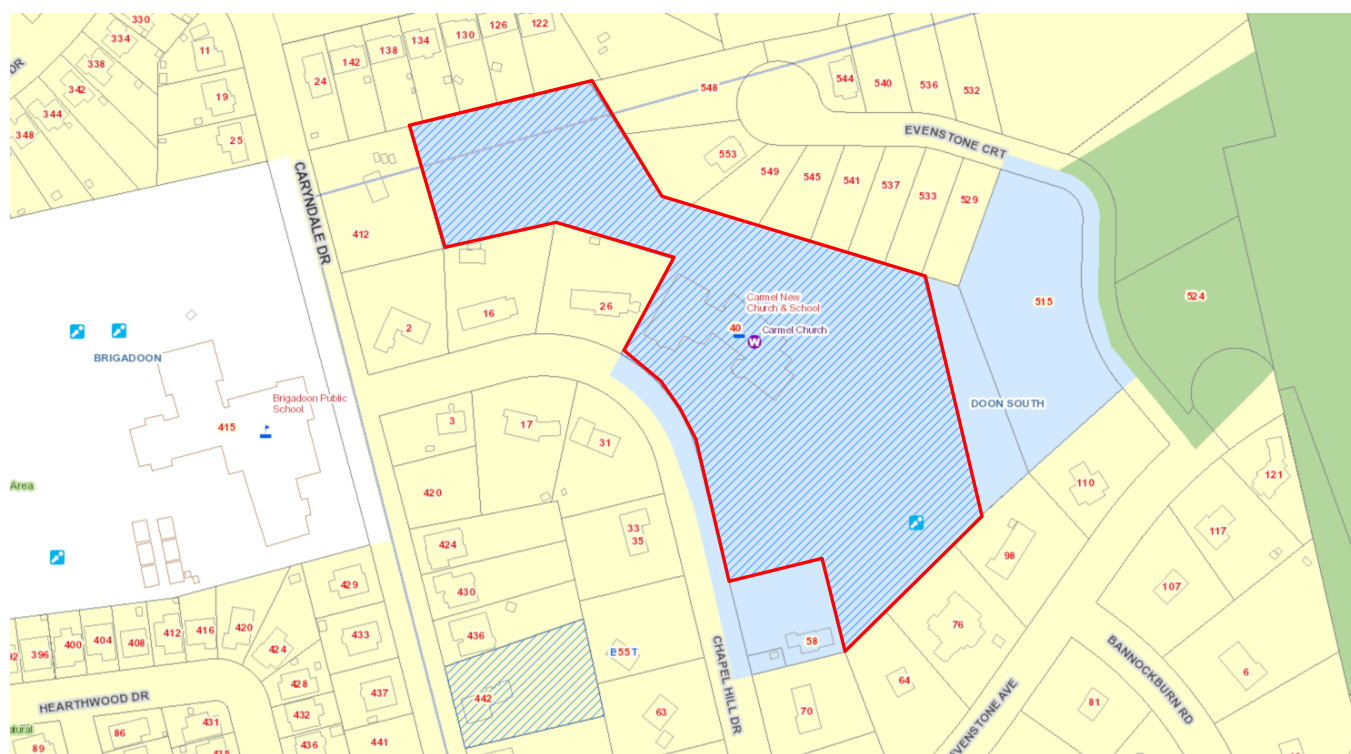


# Statement of Significance

## 40 Chapel Hill Drive



### Summary of Significance

Design/Physical Value

Historical Value

Contextual Value

Social Value

Economic Value

Environmental Value

**Municipal Address:** 40 Chapel Hill Drive

**Legal Description:** PLAN 1123 PT BLK A

**Year Built:** 1964

**Architectural Style:** Modern

**Original Owner:** Carmel Church of the New Jerusalem

**Original Use:** Institutional

**Condition:** Good

### Description of Cultural Heritage Resource

40 Chapel Hill Drive is a 20<sup>th</sup> century building built in the Modern architectural style. The building is situated on a 6.98 acre irregularly shaped parcel of land located on the east side of Chapel Hill Drive between Caryndale Drive and Evenstone Avenue in the Doon South Planning Community of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the institutional building, known as the Carmel New Church and School.

## **Heritage Value**

40 Chapel Hill Drive is recognized for its design/physical, historical/associative, and contextual values.

### ***Design/Physical Value***

The design and physical value of this building resides in its Modern architectural style, laid out in an irregular floor plan and utilizing a mix of natural building materials including stone, vertical wood siding and wood shingles. Geometric elements such as octagonal entranceways, a pyramidal steeple, corner clerestory windows, and stained-glass windows are also incorporated throughout the design.

