

STATEMENT OF SIGNIFICANCE

11-15 Pandora Avenue North



Summary of Significance

Design/Physical Value

Historical Value

Contextual Value

Social Value

Economic Value

Environmental Value

Municipal Address: 11-15 Pandora Avenue North

Legal Description: GCT Sub of Lot 2 Lot 74

Year Built: 1878

Architectural Style: Italianate

Original Owner: Menno Erb

Original Use: Residential

Condition: Good

Description of Cultural Heritage Resource

11-15 Pandora Avenue North is a two-storey 19th-century building. The building is constructed in the Italianate architectural style. The building is situated on a 0.18-acre parcel of land located on the east side of Pandora Avenue North between Duke Street East and King Street East in the King East 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

11-15 Pandora Avenue North is recognized for its design/physical and historical/associative values.

Design/Physical Value

The design and physical value relate to the building and the Italianate architectural style. The building has many intact original elements in good condition. Features that represent the Italianate architectural style include: asymmetrical plan in a modified L-shape; two storey height plus attic; truncated hip roof with cross gables; central hip roof that leads to the clerestory windows; moulded fascia, plain cornice, and panelled frieze with paired brackets; a segmentally arched door on the south elevation features two elongated windows with etched bevelled lites and wood panelling as well as a decorative hood crown; projecting centre bay on west elevation with bay window; 1.5 storey addition (original use was the servant quarters); double (suspected) yellow brick construction; corner brick quoins; segmentally hung wood windows with decorative hood crowns, or brick voussoirs, and stone sills; and, rubble stone foundation.

Front (West) Façade

The current front of the building faces Pandora Avenue North. The building generally depicts an asymmetrical plan in a modified L-shape. The truncated hip roof features cross gables that contribute to the modified L-shape plan. The central hip roof leads to the rooftop clerestory windows. The roofline features moulded fascia, plain cornice, and panelled frieze with decorative paired brackets.

The front gable projects out and features a one-storey bay window on the main floor. The bay window displays a hip roof with decorative brackets and panelled frieze. Each bay contains an 8-pane segmentally arched wood window with brick voussoirs and stone sills. A group of two segmentally arched 4/4 wood windows with decorative hood crowns and stone sills is featured on the second storey. A circular wood window with a decorative hood crown is in the upper gable end. The corners of the projecting front gable display brick quoins.

The modified L-shape features one bay with a hipped roof with a moulded fascia, plain cornice, and panelled frieze with decorative paired brackets. The first storey contains a wraparound porch constructed circa 2009-2011, which does not detract from the Italianate architectural style. The 1924 Fire Insurance Plan shows that the original porch was confined to the original front (south) façade. Both the first storey and the second storey display a segmentally arched 4/4 wood window with decorative hood crown and stone sill. The third storey is comprised of the hip roof leading to the rooftop clerestory windows. The third storey was rebuilt in 2022. The corners of this bay display brick quoins.

The side elevation of the cross gable features a moulded fascia, plain cornice, and panelled frieze with decorative paired brackets. The corners of this bay display brick quoins. There are no doors or windows on this elevation.

A 1.5-storey side-gable addition, originally the 'servants quarters' is located on the north side of the projecting front gable. This addition was built as early as 1924. The yellow brick elevation facing Pandora Avenue North is setback approximately 3 metres from the projecting front gable. This elevation demonstrates a simple design with no ornate details. One four-pane segmentally arched wood window with stone sill is located on the upper half storey. A 1-storey addition, in front of the 1.5-storey side-gable addition, features a simple design with a shed roof, painted vertical board siding (possibly board and batten), a new front door, and three 1/1 windows.

Side (North) Façade

The north façade was originally the rear of the house. This elevation features the 1.5 storey side gable addition that originally served as the 'servant's quarters.' This addition was built as early as 1924. This elevation demonstrates a simple design with no ornate details. A chimney stack is visible on the hip roof of the main building.

