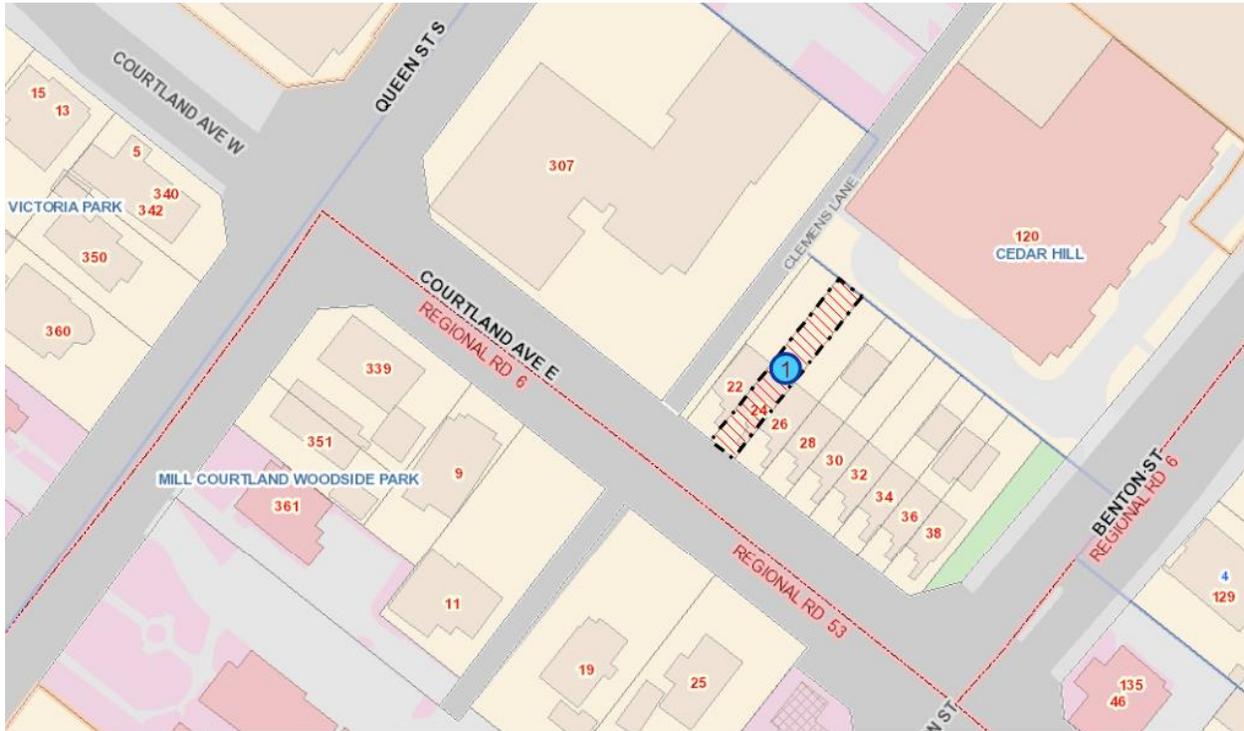


# STATEMENT OF SIGNIFICANCE

## 24 COURTLAND AVENUE EAST



### Summary of Significance

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Design/Physical Value        | <input 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 |

**Municipal Address:** 24 Courtland Avenue East

**Legal Description:** Plan 398 Part Lot 20 GCT Part Lot 175

**Year Built:** 1889

**Architectural Style:** Vernacular Victorian Gothic

**Original Owner:** Martin Nelson

**Original Use:** Residence



**Condition:** Good

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

24 Courtland Avenue East is one unit of a three storey late 19<sup>th</sup> century brick row house building built in the Vernacular Victorian Gothic architectural style. Part of a walk-up row housing block known as “Nelson’s Terrace” - the building is situated on a 0.05 acre parcel of land located on the north side of Courtland Avenue between Queen Street and Benton Street in the Mill Courtland Woodside Park Planning Community of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the 9-unit walk-up row house building.

### **Heritage Value**

24 Courtland Avenue East is known for its design/physical, historical/associative, and contextual values.

### **Design/Physical Value**

The design and physical values relate to the unique Vernacular Victorian Gothic architectural style that is in good condition with many intact original elements. The design value also relates to the walk-up row house building. Walk-up row housing is rare in the context of Kitchener, with not many examples of such housing in the City.

