

# STATEMENT OF SIGNIFICANCE

## 91 MADISON AVENUE SOUTH



### Summary of Significance

- Design/Physical Value
- Historical Value
- Contextual Value

- Social Value
- Economic Value
- Environmental Value

**Municipal Address:** 91 Madison Avenue South

**Legal Description:** Plan 390 Part Lot 6 & 7 58R-10159 Part 2, 3 & 4

**Year Built:** 1924/25

**Architectural Styles:** Byzantine and Colonial Revival

**Original Owner:** Beth Jacob Synagogue

**Original Use:** Synagogue

**Condition:** Excellent

### Description of Cultural Heritage Resource

91 Madison Avenue South is a two storey early-20<sup>th</sup> century religious building constructed in the Colonial Revival architectural style with Byzantine and Moorish influences. The building is situated on a 0.43 acre parcel of land located on the east side of Madison Avenue South between Church Street and Courtland Avenue East. The principal resource that contributes to the heritage value is the religious building.

## **Heritage Value**

91 Madison Avenue South is recognized for its design/physical, historic/associative, and contextual values.

### **Design/Physical Value**

The design value relates to the architecture of the religious building. The building is a unique example of the Byzantine and Colonial Revival architectural style in Kitchener and is in excellent condition. The building features: rectangular plan; flat roof with shaped parapet and concrete coping; multi-colour brick; pilasters; semi-circular features including decorative brick work and windows; semi-circular multi-pane hung windows with brick or concrete headers and concrete sills; square windows with concrete sills; concrete cornice; decorative brick and concrete details; double 8-panel door with semi-circular transom; double eight-panel doors; and concrete foundation.

#### *Front Façade*

The front façade of the building is symmetrical in its design and massing. It can be divided into three sections; the northern-most and southern-most sections are each delineated by two pilasters that extend from the raised concrete foundation and beyond the roofline, capped with concrete detailing. The two sections also each contain a third pilaster in the centre above a ground-level door set into the raised concrete foundation. The central pilaster extends approximately three-quarters of the way up the façade and is decorated with further concrete detailing.

The central section contains a set of concrete stairs that lead up to double eight-panel wood doors topped with a semi-circular transom window with stained glass panes and a voussoir. The doors are framed by a semi-circular multi-pane window on each side with decorative concrete headers and sills. The second storey is comprised of two rectangular multi-paned windows with concrete headers and sills and a central arched concrete section that contains the symbol of the church.

#### *Side Façades*

The north and south side façades possess five pilasters that divide the wall into five bays. The first western-most bay contains four; one square, two semi-arched, and one rectangular. The other four bays contain three windows, one rectangular and two long and semi-arched. The south façade has more of the raised concrete foundation exposed due to the slope of the land, and eight rectangular multi-paned windows are set into it.

#### *Modifications*

The Star of David on the front has been replaced by the logo of the Crkva Božje Church of God.

### **Historical/Associative Value**

The historic and associative values relate to early Jewish settlement and the original owner and use. Early Jewish settlement in Berlin involved minimal organized religion. By 1907, ten families had joined to form an Orthodox synagogue. In the same year, Rabbi Joseph Krivy was appointed Kitchener's first *shocet* and rabbi (Ontario Jewish Archives, 2009a). The property for Kitchener's first synagogue, the Beth Jacob Synagogue, was purchased from Jacob Cohen on Albert Street (now Madison Avenue) in 1923 (Ontario Jewish Archives, 2009a). In the 1920s, a second wave of European immigrants swelled the Jewish population from 298 in 1921 to 411 ten years later, and a number of them settled in the neighbourhood. Part of the reason Kitchener was a draw was that many of them spoke Yiddish, which

was close to the German commonly used at that time (2009b). The synagogue opened in 1925 under the guidance of Rabbi Levine and 61 founding members, whose names were inscribed on a plaque inside the building (Ontario Jewish Archives, 2009a). The names of the four founders originally on stones along the front of the building (Jack Davis, Wolfe Feldman, Samuel Florence and Max Migdal) have since been removed, and replaced by similar blank stones. The building is classic Jewish sanctuary architecture, with the *bimah*, or the alter on which the Torah is read, in the centre. There is also a space for a *Talmud Torah*, or school for learning Hebrew, the scriptures, and the *Talmud*. The building is adorned with beautifully carved wood and stained-glass windows.

When a new synagogue was built, the building was sold in 1963 to the Zion Mennonite Brethren Church (Ontario Jewish Archives, 2009c). Since 1963, the building has been occupied by various religious groups, including: Zion Mennonite Brethren Church; Our Lady of the Immaculate Conception Roman Catholic Church; Romanian Church of God; Grace Presbyterian Fellowship. In 2023, it is the home of the Crkva Božje, International Church of God.