Side (South) Façade

The original front of the building faced King Street East. At present, this façade faces a vacant lot municipally addressed as 656 King Street East. The building's roof is cross gabled with a central hip roof leading to the rooftop clerestory windows. The roofline features moulded fascia, plain cornice, and paneled frieze with decorative paired brackets.

The side gable projects out and features a group of two segmentally arched 4/4 wood windows with decorative hood crowns and stone sills on both the first and second storey. A circular wood window with a decorative hood crown is in the upper gable end. The corners of the projecting front gable display brick quoins.

The recessed bay to the left of the projecting side gable features the main entrance to the building with a wraparound porch constructed circa 2009-2011, which does not detract from the Italianate architectural style. The single segmentally arched door with decorative hood crown features two elongated windows with etched and bevelled lite and wood paneling below on the first storey. A group of two segmentally arched 4/4 wood windows with decorative hood crowns and stone sills is featured on the second storey. The corners of the projecting side gable display brick quoins.

Rear (East) Facade

The current rear elevation was originally the east side elevation. At present, the east elevation is not visible from the public realm. According to a 1996 Local Architectural Conservancy Advisory Committee Heritage Property Report (Bensason, 1996), this elevation consisted of three bays. The left bay contained a bricked-in segmentally arched window opening. Dividing the left and centre bay was a chimney projection that ended at the fascia. The centre bay displayed a segmentally arched 1/1 wood window followed by a pair of segmentally arched 4/4 wood windows on the first storey. The second storey displayed a segmentally arched 1/1 wood window followed by a pair of segmentally arched 1/1 wood windows. The third bay contained an entrance porch with door that projects from the main structure, and a 4/4 wood window. The upper half storey contained a 1/1 segmentally arched wood window. These heritage attributes may still exist.

Bensason (1996) also identified notable interior heritage attributes including: a flying wood (probably pine) staircase which winds from the main floor to the attic; the original main front entrance carved wood doors with original hardware, etched and bevelled glass lites; original bay window on Pandora Avenue North elevation; pine board floors; and, 12- and 14-foot ceilings with detailed plaster work and centrepiece in the living room. These heritage attributes may still exist.

Historical/Associative Value

The property municipally addressed as 11-15 Pandora Avenue North has historical/associative value due to history and association with early settlement; prominent pioneer Mennonite families – the Ebys and the Erbs – including Bishop Benjamin Eby, Rev. Moses Erb, and Menno Erb; and early industries including Erb & Co. Glove Works, Brown & Erb, and the Huck Glove Company Limited (Bensason, 1996).

Bishop Benjamin Eby and his wife Marie (nee Brubacher) bought Lot 2, G.C.T. when they came to Canada in 1807. The first building on the property was a log house that stood west of the First Mennonite Church where Bishop Eby was a spiritual leader, teacher and first preacher. By 1830, he had built a frame house. A fine lawn surrounded the frame house with a spacious verandah between the house and King Street. There was also a large barn and a cider mill operated by Ely Eby, son of Bishop Eby (Stroh, 1931). Over the years, Bishop Eby and his descendants sold off parcels of Lot 2.

One parcel of Lot 2 was purchased by Rev. Moses Erb in 1862 from the executors of Rev. Christian Erb, son of Bishop Eby. Moses Erb was born in Waterloo County in 1821. He was an ordained Mennonite minister for the Martin and Bloomingdale fields of labour. He married Susannah Rosenberger in 1841 and they moved to the “Bishop Eby Farm” in 1860 when he was placed on the Berlin Circuit. They moved along with their children Menno, Aaron, and Moses.

The oldest son of Rev. Erb and Susannah was Menno Erb (b. 1842, d. 1906). He married Lydia Bricker and together they had four children – Malinda, Ephraim, Maggie and Edward. Menno became a large landowner when he bought the “Bishop Eby Farm” from his father in 1867. He continued to operate the cider mill, with a large orchard being located between the farm buildings and the Mennonite Meeting House and cemetery (Stroh, 1931). The Berliner Journal of October 31, 1878 noted that “*Menno Erb had built for \$2500 on King Street end of town, a two storey brick house in the Italianate style.*” The house originally faced King Street (264 King Street).

