

HERITAGE KITCHENER MEETING

Meeting Date: June 11, 2024

Agenda



- 4.1 Heritage Permit Application HPA-2024-V-009
36 Lancaster Street East
- 4.2 Heritage Permit Application HPA-2024-IV-010
50 Brookside Crescent
- 4.3 Notice of Intention to Demolish (Partial) -
236 Gehl Place
- 4.4 Entering into a Heritage Conservation Covenant or Easement
Agreement - 236 Gehl Place
- 4.5 Notice of Intention to Designate -
56 Duke Street
- 4.6 Notice of Intention to Designate -
11-15 Pandora Avenue
- 4.7 Bill 23 Municipal Heritage Register Review – June 2024 Update

4.1 Heritage Permit Application HPA-2024-V-009

36 Lancaster Street East



4.1 Heritage Permit Application HPA-2024-V-009

36 Lancaster Street East



The Proposal:

- To demolish the rear addition that sustained extensive fire damage in 2023
- To reconstruct the rear addition to match the size and appearance of the rear addition (before the fire)



4.1 Heritage Permit Application HPA-2024-V-009

36 Lancaster Street East



A review of the merits of the application:

- Designated - Part V, CCNHCD
- Partial demolition is justified in the Structural Assessment of the fire damaged building
- The reconstructed rear addition will match the size and appearance
- The proposal aligns with the CCNHCD Plan policies for demolitions and additions
- The proposal will not detract from the character of the property, the integrity of the Lancaster Street East streetscape, nor the CCNHCD Plan

4.2 Heritage Permit Application HPA-2024-IV-010

50 Brookside Crescent



50 Brookside Crescent

Proposed Work

- Proposed replacement of existing grey-brown cedar shingle roof with new cedar shingles in natural cedar colour

Heritage Comments / Merits of Application

- Gable roof clad in cedar shingles is identified as a heritage attribute in designating by-law
- Existing cedar shingle roof is not original to the house
- Existing cedar shingle roof is in poor condition and at the end of its life-cycle
- Proposed replacement is appropriate and will address leaks and prevent damage to interior of the home



4.3 Notice of Intention to Demolish (Partial) 236 Gehl Place



4.3 Notice of Intention to Demolish (Partial) 236 Gehl Place

The Proposal:

- To demolish the 3 additions to the c. 1860 log house
- To complete an evaluation of the c. 1860 log house



4.3 Notice of Intention to Demolish (Partial) 236 Gehl Place



4.3 Notice of Intention to Demolish (Partial) 236 Gehl Place



Ontario Regulation 9/06 - Design/Physical Value

236 Gehl Place (Additions Only)

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, material, or construction method.

No

The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.

No

The property has design or physical value because it demonstrates a high degree of technical or scientific achievement.

No

4.3 Notice of Intention to Demolish (Partial) 236 Gehl Place



Ontario Regulation 9/06 - Historical/Associative Value	236 Gehl Place (Additions Only)
<p>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>	No
<p>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>	No
<p>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>	No

4.3 Notice of Intention to Demolish (Partial) 236 Gehl Place



Ontario Regulation 9/06 - Contextual Value

236 Gehl Place (Additions Only)

The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

No

The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.

No

The property has contextual value because it is a landmark.

No

4.3 Notice of Intention to Demolish (Partial) 236 Gehl Place



Prior to demolition of additions

- Demolition, Stabilization and Temporary Protection Plan, including a: structural assessment, risk management plan, hoarding and construction plan, and vibration monitoring plan is required

4.3 Notice of Intention to Demolish (Partial) 236 Gehl Place



Site Alteration Permit and/or Application Submitted under the *Ontario Planning Act*

- A future HIA is required to identify conservation options and recommend a preferred conservation option
- Additional requirements:
 - Archaeological Assessment
 - Conservation Plan
 - Documentation Plan
 - Cost Estimate and Letter of Credit
 - Heritage Easement Agreement

4.3 Notice of Intention to Demolish (Partial) 236 Gehl Place



Heritage Kitchener and Council's Options

Under the Ontario Heritage Act, Council does not have the authority to approve or refuse an owner's Notice of Intention to Demolish. Rather, Council's options include:

1. Receive the Notice of Intention to Demolish, allowing the notice period to run its course, at the end of which the Building Division may issue a demolition permit. And/Or,
2. Council may issue a Notice of Intention to Designate, at which point Council would have the authority to deny demolition; however, the owner could appeal Council's decision.