The front façade of this building is positioned at an approximately 20-degree angle to Chapel Hill Drive, with the western portion of the building being closest to the street. The front façade can be divided into three sections; the western-most section, the central section, and the eastern-most section.

The western-most section of the building is comprised of a new addition built in 2001 that expanded the capacity of the school. It is one-storey in height and has an irregular floor plan that predominately utilizes rectangular shapes and a flat roof. A canted bay sits off-center within this section and is composed of floor-to-ceiling windows, an entrance, and a pitched roof with asphalt shingles. The cladding of the rest of the western-most section is comprised of a pink stucco or plaster material on the upper two-thirds of the walls and a field-stone veneer on the lower third of the exterior.

The central section also utilizes rectangular shapes in its floorplan. It is one storey in height, with a raised secondary level. The cladding is a confection of glass glazing extending over the upper two-thirds of the wall and a field stone veneer on the lower third. The windows are equal in size and intervals and appear to possess metal framing.

The eastern-most section of the building is comprised of the 300-seat chapel. It is the most distinctive section of the overall building in terms of appearance, with the contemporary Scandinavian being evident. Stone, vertical wood siding, and wood shingles provide a rough and natural texture to the building, a contrast to the straight and heavily geometric angles utilized in its massing. The roofline of this section is the most distinguishable feature of the structure as a whole, being comprised of a tall pyramid steeple that shares focus at the sanctuary with the corner clerestory window opposite.

Within the 52<sup>nd</sup> Volume of the Waterloo Historical Society (1963), the following commentary is offered on symbolic nature of the architecture of 40 Chapel Hill Drive: *“The new Church, like the old is based, architecturally, on certain symbols. Both are four-square as was the holy city of Jerusalem. The building materials are primarily stone and wood – materials of construction mentioned so frequently in the Bible. The chancel has three levels as does the roof, with the tower being the highest level. These are based on symbols because of the believe that the Bible itself has a symbolic or internal sense.”*

### ***Historical Value***

The historic and associative value of 40 Chapel Hill relates to the original owners and use of the property and building. The building was constructed by the Carmel Church of New Jerusalem, who remain the owners to date. The building has always been used as a church and this remains one of its dual uses, with the secondary use being a school which offers what it deems a Christian education to its students.

The Carmel Church of the New Jerusalem is a society of the New Church, which is Christian denomination that follows the theological writings and interpretations of famous 18<sup>th</sup> century Swedish scientist, philosopher, and theologian Emanuel Swedenborg. Such sects can be referred to as Swedenborgians. The Pennsylvania groups of Swedenborgian were one of the principal sources of immigration to Waterloo County, and later enabled the

emergency of the Berlin Association in the middle of the nineteenth century. The Swedenborgians in Kitchener had at one point constituted the largest and most significant Swedenborgian community in Canada.

Christian Enslin is one notable figure within what was then-Berlin's history and was a prominent figure within the Swedenborgian community. After immigrating from Germany to the Waterloo area in about 1830, Enslin practised his trade as a bookbinder – the first in the area - before eventually expanding his business into a bookstore and later taking an active role in journalism. He was instrumental in the formation of the first Swedenborgian congregation within Waterloo County. Other prominent names of this early group of Swedenborgians include Adam Ruby Sr., Charles A. Ahrens, and William Benton.

40 Chapel Hill Drive was not the first church for Kitchener's Swedenborgians. In 1847 the group occupied a 150-seat chapel built on the corner of Church and Benton Street. As the congregation grew it moved to a new building on the corner of King and Water Street in 1870, which eventually became the first to adopt the name Church of the New Jerusalem. Divisions within the congregation that occurred in 1891 led to both the creation of a new group known as the Carmel Church Society and the erection of a new church at 820 King Street West. Finally, in 1960, the Carmel Church Society purchased the present-day property and approximately 500 acres of other holdings from congregation member John Evans, with the plan to build an independent and self-sufficient church community where families could be close to both the church and school. This community was named Caryndale. Patterns of growth and urbanization led to Caryndale's eventual annexation into Kitchener in the 1970's.

The associative value of the Carmel New Church also relates to the architect of the building, John Lingwood. A prolific local architect in the mid-20<sup>th</sup> century, Lingwood's architectural firm completed more than 700 projects in its lifetime, with a large portion of the work being within the Waterloo Region. These projects ranged in function, scale, and style and included modest homes, university buildings, civic buildings, and churches. Some of his more significant work beyond the Carmel New Church includes the TD Bank at the intersection of King and Francis Street and the former provincial courthouse at the intersection of Frederick and Lancaster Street within the downtown area. Lingwood contributed to the existing appearance of Kitchener and the larger Region's built landscape.

