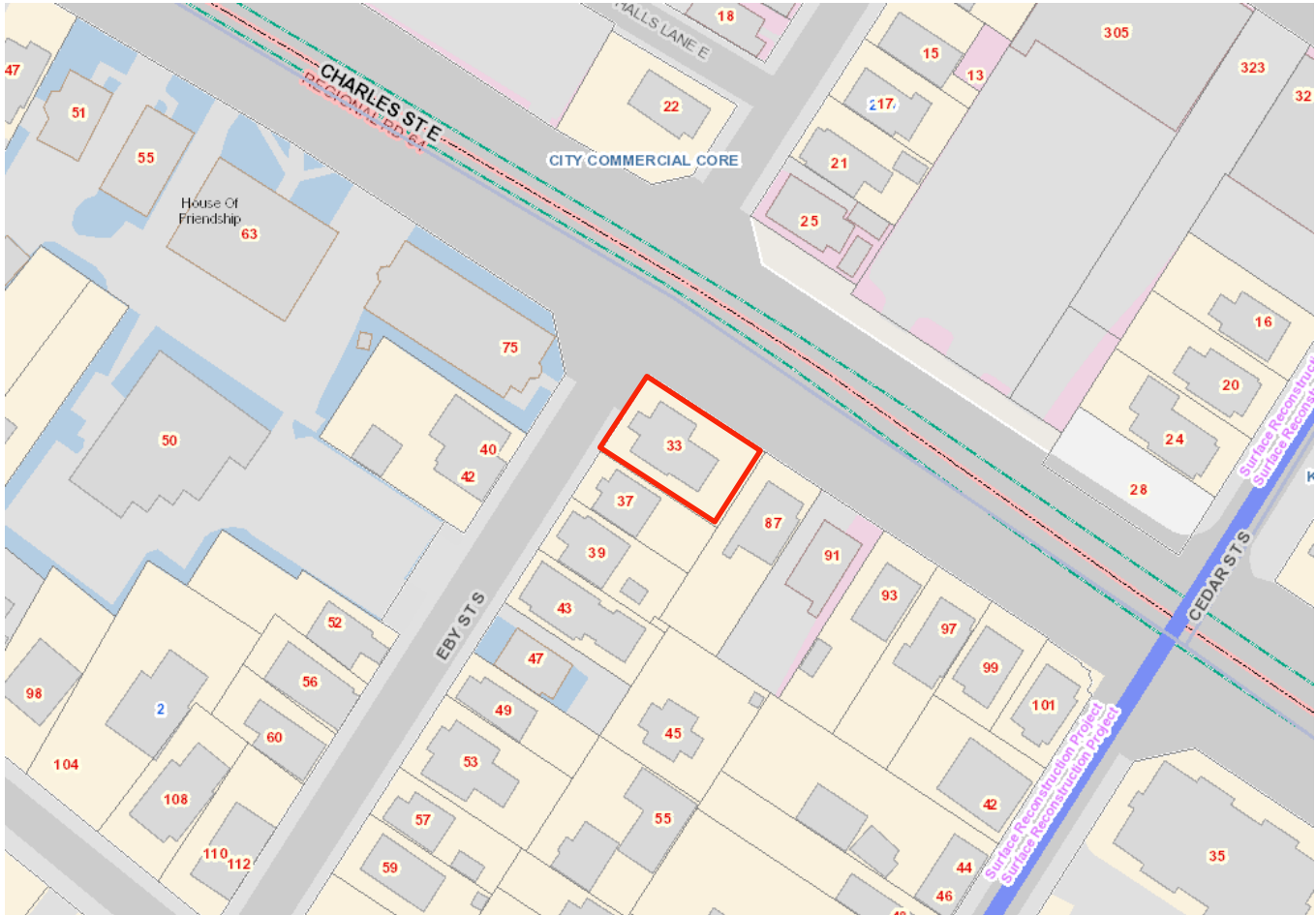


STATEMENT OF SIGNIFICANCE

33 EBY STREET SOUTH



Summary of Significance

Design/Physical Value

Historical Value

Contextual Value

Social Value

Economic Value

Environmental Value

Municipal Address: 33 Eby St S

Legal Description: Plan 367 Pt Lt 10 GCT Sub Lt 2 & 1

Year Built: c. 1850

Architectural Style: Ontario Gothic Revival

Original Owner: Henry Eby

Original Use: Residential

Condition: Good

Description of Cultural Heritage Resource

33 Eby Street South is a one-and-one-half storey mid-19th century brick house built in the Ontario Gothic Revival cottage style. The house is situated on a 0.09 acre parcel of land located on the south east corner of Charles Street East and Eby Street South, within the City of Kitchener, Region of Waterloo. The principal resource that contributes to the heritage value is the house.

