

APPENDIX 'B'

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, south of Blair Creek Drive, west of Robert Ferrie Drive. The subject property originally included a farmhouse constructed c.1848, an original barn constructed c. 1848, and an outbuilding whose exact construction date is unknown. The principal resources that contributed to the heritage value of the property are the farmhouse.

As part of the redevelopment of the subject property initiated in 2023, the farmhouse was relocated on-site approximately 53 metres to the southwest of its original location. The new location allows the farmhouse to maintain its relationship and orientation to New Dundee Road. The barn, which was identified as having some cultural heritage value or significance, was dismantled with salvaged portions incorporated into the new development.

Statement of Cultural Heritage Value or Interest

The dwelling located at 628 New Dundee Road demonstrates design/physical, historical/associative, and contextual values.

Design/Physical Values

The property demonstrates 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 and the steeply pitched front (south) elevation roof gable with window opening 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 it was an early, representative, and rare example of a bank barn constructed in the mid-19th century. The barn was 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

628 New Dundee Road demonstrates historical and associative value as it has direct association with themes important to the community. The existing dwelling was part of a working 19th century agricultural farm complex and is therefore 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 also yields information which can contribute to an understanding of a community. The structures demonstrate the local materials 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 – a 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

Though the setting of the property has experienced some change, with a portion of the lands to the north being severed and redeveloped into contemporary residential subdivisions, the lands to the south of the subject property largely retain their rural character. The farmhouse also maintains a relationship to and remains oriented towards New Dundee Road. New Dundee Road is the original settlement road which once bisected the approximately 100-acre lot. As such, the subject land has a physical link to its surroundings.

Description of the Heritage Attributes

The heritage attributes supporting the cultural heritage value or interest of 628 New Dundee Road are represented in the dwelling on the lot, constructed c. 1848 in the Gothic Revival Cottage architectural style. The following are the identified heritage attributes:

- Elements related to the original 1848 farmhouse structure, including:
 - 1.5 storey yellow brick construction in the Gothic Revival Cottage architectural style, including the original portion of the building as well as the rear summer kitchen addition;
 - Side-gabled roofline with steeply pitched south (front) elevation gable;
 - Bullnose stretcher bricks at the base of the dwelling, above the foundation at the south, east, and west elevations;
 - South (front) elevation fronting New Dundee Road, including the following:
 - Symmetrical 3-bay façade with central door opening and rectangular window openings;
 - Arched window opening within the front elevation gable, including decorative brickwork/drip mold;
 - All brick voussoirs above window openings and concrete sills;
 - West (side) elevation of dwelling:
 - Yellow brick construction;
 - Original window openings
 - East (side) elevation of dwelling:
 - Yellow brick construction; and
 - Two rectangular-shaped window openings at the second storey, including brick voussoirs and concrete sills;
 - One rectangular-shaped window opening at the first storey, including brick voussoirs and concrete sills;
 - Rear addition (summer kitchen): East elevation door opening at the first storey, including brick voussoir;
 - Rectangular-shaped window opening located south of the door opening at the first storey, including concrete sill.
- Visibility of the primary (front) elevation of the dwelling from New Dundee Road.