4.3 Notice of Intention to Demolish (Partial) 236 Gehl Place



Recommendation

That, in accordance with Section 27(3) of the *Ontario Heritage Act*, the Notice of Intention to Demolish (Partial) received on April 26, 2024, regarding the circa 1920- 1930 addition and the two circa 1960 additions located on the property municipally addressed as 236 Gehl Place, be received for information and that the notice period run its course.

4.4 Entering into a Heritage Conservation Covenant or Easement Agreement - 236 Gehl Place



Revised Recommendation

1. That pursuant to Section 37(1) of the *Ontario Heritage Act*, City Council authorize the entering into of a heritage conservation covenant or easement agreement with the owner of 236 Gehl Place in a form and content satisfactory to the City Solicitor and the City's Director of Development and Housing Approvals; and,
2. That the draft by-law dated June 10, 2024 attached to Development Services Department Internal memo dated June 7, 2024 as Appendix 'A', to allow the City to enter into a heritage conservation covenant or easement agreement with the owner of the lands described as LT 144 GERMAN COMPANY TRACT KITCHENER; PT LT 143 GERMAN COMPANY TRACT KITCHENER AS IN 368142, T/W 368142 PARTIALLY RELEASED BY WR154625; KITCHENER (being all of PIN 22728-0027 (LT)), and currently municipally addressed as 236 Gehl Place, for the conservation of the log house, be adopted.

4.4 Entering into a Heritage Conservation Covenant or Easement Agreement - 236 Gehl Place



- Two-storey mid-19th century log structure built in the Georgian architectural style
- Listed on the City's Municipal Heritage Register
- A re-evaluation concluded that the subject property meets 5 of 9 criteria for designation
- An updated Statement of Significance was drafted and appended to DSD-2024-261

4.4 Entering into a Heritage Conservation Covenant or Easement Agreement - 236 Gehl Place



- This work was undertaken:
 - As a response to a Site Alteration Permit that requests permission to grade the subject property, which will require the log house to be relocated elsewhere on the subject property
 - As part of the City's MHR Review, initiated in February of 2023 in response to Bill 23's deadline to designate listed properties before December 31, 2024

4.4 Entering into a Heritage Conservation Covenant or Easement Agreement - 236 Gehl Place



- Bill 200, Homeowner Protection Act, 2024 received Royal Assent on June 6, 2024 resulting in the extension of the deadline to January 1, 2027
- With this new information, Heritage Planning staff have identified an alternate tool that can be used to conserve the subject property during the Site Alteration Process
- A Heritage Conservation Covenant Agreement, or a Heritage Conservation Easement Agreement

4.4 Entering into a Heritage Conservation Covenant or Easement Agreement - 236 Gehl Place



- The Heritage Conservation Covenant Agreement or the Heritage Conservation Easement Agreement will enable the City to legally protect the heritage attributes and cultural heritage significance of the log house under Section 37 of the Ontario Heritage Act