Heritage Value

33 Eby Street South is recognized for its design/physical, historical/associative, and contextual values.

Design/Physical Value

The design value relates to the architecture of the house as an early and representative example of the Ontario Gothic Revival cottage style in Kitchener. The house is in good condition. It is one-and-a-half storeys in height and features a side gable roof with a centred gable with pointed arch door located above the front door; a symmetrical front façade with a central front door flanked by windows on either side; yellow brick construction; original window openings with brick soldier course headings; stone foundation; and, a sympathetic one-storey board and batten rear addition. The building is a typical late 19th Century example without the original embellishments typical of the style.

Front (West) Façade

The front of the building is symmetrical in massing, with a pitched gable centered above the entrance. There is a single arched window within the gable and rectangular 12-pane windows are located to either side of the front door on the ground floor. A decorative transom window and sidelites surround the entrance, though the door appears to be a modern addition. The tops of the windows and the entrance opening are adorned with soldier course heading.

Side (North) Façade

The original portion of the north side façade includes two second-storey windows and two first-storey windows, spaced equidistance apart. The windows are rectangular in shape and 12-pane with soldier course heading, matching the ground-floor windows on the front. A small portion of the foundation is visible. From the side façade the one-storey rear addition is also visible. The addition is clad in board and batten and includes one rectangular 12-pane window and one casement window as well as three skylights.

Side (South) Façade

The second storey of the south side façade includes one window opening and one door opening that may have original been another window. There are two more windows on the ground floor, and all openings are spaced symmetrically. The windows are rectangular in shape and 12-pane. The second storey door is 15-pane and leads to a wood fire-escape. There is soldier course headings above each opening in the façade.

Rear (East) Façade

There is one original window opening with brick soldier course heading and a 12-pane window in the original portion of the rear façade. The rest of the rear façade is covered by the board and batten

addition, the massing of which is off-centered to the south. There is a dormer with a semi-circular window and board and batten cladding located above the rear addition on the original roof.

Modifications

The original door has been replaced by a steel door with side windows. A modern porch hides much of the arched façade. A symmetrical front façade with a central front door is flanked by original window openings with modern windows with brick voussoirs; stone foundation. Additional decorative elements typical to the Ontario Gothic Revival Cottage style may have been present, such as barge boards and scalloping under the eaves. The current portico is not a sympathetic design. A West elevation fire escape is a recent addition.

Historical/Associative Values

Henry Eby was the son of Bishop Benjamin Eby. He was born on January 25, 1820. In December 1837 Eby began an active role in journalism, working at *Canada Museum, und Allgemeine Zeitung*. Eby was a former apprentice at the *Canada Museum*, a short-lived German weekly, published in Waterloo. Thomas Enslin and Henry Eby acquired a subscription list and they founded *Der Deutsche Canadier und Neuigkeitsbote* in September 1841. They may have acquired some equipment from publisher Benjamin Burkholder. As the sole German-language newspaper published in British North America from 1841 to 1848, the *Deutsche Canadier* was more successful than its short-lived rival, *Der Morgenstern* (1839-1841), and it continued in print until January 1865.

The printing office was located on King Street East at Eby Street South a block away from Eby's home. Eby printed a number of books and pamphlets in German during the 1840s (Bloomfield 1993). Henry was one of the first trustees of the public school board. (Uttley, 1937: 217). The first grammar and common school opened in the printing office before Suddaby School was built on Frederick Street. Henry was also one of the first school trustees. Henry built the house at 33 Eby Street in 1850 (Waterloo Region Generations, 2013).

The historical and associative values relate to the original owner of the property Henry Eby as well as the Eby family. Henry Eby was the son of Bishop Benjamin Eby. He was born on January 25, 1820 and in 1840 became a printer associated with publishing Berlin's newspaper, *Der Deutsche Canadier*, which became the most successful and widely read German newspaper in the country (English & McLaughlin, 1983). Having a broadly read German newspaper and various books and pamphlets set the German speaking people of Kitchener apart from the largely rural and Mennonite community in surrounding areas. Berlin was a vibrant and economically progressive community unlike any other in Ontario. According to various directories the house remained in the Eby family from 1820 to 1946, including Louisa Eby, Menno Eby, and Ilda Eby.

Contextual Value

The contextual value relates to the buildings functional, physical, and visual link to the surrounding area as well as the contribution that the house makes to the continuity and character of the Eby Street streetscape. The building is located in-situ along the intersection of Charles Street East and Eby Street South. It is within the Cedar Hill Neighbourhood Cultural Heritage Landscape (CHL), which is home to a wide variety of some of the earlier homes of Kitchener. The CHL is further characterized by the elevated topography, narrow street widths, and dramatically long views.