Menno Erb was the head of M. Erb & Co. Glove Works on King Street and the largest shareholder in Erb Glove. He was also in partnership with C.F. Brown – ‘Brown & Erb’ – one of the finest and most prominent furniture houses in the country. In the 1860s, Brown & Erb commenced the manufacture of gloves. Menno Erb was a member of the Town Council in 1868 and 1871. Menno Erb and his family sold the building in 1881 when they moved to the corner of Foundry (Ontario) and Weber Streets. After his death in 1906 a foreman, Joseph Huck, bought Brown & Erb and established the Huck Glove Company Limited. And the furniture business became Quality Mattress located at 87 King Street West.

Over the years the house was owned by various families including, but not limited to, Moses Betzner, Samuel Brubacher, Bennie Persin, Henry Knell William Smyth, Carl Pritschau, Christian Huehn, James Bowers, Joseph Payne, Charles Miehm, Milton Huehn, and Ivan & Doris Gascho.

Heritage Attributes

The heritage value of 11-15 Pandora Avenue North resides in the following heritage attributes:

- asymmetrical plan in a modified L-shape;
- two storey height plus attic;
- truncated hip roof with cross gables;
- central hip roof that leads to the clerestory windows;
- moulded fascia, plain cornice, and panelled frieze with paired brackets;
- segmentally arched door features two elongated windows with etched bevelled lites and wood panelling as well as a decorative hood crown;
- projecting centre bay on west elevation with bay window;
- 1.5 storey addition (original use was the servant quarters);

- double (suspected) yellow brick construction;
- corner brick quoins;
- segmentally hung wood windows with decorative hood crowns, or brick voussoirs, and stone sills; and,
- rubble stone foundation.
- the current front façade faces Pandora Avenue North and features four irregular bays:
 - an asymmetrical plan in a modified L-shape;
 - a truncated hip roof with cross gables that contribute to the modified L-shape plan;
 - a central hip roof that leads to the rooftop clerestory windows;
 - the roofline features moulded fascia, plain cornice, and panelled frieze with decorative paired brackets;
 - the front gable projects out and features a one-storey bay window on the main floor;
 - the bay window displays a hip roof with decorative brackets and panelled frieze;
 - each bay contains an 8-pane segmentally arched wood window with brick voussoirs and stone sills;
 - a group of two segmentally arched 4/4 wood windows with decorative hood crowns and stone sills are featured on the second storey;
 - a circular wood window with a decorative hood crown is in the upper gable end;
 - the corners of the projecting front gable display brick quoins;
 - the modified L-shape features one bay with a hipped roof with a moulded fascia, plain cornice, and panelled frieze with decorative paired brackets;
 - the first storey contains a wraparound porch (c. 2009-2011);
 - both the first storey and the second storey display a segmentally arched 4/4 wood window with decorative hood crown and stone sill;
 - the third storey is comprised of the hip roof leading to the rooftop clerestory windows;
 - the corners of this bay display brick quoins;
 - the side elevation of the cross gable features a moulded fascia, plain cornice, and panelled frieze with decorative paired brackets;
 - the corners of this bay display brick quoins;
 - a 1.5-storey side-gable addition;
 - the yellow brick elevation facing Pandora Avenue North is setback approximately 3 metres from the projecting front gable;
 - this elevation demonstrates a simple design with no ornate details;
 - one four-pane segmentally arched wood window with stone sill is located on the upper half storey;
 - a 1-storey addition, in front of the 1.5-storey side-gable addition, features a simple design with a shed roof, painted vertical board siding (possibly board and batten), a new front door, and three 1/1 windows.
- the north façade features a 1.5 storey side gable addition;
 - this elevation demonstrates a simple design with no ornate details;
 - a chimney stack is visible on the hip roof of the main building;
- the south façade was once the original front of the building and it features:
 - a cross-gabled roof with a central hip roof leading to the rooftop clerestory windows;