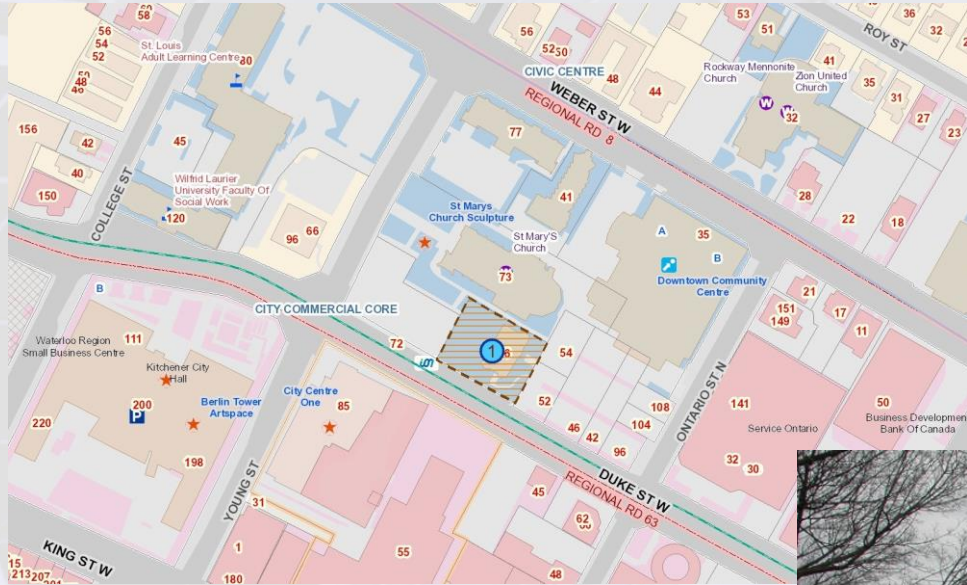
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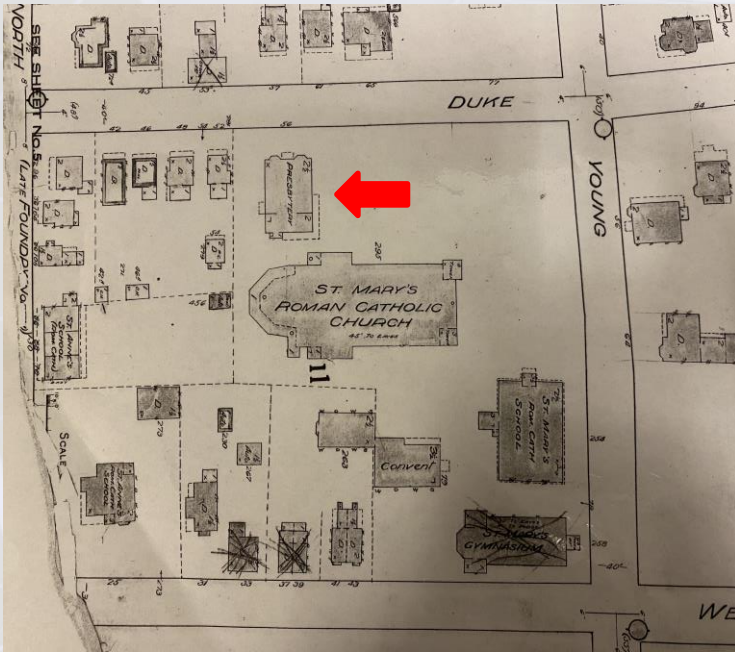
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4.5 Notice of Intention to Designate - 56 Duke Street West



4.5 Notice of Intention to Designate - 56 Duke Street West



1924 Fire Insurance Map



Kitchener Public Library Archives, n/a

Meets 5/9 criteria for designation.

4.6 Notice of Intention to Designate - 11-15 Pandora Avenue



3 of 9 criteria met

4.6 Notice of Intention to Designate - 11-15 Pandora Avenue



Design/Physical Value

- Unique and early example of the Italianate architectural style
- Displays a high degree of craftsmanship (e.g., clerestory windows; projecting bays; 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; brick quoins; etc.)

