

STATEMENT OF SIGNIFICANCE

35 Courtland Avenue West



Summary of Significance

- | | |
|---|--|
| <input checked="" type="checkbox"/> Design/Physical Value | <input type="checkbox"/> Social Value |
| <input checked="" type="checkbox"/> Historical Value | <input type="checkbox"/> Economic Value |
| <input checked="" type="checkbox"/> Contextual Value | <input type="checkbox"/> Environmental Value |

Municipal Address: 35 Courtland Avenue West, Kitchener

Legal Description: Plan 38 Lot 6

Year Built: 1900-1907

Architectural Styles: Queen Anne

Original Owner: Christian Asmussen

Original Use: Residential

Condition: Good

Description of Cultural Heritage Resource

35 Courtland Avenue West is a two-and-a-half storey 20th century brick building built in the Queen Anne architectural style. The building is situated on a 0.13 acre parcel of land located on the east

side of David Street between Courtland Avenue and Hilda Place in the Victoria Park Planning Community of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the residential building.

Heritage Value

35 Courtland Avenue West is recognized for its design/physical, historic/associative, and contextual values.

Design/Physical Value

The design and physical values relate to the Queen Anne architectural style that is in good condition with many intact original elements. The building is two-and-a-half storey in height, and includes an irregular roof plan with multiple roof shapes. : red brick construction, decorative brick details, including door and window voussoirs; multiple rooflines, including gables, pyramidal turret with finial, and decorative chimney; the woodwork, including brackets, scroll work, fascia and soffits; wrap around verandah with wood columns and shingle roofing; and windows and window openings, including small lunette in dormer peak.

Front (North) Façade

The front façade of the house includes a dominant projecting front-facing gable with decorative gable brackets, soffit and fascia, and small lunette with a recessed pyramidal turret and a wrap around verandah. There is a central semi-arched window on the upper-storey with voussoirs and a single-hung window with voussoirs and stone sills on the lower storey. The wrap-around porch includes wooden columns and decorative spindlework.

West Elevation

The west elevation features a portion of a wrap-around verandah with another dominant front-facing gable and the pyramidal turret. This gable portion also has a central semi-arched window with voussoirs and stone sills and a square sash window with voussoirs. Next to this is a covered addition with a shingle roof and square addition. The date of the addition is unknown. The gable roof also includes a small lunette, decorative brackets, fascia and soffits. Just behind this addition on the upper storey is a faux gable roof a square window on the upper storey

South Elevation

The south elevation includes the a double window with stone sills on the first storey, and two single windows with stone sills on the upper-storey.

East Elevation

The front portion of this elevation includes a brick chimney with a gabled-roof portion towards the back. That portion includes a sem-arched window with voussoirs on the second-storey, and two single hung windows with stone sills on the first-storey.

Historical/Associative Value

The associative and historic values relate to the original owner and later significant owner; Christian Asmussen and Edwin B. Dunke.

Christian Asmussen

The original owner was Christian Asmussen, who local builder and contractor responsible for many of the homes in the neighborhood and in Berlin (Kitchener). He was born on November 20, 1859 in Germany and immigrated to Canada in 1876. He built a number of residences in the town, including 57 Mill Street, 35 Courtland Avenue West, and 18 Church Street (which has since been demolished). He died on 19 May 1924.

Edwin B. Dunke

Edwin B. Dunke was born on January 3, 1872 in Berlin (now Kitchener), Ontario. He, along with his brother Charles Boehmer Dunke, owned and operated Dunke and Company, and was a prominent independent grocer on King Street for 35 years. He was also a member of the Benton Street Baptist Church and was a treasurer for the church for 23 years. Edwin Dunke lived in 35 Courtland Avenue for over 50 years, atleast from 1907 until 1958, after which it was vacant for several years, until a new resident moved into the house in 1970. Edwin Dunke died in Kitchener on November 7, 1938.

Contextual Value

The contextual value of the property related to its strategic location on a corner lot at the intersection of Courtland Avenue West and David Street. Certain architectural elements of the house, including the pyramidal turret, and the wrap around verandah were strategically designed to compliment the corner lot on which the property was built.

Heritage Attributes

The heritage attributes of 35 Courtland Avenue West resides in the following heritage attributes:

- All elements related to the construction and Queen Anne architectural style of the building, including:
 - The massing, setback and scale of the building;
 - Red brick construction;
 - Decorative brick details, including door and window voussoirs;
 - Decorative wood trimming;
 - Multiple rooflines, including gables, pyramidal turret with finial, and chimney;
 - Lunettes at gable ends;
 - Woodwork, including brackets, scroll work, trimming, fascia and soffits;
 - Wrap around verandah with wood columns, spindlework and shingle roofing;
 - window openings, including small lunette in dormer peak.
- All elements related to the contextual value of the Queen Anne architectural style of the building, including:
 - The original location of the church and its contribution to the historical landscape of Duke Street.

Photos



35 Courtland Avenue West – Corner View at Courtland Avenue & David Street



35 Courtland Avenue West – David Street Elevation



35 Courtland Avenue West – David Street Elevation



35 Courtland Avenue West – Side (East) Elevation

CULTURAL HERITAGE EVALUATION FORM

Address: 35 Courtland Avenue West Recorder: Deeksha Choudhry

Description: Residential Date: February 5, 2024

Photographs Attached:

- Front Façade
 Left Façade
 Right Façade
 Rear Façade
 Details
 Setting

Designation Criteria	Recorder – Heritage Kitchener Committee	Heritage Planning Staff
1. This property has design value or physical value because it is a rare,	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 checked="" type="checkbox"/>

<p>unique, representative or early example of a style, type, expression, material or construction method.</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 checked="" 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>3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.</p> <p><i>* E.g. - constructed with a unique material combination or use, incorporates challenging geometric designs etc.</i></p>	<p>N/A <input checked="" 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>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 checked="" 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>5. The property has historical or associative value because it yields, or has the potential to yield, information that contributes to an</p>	<p>N/A <input checked="" 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>understanding of a community or culture.</p> <p><i>* E.g - A commercial building may provide an understanding of how the economic development of the City occurred. Additional 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 checked="" 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>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 checked="" 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 checked="" 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. *within the region, city or neighborhood.</p>	<p>N/A <input checked="" 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>
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Notes

Additional Criteria	Recorder	Heritage Kitchener Committee
<p>Interior: Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?</p>	<p>N/A <input checked="" 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>Completeness: 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 checked="" 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>Site Integrity: Does the structure occupy its original site? <i>* If relocated, is it relocated on its original site, moved from another site, etc.</i></p>	<p>N/A <input checked="" 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>Alterations: 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 checked="" 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>Alterations: Are there additional elements or</p>	<p>N/A <input checked="" 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>features that should be added to the heritage attribute list?</p>		
<p>Condition: 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 checked="" 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>Indigenous History: 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 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>Function: 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"/> Church</p>	<p>Unknown <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Other <input type="checkbox"/> - _____</p>
<p>Diversity and Inclusion: 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 & 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 checked="" 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 checked="" 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 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>

Notes about Additional Criteria Examined

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

TO BE FILLED BY HERITAGE PLANNING STAFF:

Date of Property Owner Notification: _____

REFERENCES

- Beohmer Family Records, accessed via Kitchener Public Library
- Waterloo Region Generations,
<https://generations.regionofwaterloo.ca/getperson.php?personID=I36383&tree=generations>
- Waterloo Region Generations,
<https://generations.regionofwaterloo.ca/getperson.php?personID=I176604&tree=generations>
- Vernon's street, alphabetical, business and miscellaneous Directory – 1907, 1920, 1940, 1958, 1970.