Heritage Attributes

The heritage value of 33 Eby Street South resides in the following Ontario Gothic Revival cottage style, including:

- One-and-one-half storey height of the house;
- Side gable roof with a centred gable with pointed arch door located above the front door;
- Symmetrical front façade with central front door flanked by windows on either side;
- Yellow brick construction;
- Original window openings with brick voussoirs;
- Stone foundation; and
- Sympathetic one-storey board and batten rear addition.

References

Bloomfield, Elizabeth (1993) *Waterloo County to 1972: an annotated bibliography of regional history*. Waterloo Regional Heritage Foundation: Waterloo, Ontario.

Eadie, Tom. "Enslin, Christian," in *Dictionary of Canadian Biography*, Vol. 8, University of Toronto/Université Laval, 2003–
http://www.biographi.ca/en/bio/enslin_christian_8E.html Accessed November 24, 2023.

Eby, Ezra E 1978 [1895] *A biographical history of early settlers and their descendants in Waterloo Township*. AlJon Print-Craft, Ltd.: Waterloo.

English, J. & K. McLaughlin. (1983). *Kitchener: An Illustrated History*. Wilfrid Laurier University Press: Waterloo, Ontario. Vernon, Henry (1908-09) *Berlin, Waterloo and Bridgeport Directory*. Vernon Directories Limited: Hamilton, Ont.

Uttley, W. V. (Ben) (1937) *A History of Kitchener, Ontario*. Waterloo: The Chronicle Press.

Vernon, Henry (1908-1909) *Vernon's Berlin, Waterloo and Bridgeport Directory*
Vernon Directories Limited: Hamilton, Ont.

Vernon, Henry (1921) *Vernon's City of Kitchener and Town of Waterloo Directory*. Vernon Directories Limited.: Hamilton.

Vernon, Henry (1932) *Kitchener City Directory and Town of Waterloo*.

Note: Digitized City Directories are available online at the Kitchner Public Library.

<https://makinghistory.kpl.org/en/list?q=city+directory&p=1&ps=20> Accessed December 5, 2023.

https://makinghistory.kpl.org/en/list?p=1&ps=20&collection_facet=City%20and%20County%20Directories%20Collection Accessed December 5, 2023.

Waterloo Region Generations. (2013). "Henry "Heinrich" Eby." *Waterloo Region Generations: A record of the people of Waterloo Region, Ontario*. Retrieved from
<https://generations.regionofwaterloo.ca/getperson.php?personID=I21144&tree=generations>,
November 27, 2023

Photos



CULTURAL HERITAGE EVALUATION FORM

Address: 33 Eby Street South Recorder: Gail Pool

Description: 1 ½ Storey Residence Date: December 5, 2023

Ontario Gothic Revival Cottage. Built c. 1850

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, unique, representative or early example of a style, type, expression, material or construction method.	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"/>
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	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"/>
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	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><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 - 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>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>6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect,</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>artist, builder, designer or theorist who is significant to a community. * Additional archival work may be required.</p>		
<p>7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area. * E.g. - It helps to define an entrance point to a neighbourhood or helps establish the (historic) rural character of an area.</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 historically linked to its surroundings. * Additional archival work may be required.</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>9. The property has contextual value because it is a landmark. * within the region, city or neighborhood.</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>

Notes

Additional Criteria	Recorder	Heritage Kitchener Committee
<p>Interior: Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?</p>	<p>N/A <input type="checkbox"/> Unknown <input checked="" 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 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 type="checkbox"/> Yes <input type="checkbox"/></p>
<p>Site Integrity: Does the structure occupy its original site?</p> <p><i>* If relocated, is it relocated on its original site, moved from another site, etc.</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>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 type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p> <p>The two storey portico is modern and obscures the good features of the style. The front door is also modern. It is unknown whether there was an original portico.</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>
<p>Alterations: Are there additional elements or features that should be added to the heritage attribute list?</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>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 type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/></p> <p>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>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"/></p> <p><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"/></p> <p><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"/></p> <p><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"/></p> <p><input 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 checked="" type="checkbox"/></p> <p>Commercial <input type="checkbox"/></p> <p>Office <input type="checkbox"/> Other <input type="checkbox"/></p>	<p>Unknown <input type="checkbox"/> Residential <input type="checkbox"/></p> <p>Commercial <input type="checkbox"/></p> <p>Office <input type="checkbox"/> Other <input type="checkbox"/> -</p> <p>_____</p>
<p>Diversity and Inclusion: Does the subject property contribute to the cultural</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 type="checkbox"/></p>

<p>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><input type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p>	<p><input type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p><input type="checkbox"/></p> <p><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 _____