### **Contextual Value**

The contextual values relate to the contribution that the religious building makes to the continuity and character of the Madison Avenue South streetscape and the Cedar Hill Neighbourhood Cultural Heritage Landscape (CHL). The Cedar Hill Neighbourhood CHL is home to a mix of residential and institutional uses and is characterized by the elevated topography, narrow street widths, and dramatically long views. With its distinctive architectural style and its location near the peak of one of the neighbourhoods distinctive rolling hills, 91 Madison Avenue South could also be classified as a neighbourhood landmark.

### **Heritage Attributes**

The heritage value of 91 Madison Avenue South resides in the following heritage attributes:

- rectangular plan;
- flat roof with shaped parapet, concrete coping and cornice;
- multi-colour brick;
- four concrete blocks on front of church;
- doors and multi-paned hung windows on basement level, fixed windows of glass blocks beneath stairway;
- no date stone;
- brick pilasters with concrete coping;
- false buttresses with concrete coping on sides;
- square windows above arched windows on sides;
- semi-circular features including decorative brick work and windows;
- windows and window openings, including: semi-circular multi-pane hung windows with brick or concrete headers and concrete sills;
- square windows with concrete sills; concrete cornice; decorative brick and concrete details; doors and door openings, including double 8-panel door with semi-circular transom; and concrete foundation.
- on the right and left sides are five circular windows with the six pointed Star of David in stained glass.

## References

D'Amato, Luisa (2020) "A silver samovar, passed from one family to another, tells a story" *Waterloo Region Record*, June 22. [https://www.therecord.com/news/waterloo-region/a-silver-samovar-passed-from-one-family-to-another-tells-a-story/article\\_e167b727-8782-5eb0-829b-6530705be873.html](https://www.therecord.com/news/waterloo-region/a-silver-samovar-passed-from-one-family-to-another-tells-a-story/article_e167b727-8782-5eb0-829b-6530705be873.html). Accessed December 5, 2023.

Jacobs, Joseph and A. W. Brunner "Synagogue Architecture." [Jewish Encyclopedia](#). Accessed November 26, 2023.

Ontario Jewish Archives. (2009a) "Religious Life in Kitchener: The First Minyan and Synagogue." <http://www.ontariojewisharchives.org/exhibits/osjc/communities/kitchener-waterloo/religiouslife/index.html> Accessed November 24, 2023.

Ontario Jewish Archives. (2009b) "Early Community History: Kitchener." <https://ontariojewisharchives.org/exhibits/osjc/communities/kitchener-waterloo/earlycommunity/population.html> Accessed December 5, 2023.

Ontario Jewish Archives. (2009c) "Religious Life in Kitchener: The 1960s." [https://ontariojewisharchives.org/exhibits/osjc/communities/kitchener-waterloo/religiouslife/media/avraham-rosen-steps\\_334.jpg](https://ontariojewisharchives.org/exhibits/osjc/communities/kitchener-waterloo/religiouslife/media/avraham-rosen-steps_334.jpg) Accessed December 1, 2023.

# Photographs



Front Elevation



Side Elevation (Direction Façade)



Stained Glass Window

# CULTURAL HERITAGE EVALUATION FORM

Address: 91 Madison Avenue South Order: Gail Pool

Description: Synagogue and Church Date: December 5, 2023

1924-25 Byzantine and Colonial Revival

Photographs Attached:

Front Façade     Left Façade     Right Façade     Rear Façade     Details     Setting

<p>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.</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>
<p>2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>
<p>3. The property has design value or physical value because it demonstrates a high degree of technical or</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>

<p>scientific achievement.</p> <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 type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input 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 - commercial building may provide an understanding of how the economic development of the City occurred. Additional archival</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>



<p><i>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 checked="" type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input 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 checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>
<p>8. The property has contextual value because it is physically, functionally, visually or</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>

historically linked to its surroundings.  <i>* Additional archival work may be required.</i>		
9. The property has contextual value because it is a landmark. <i>*within the region, city or neighborhood.</i>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>

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<b><i>Additional Criteria</i></b>	<b><i>Recorder</i></b>	<b><i>Heritage Kitchener Committee</i></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 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 type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input 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 type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input 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 type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>
<b>Alterations:</b> Are there additional elements or features that should be added to the heritage attribute list?	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>

<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 checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input 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 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 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><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 checked="" type="checkbox"/> Church</p>	<p>Unknown <input type="checkbox"/> Residential <input 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 contributes to the history of the Muslim community in the area.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" 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 checked="" 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 type="checkbox"/> Additional Research Required</p>

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 \_\_\_\_\_

*Notes*

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