</p> <p><i>* Additional archival work may be required.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p> <p><input checked="" type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p> <p><input checked="" type="checkbox"/> Additional Research Required</p>	<p>N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p> <p>N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p>
<p><b>Function:</b> What is the present function of the subject property?</p> <p><i>* Other may include vacant, social, institutional, etc. and important for the community from an equity building perspective.</i></p>	<p>Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/></p> <p>Office <input type="checkbox"/> Other <input checked="" type="checkbox"/> Place of Worship_____</p>	<p>Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/></p> <p>Office <input type="checkbox"/> Other <input checked="" type="checkbox"/> - _____</p>
<p><b>Diversity and Inclusion:</b> Does the subject property contribute to the cultural heritage of a community of people?</p> <p>Does the subject property have intangible value to a specific community of people?</p> <p><i>* E.g.- Waterloo Masjid (Muslim Society of Waterloo &amp; Wellington Counties) was the first established Islamic Center and Masjid in the Region and contributes to the history of the Muslim community in the area.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p>



Notes about Additional Criteria Examined

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**Recommendation**

**Does this property meet the definition of a significant built heritage resource, and should it be designated under Part IV of the Ontario Heritage Act? (Does it meet two or more of the designation criteria?)**

N/A  Unknown  No  Yes

If not, please select the appropriate action for follow-up

- Keep on the Municipal Heritage Register
- Remove from the Municipal Heritage Register
- Additional Research Required

Other: \_\_\_\_\_

General / Additional Notes

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TO BE FILLED BY HERITAGE PLANNING STAFF:

Date of Property Owner Notification: \_\_\_\_\_