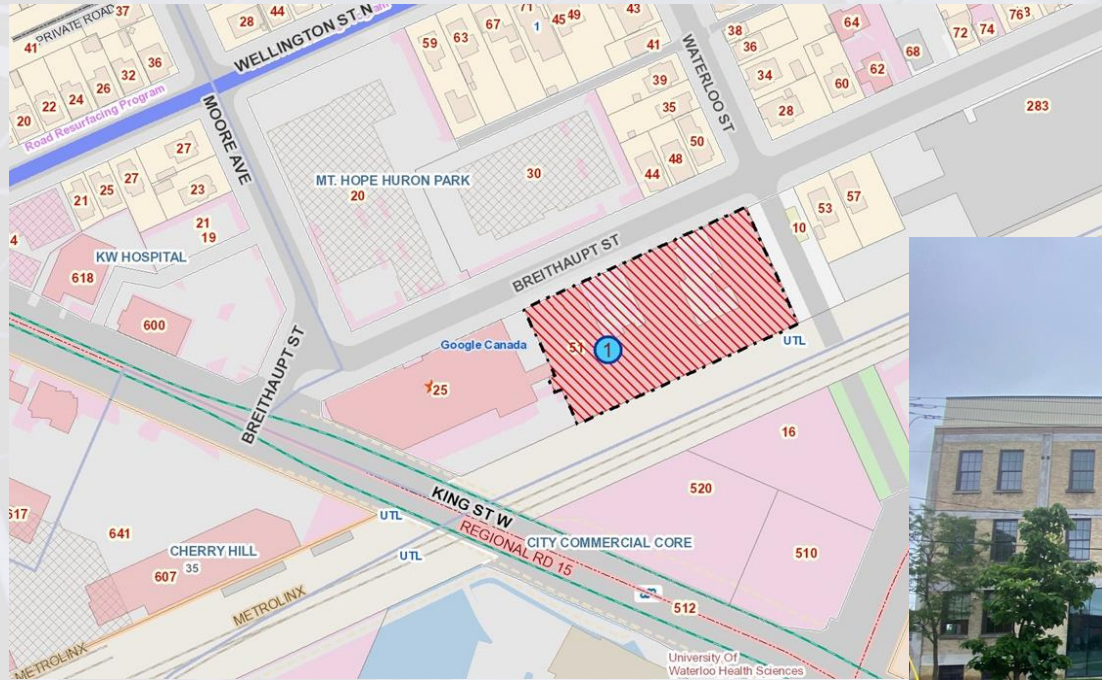


Historical/Associative Value

- Direct associations with the theme of early settlement; prominent pioneer Mennonite families; and early industries