### ***Contextual Value***

40 Chapel Hills contextual value relates to its importance in maintaining the character of the church-centred community formerly known as Caryndale. Though the area's title has changed from community to neighbourhood and it has grown significantly through the construction of new subdivisions as well as infill development, the predominant residential use of the area remains. The subject property and the surrounding area have been identified as being a Cultural Heritage Landscape (CHL) by the Cultural Heritage Landscape Study approved by Council in 2015. Key characteristics of this CHL include diversely sized lots that are often well-landscaped and follow the natural topography and drainage patterns of the land. Housing types are modest and not consistent in architectural style, but rather reflect the popular styles of the time-period in which they were built. Further, many members of the congregation reside in the surrounding homes with some even being original residents of the former community.

The church is also a physical, functional, visual, and historical link to its surroundings. Though the majority of the 503 acres of land on which the church was originally situated has been parcelled and subdivided, the church remains in situ and continues in its original function.

In addition, the Church has a strong visual presence, being situated on the largest piece of land within the neighbourhood and possessing a distinct architectural style. The tall pyramidal shaped steeple in particular acts as a marker within the landscape.

## Other Values

### *Social Value*

The Carmel New Church and School has social value as a place of worship and education. This building has been providing these services since its construction in 1964, and its operations were central to the development and function of the surrounding community. It remains a prominent place of importance within the Caryndale neighbourhood, with many near-by residents being members of the Carmel New Church congregation. Places of worship often provide intangible community value, serving as places where people gather and socialize in addition to providing comfort or support to those who need it and creating community connections. Schools also contribute social value for a community, acting as a source of socialization and learning for children.

## Heritage Attributes

The heritage value of 40 Chapel Hill Drive resides in the following heritage attributes:

- All elements related to the construction and Modern architectural style of the building, including:
  - an irregular floor plan and massing;
  - natural building materials such as stone, vertical wood siding and wood shingles;
  - geometric elements such as octagonal entranceways;
  - pyramidal steeple and irregularly pitched roof;
  - flat roof with raised secondary level;
  - corner clerestory windows; and,
  - stained glass windows.

## References

Bird, Michael. The Swedenborgian Community in Waterloo County: Two Religious Approaches to Culture. Waterloo Historical Society, Volumes 61-65, 1973-1977.

N.A. Carmel Church of the New Jerusalem. Waterloo Historical Society, Volumes 51-55, 1963-1967

Mannell Steven. Images of Progress 1964-1966: Modern Architecture in Waterloo Region.

# CULTURAL HERITAGE EVALUATION FORM

Address: — 40 Chapel Hill Drive

Recorder: — Jessica Vieira — —

Description: — Carmel New Church (church and school)  
(date of construction, architectural style, etc.)

Date: —

Photographs Attached:

Front Façade Left Façade Right Façade Rear Façade Details Setting

<b><i>Designation Criteria</i></b>	<b><i>Heritage Kitchener Committee</i></b>	<b><i>Recorder - 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 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 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.  <i>* E.g. - constructed with a unique material combination or use, incorporates challenging geometric designs etc.</i>	N/A <input 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"/>
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.  <i>* Additional archival work may be required.</i>	N/A <input 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"/>
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.  <i>* E.g - A commercial building may provide an understanding of how the economic development of the City occurred. Additional</i>	N/A <input 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>archival work may be required.</i></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 who 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 type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></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"/> 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 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 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>

<i><b>Additional Criteria</b></i>	<i><b>Recorder</b></i>	<i><b>Heritage Kitchener Committee</b></i>
<p><b>Interior:</b> Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/>  No <input type="checkbox"/>  Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>
<p><b>Completeness:</b> Does this structure have other original outbuildings, notable landscaping or external features that complete the site?</p>	<p>N/A <input 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><b>Site Integrity:</b> Does the structure occupy its original site?</p> <p><i>* If relocated, is it relocated on its original site, moved from another site, etc.</i></p>	<p>N/A <input 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><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.</p>	<p>N/A <input 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><b>Alterations:</b> Are there additional elements or features that should be added to the heritage attribute list?</p>	<p>N/A <input 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><b>Condition:</b> Is the building in good condition?</p> <p><i>*E.g. - Could be a good candidate for adaptive re-use if possible and contribute towards equity-building and climate change action.</i></p>	<p>N/A <input 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><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"/>  <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 type="checkbox"/>  Commercial <input type="checkbox"/>  Office <input type="checkbox"/> Other <input checked="" type="checkbox"/> - <u>Institutional</u></p>
<p><b>Diversity and Inclusion:</b> Does the</p>	<p>N/A <input type="checkbox"/> Unknown <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>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>No <input 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"/></p> <p>No <input type="checkbox"/> Yes <input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</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>
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Notes

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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: \_\_\_\_\_