The building features:

- yellow brick Construction (which has been painted in a salmon colour);
- Decorative brick work, including brick voussoirs, brick label trim and tri-brick keystones on the front façade of row-house;
- Flat roof with cornice, fascia and frieze;
- 2<sup>nd</sup> floor segmental door opening with voussoir;
- Segmental window openings;
- Original 1/1 hung windows and window transoms on the basement and ground level of the front façade.
- Stone Foundation

### **Historical/Associative Value**

The associative and historic values relates to the buildings original owner, purpose and relationship to adjacent industrial buildings.

The building was built by Martin Nelson to accommodate the female workers from the adjacent Williams, Greene and Rome Shirt and Collar Factory on Queen Street South. Nelson also established the Nelson & Forsyth Foundry on King Street West at College Street. The Foundry produced furnaces, boilers, pipes, and heaters. Significant later



owners of the row house building included: Isaac Shantz, A.O. Boehmer, and Joseph Bingeman.

Isaac Shantz took over Nelson's Foundry and the Shantzes operated it until 1910. He also bought the row-housing block. The units of the row house were individually sold beginning in 1947.

This walk-up row housing is also representative of the development that was taking place in Kitchener to support the industrial development that was taking place in Kitchener in the late 19<sup>th</sup> century and early 20<sup>th</sup> century.

### **Contextual Value**

The contextual value relates to the buildings historic and visual link to the adjacent industrial buildings, including the former Williams, Green and Rome Shirt and Collar Factory (now known as the Bread and Roses Cooperative) and the Arrow Shirt Factory.

### **Heritage Attributes**

The heritage value of 24 Courtland Avenue East resides in the following heritage attributes:

- All elements related to the construction and Vernacular Victorian Gothic architectural style of the building, including:
  - Yellow brick construction;
  - Original windows and window openings, including:
    - Segmental window openings;
    - 1/1 hung windows; and,
    - Transoms;
  - Original door openings, including:
    - 2<sup>nd</sup> floor segmental door opening;
    - Stained glass transom inscribed with the number 2;
  - Roof and roofline, including:
    - Flat roof;
    - Cornice, fascia, and frieze;
  - Decorative brickwork, including:

- Brick voussoirs;
- Brick label trim; and,
- Tri-brick keystones.

## Photos



**24 Courtland Avenue East – Entire Nelson Terrace Row House Building**



**Front Façade of 24 Courtland Avenue East**



Rear Façade of 24 Courtland Avenue East



# CULTURAL HERITAGE EVALUATION FORM

Address: 24 Courtland Avenue East Recorder: Deeksha Choudhry

Description: Row Townhouses, c. 1800s Date: February 15, 2023

(date of construction, architectural style, etc)

Photographs Attached:

Front Façade  Left Façade  Right Façade  Rear Façade  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 checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input 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 checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input 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,</p>	<p>N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>

<p>designer or theorist 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 checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> 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 checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> 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 checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>

**Notes**

Adjacent townhouses all designated under Part IV. Has already been evaluated by the Designation Subcommittee. Staff is doing further research to confirm cultural heritage value as per the Heritage Kitchener workplan 2022-2024.

---



---



---

<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 checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input 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 checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>
<b>Condition:</b> Is the building in good condition?  <i>*E.g. - Could be a good candidate for adaptive re-use if</i>	N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>

<p><i>possible and contribute towards 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 checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes  <input type="checkbox"/>  <input type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes  <input type="checkbox"/>  <input type="checkbox"/> Additional Research Required</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes  <input type="checkbox"/>  <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"/>  <input checked="" 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"/>  Office <input type="checkbox"/> Other <input type="checkbox"/> -  _____</p>	<p>Unknown <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/>  Office <input type="checkbox"/> Other <input 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</i></p>	<p>N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes  <input type="checkbox"/>  <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"/>  <input type="checkbox"/> Additional Research Required</p>	<p>N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes  <input type="checkbox"/>  <input type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes  <input type="checkbox"/>  <input type="checkbox"/> Additional Research Required</p>



<i>contributes to the history of the Muslim community in the area.</i>		
--	--	--

Notes about Additional Criteria Examined

---

---

---

---

### **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

---

---

---

---

TO BE FILLED BY HERITAGE PLANNING STAFF:

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