4.7 Bill 23 Municipal Heritage Register Review – June 2024 Update



**51 Breithaupt Street
Meet 5/9 criteria**

4.7 Bill 23 Municipal Heritage Register Review – June 2024 Update



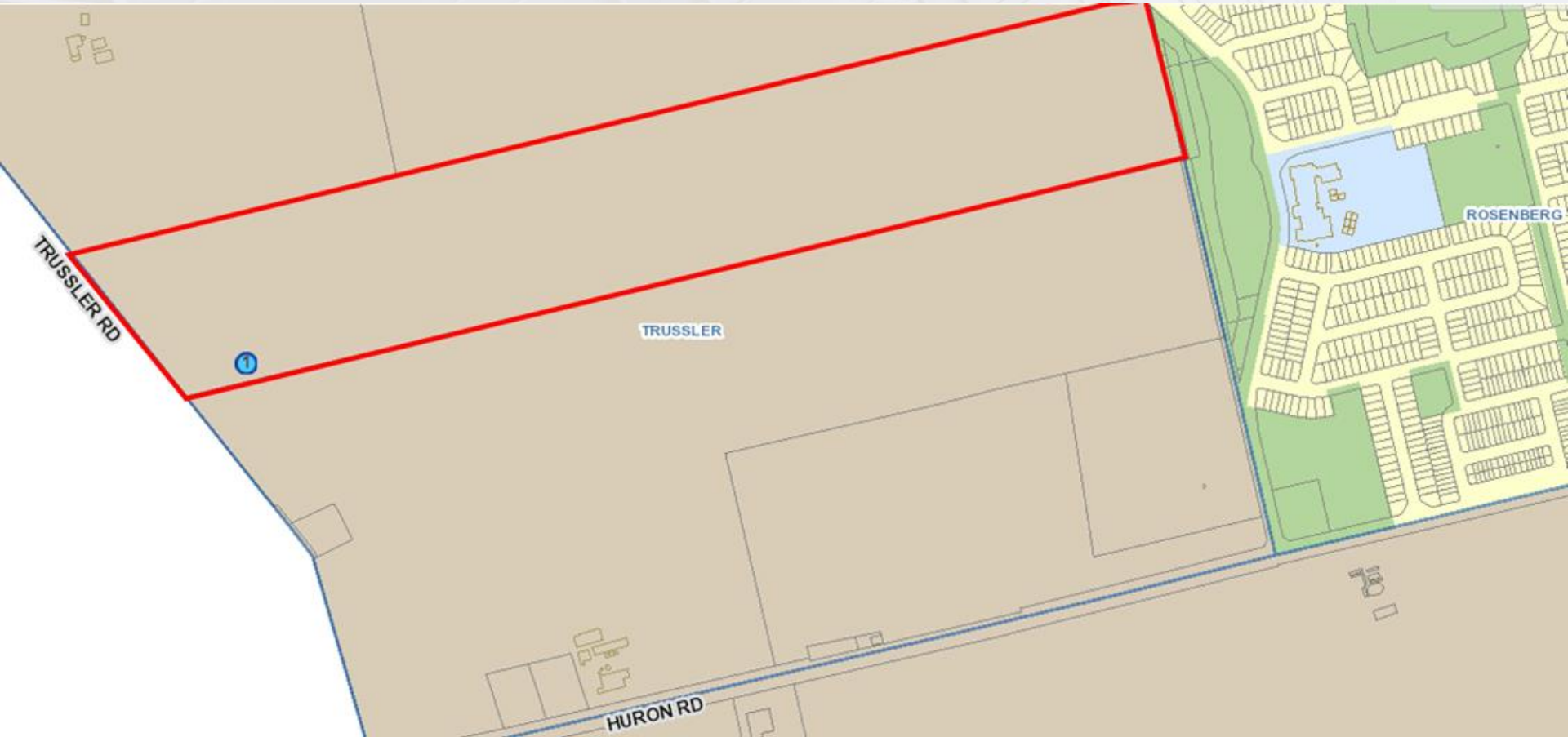
CRITERIA	MET?	DESCRIPTION
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	Representative example of Industrial vernacular style.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The property does not display a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The property does not demonstrate a high degree of technical or scientific achievement.
4. This property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	Direct associations with the theme of economic development in Berlin and then Kitchener. Also has associative value with many industrial companies such as the Berlin Piano & Organ Co., Merchants Rubber Co, Ltd., Jacob Kaufman and Henry Talmon Reider.
5. This 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.	Yes	Has the potential to yield an understanding about the early industrial development in Berlin and how that has contributed to the Kitchener's development.
6. The property has historical value or associative value because it demonstrates or reflects the work of an architect, artist, builder, designer, or theorist who is significant to the community	No	The architect/builder is unknown.

4.7 Bill 23 Municipal Heritage Register Review – June 2024 Update



CRITERIA	MET?	DESCRIPTION
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	Remains in its original location and is important in maintaining and supporting the character of the area. Included within the Warehouse District CHL.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	Physically, functionally, visual and historically linked to its surroundings.
9. The property has contextual value because it is a landmark	No	The property is not a landmark.