- moulded fascia, plain cornice, and paneled frieze with decorative paired brackets;
- the side gable projects out and features:
 - a group of two segmentally arched 4/4 wood windows with decorative hood crowns and stone sills on both the first and second storey;
 - a circular wood window with a decorative hood crown in the upper gable end;
 - the corners of the projecting front gable display brick quoins;
- a recessed bay to the left of the projecting side gable features the main entrance to the building with a wraparound porch (c. 2009-2011);
- the single segmentally arched door with decorative hood crown features two elongated windows with etched and bevelled lite and wood paneling below on the first storey;
- a group of two segmentally arched 4/4 wood windows with decorative hood crowns and stone sills is featured on the second storey;
- the corners of the projecting side gable display brick quoins.

References

Bensason, L. (1996). 11-15 Pandora Avenue – Local Architectural Conservation Advisory Committee (LACAC) Heritage Property Report. LACAC: Kitchener, Ontario.

Stroh, J. (1931). Reminiscences of Berlin (now Kitchener). Waterloo Historical Society: Volume 19

Photographs



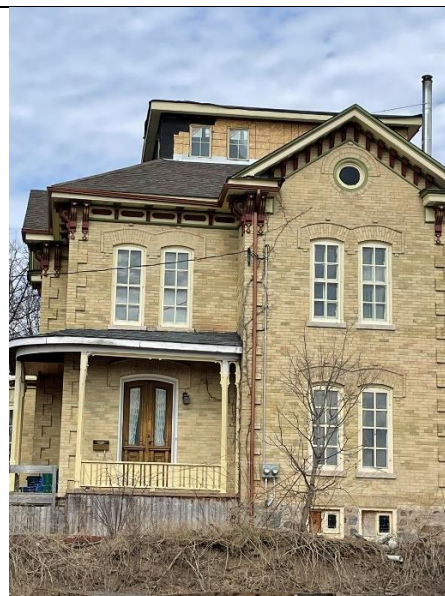
Front Elevation (West Façade) (originally a side elevation) (Google Streetview, 2020)



Front Elevation (West Façade) (originally a side elevation) (City of Kitchener, 2024)



Side Elevation (South Façade) (originally the front elevation off of King Street East) (Google Streetview, 2023)



Side Elevation (South Façade) (originally the front elevation off of King Street East) (City of Kitchener, 2024)



Detailing of truncated hip roof with cross gables; central hip roof that leads to the clerestory windows; moulded fascia, plain cornice, and panelled frieze with paired brackets; projecting centre bay on west elevation with bay window; double (suspected) yellow brick construction; corner brick quoins; segmentally hung wood windows with decorative hood crowns, and stone sills. (Google Streetview, 2020)



Detailing of original front entrance (City of Kitchener, 2024)



CULTURAL HERITAGE EVALUATION FORM

Address: 11-15 Pandora Avenue North Recorder: P. Ciuciura

Description: 1878 home of Menno Erb Date: Aug. 1/23

(date of construction, architectural style, etc)

Photographs Attached:

Front Facade Left Façade Right Façade Rear Facade 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 checked="" 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 type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" 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 checked="" 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 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 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 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>6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder,</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>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 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>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 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>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 checked="" type="checkbox"/> Yes <input type="checkbox"/></p>

Notes

Additional Criteria	Recorder	Heritage Kitchener Committee
Interior: Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?	N/A <input checked="" type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>
Completeness: 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 checked="" type="checkbox"/> Yes <input type="checkbox"/>
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>	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 checked="" type="checkbox"/>
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.	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 checked="" type="checkbox"/>
Alterations: 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 checked="" type="checkbox"/> Yes <input type="checkbox"/>
Condition: Is the building in good condition? <i>*E.g. - Could be a good candidate for adaptive re-use if possible and contribute towards equity-building and climate change action.</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 checked="" type="checkbox"/>
Indigenous History: Could this site be of importance to	N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>



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

Exterior paint on brick has been removed; extensive renovations underway

TO BE FILLED BY HERITAGE PLANNING STAFF:

Date of Property Owner Notification: _____