

Statement of Cultural Heritage Value or Interest

Description of the Property

The subject property is municipally addressed as 628 New Dundee Road in the City of Kitchener within the Region of Waterloo and the Province of Ontario. It is located on the north side of New Dundee Road on a parcel of land approximately 3.69 acres in size, within the area known as Doon South. The subject property originally included a farmhouse constructed c.1848, an original barn constructed c. 1848, and an outbuilding whose exact construction date was unknown. The principal resources that contributed to the heritage value of the property are the farmhouse and the barn.

The farmhouse was relocated to a different location on site approximately 53 metres to the southwest, as part of the redevelopment of the subject property. The new location allows the farmhouse to maintain its relationship and orientation to New Dundee Road. The barn was dismantled, with salvaged portions incorporated into the new development.

Statement of Cultural Heritage Value or Interest

628 New Dundee Road demonstrates design/physical, historical/associative, and contextual values.

Design/Physical Values

628 New Dundee Road has design and physical value, as the farmhouse is a representative and early example of a dwelling constructed in the Gothic Revival Cottage architectural style. Common features characteristic of this specific style includes the symmetrical design of the front façade, the steeply pitched roof and gable, and the window over the entrance. The building is considered an early example given that it was constructed prior to Confederation in 1867.

The barn demonstrated design and physical value as well, being an early, representative, and rare example of a bank barn constructed in the mid-19th century. The barn can be considered rare for the City of Kitchener as continued patterns of urbanization in the 20th and 21st century have resulted in few remaining.

Historical/Associative Values

The farmhouse and barn at 628 New Dundee Road demonstrate historical and associative value as it has direct association with themes important to the community.

Historical used as a farm, the property is associated with the theme of agriculture and mid-19th century agricultural practices. For a period of over 100 years, from the mid-18th century to 1966, the property functioned as an agricultural lot. It was farmed by multiple families, including John and Wesley Moore, Alfred Hannusch, and Emmerson and Helen Herlich. The property is also associated with the theme of early settlement in the Beasley's Old Survey area of Waterloo Township. Although much of the township was settled by Mennonite farmers or immigrants of German descent, pockets of the township, and in particular the area surrounding the subject property, were settled by families from England, Scotland, or Ireland. John Moore, the farmer noted on the Tremaine Map of Waterloo Township (1861) as being the original owner of the property, is of Irish descent.

The farmhouse and barn also yield information which can contribute to an understanding of a community. The structures demonstrate the local material's that were available to settlers, in addition to common construction methods utilized during the late nineteenth century. Further, when compared to other examples of Gothic Revival Cottage dwellings located within the City of Kitchener – many of which can be found within the downtown area – an greater understanding of the architectural trend related to this style can be obtained. The Gothic Revival Cottage was a prominent style for rural residencies, popularized by The Canada Farmer in 1864 after a periodical titled "A Cheap FarmHouse" was published with plans and elevations. The purpose of this publication was so that comfortable and attractive homes could be constructed with local materials even in remote places beyond the reach of trained architects. Though labeled as a farmhouse, the pastoral design of the Gothic Revival Cottage morphed to embrace smaller dwelling sizes and was also successfully transplanted into urban settings.

Contextual Values

The farmhouse and the barn are currently in their original location. Though the setting of the property has changed, with a portion of the lands to the north being severed and redeveloped into contemporary residential subdivisions, the residence remains oriented to New Dundee Road. New Dundee Road is the original settlement road which once bisected the approximately 100-acre lot. The lands to the south of the subject property also largely retain their rural character. As such, the subject land has a physical connection to its surroundings. Further, the farmhouse and the barn have a contextual

relationship to each other, with the placement and orientation of the barn presumably being determined to best support the original agricultural functions of the property.

Description of the Heritage Attributes

The heritage attributes supporting the cultural heritage value or interest of 628 New Dundee Road are represented in the dwellings on the lot, built c. 1848 in the Gothic Revival Cottage architectural style, as well as the original barn that was on the subject property. The following are the identified heritage attributes:

- Elements related to the barn, including:
 - Wood frame bank barn with forebay including foundations, construction methods and materials, with bow sawn and hand hewn-timbers, wood pegs, mortise, and tenon joint construction.
- Elements related to the original 1884 farmhouse structure, including:
 - 1.5 storey yellow brick construction in the Gothic Revival Cottage architectural styles
 - Roofline
 - Bullnose stretcher bricks around the base of the dwelling above the foundation
 - South (front) elevation of dwelling facing New Dundee Road
 - 3-bay façade with central door and rectangular window openings
 - Arched window opening within the front gable with decorative brickwork / drip mold
 - All brick voussoirs above window openings and stone sills
 - West (side) elevation of dwelling
 - Yellow brick construction
 - Window openings
 - East (side) elevation of dwelling
 - Yellow brick construction with front-end gable
 - Existing window and door openings
 - Brick voussoirs above openings and stone sills
 - Visibility of the primary (front) elevation of the dwelling along New Dundee Road