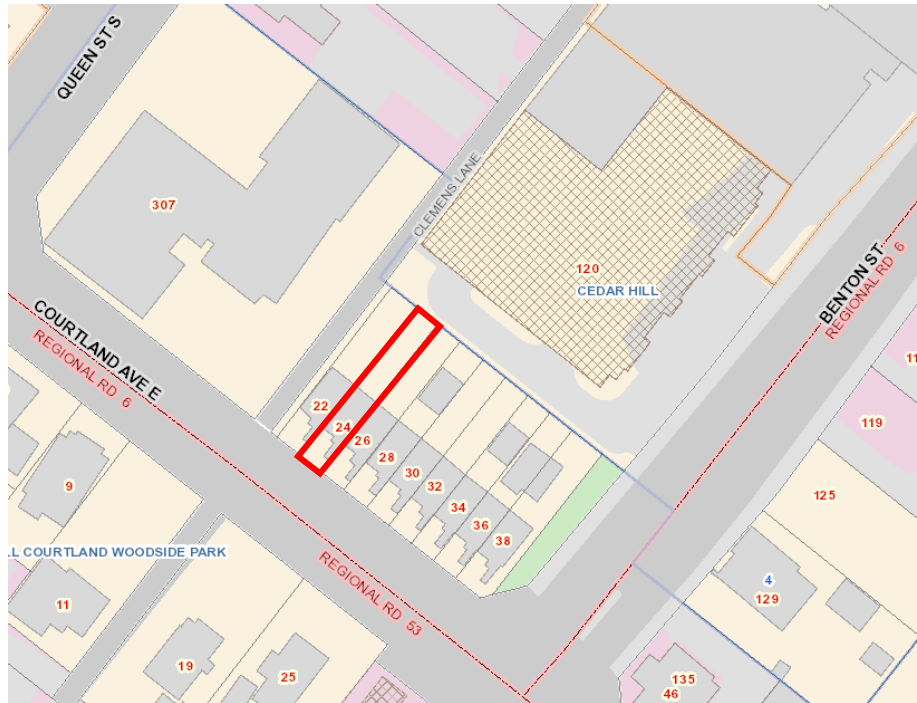


STATEMENT OF SIGNIFICANCE

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 19th 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 of 24 Courtland Avenue East 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 this housing typology 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;
- 2nd 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 historical and associative values of 24 Courtland Avenue East relate to the original owner, purpose, and relationship to adjacent industrial buildings.

The building was constructed 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 Shantz's 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 representative and supports the industrial development that was taking place in Kitchener in the late 19th century and early 20th century.

Contextual Value

The contextual value of 24 Courtland Avenue East relates to the historic and visual links to the adjacent industrial buildings, including the former Williams, Greene 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:
 - 2nd 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.

Photographs



24 Courtland Avenue East – Entire Nelson Terrace Row House Building



Front Façade of 24 Courtland Avenue East



Rear Façade of 24 Courtland Avenue East