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1478 Trussler Road

4.7 Bill 23 Municipal Heritage Register Review – June 2024 Update



1478 Trussler Road

4.7 Bill 23 Municipal Heritage Register Review – June 2024 Update



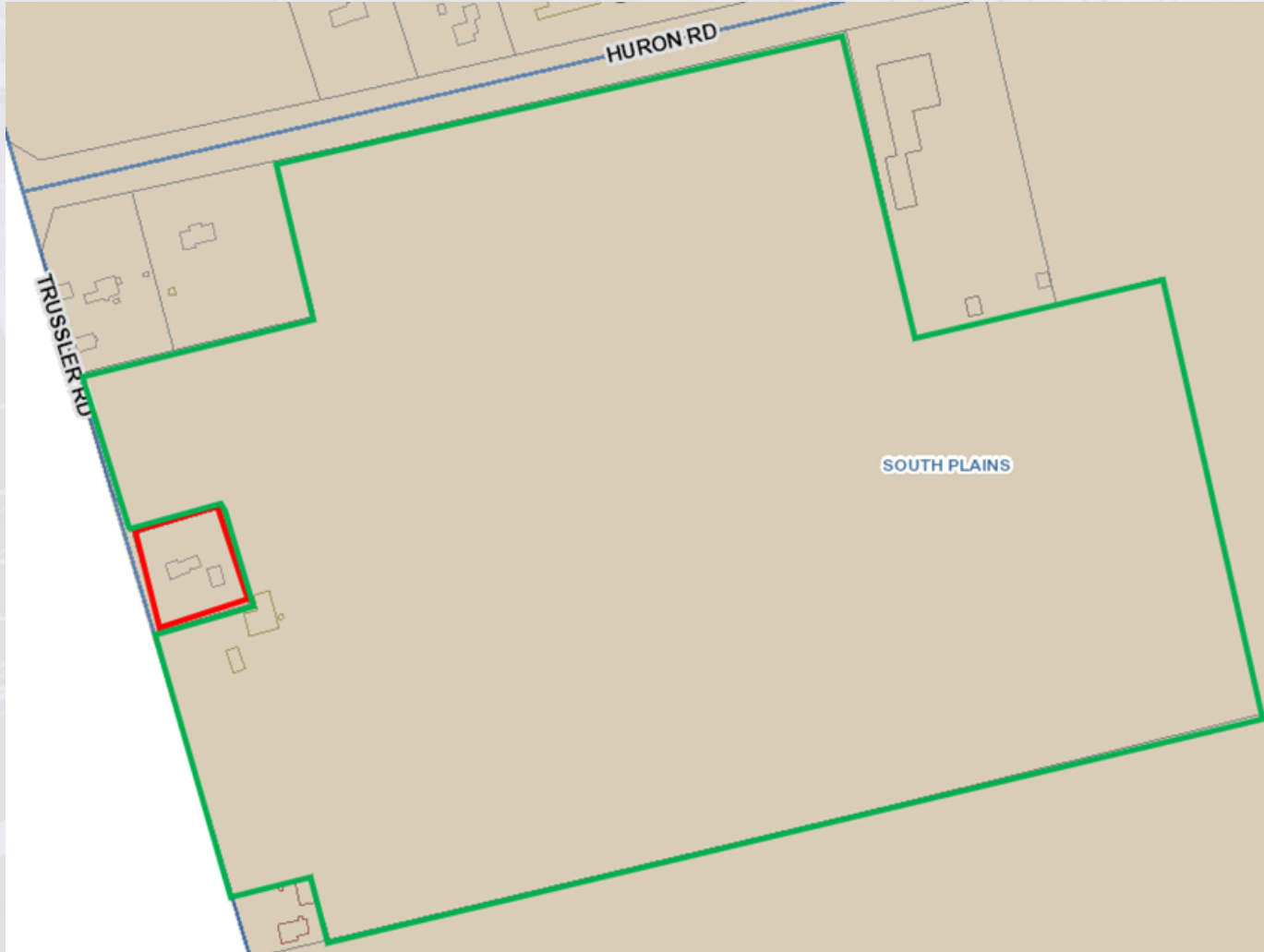
CRITERIA	MET?	DESCRIPTION
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	Rare and early example of a mid-19th century log house built in the Georgian architectural style with later additions featuring minor influences from the Gothic Revival architectural style. Rare and well conserved example of a smoke house.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The property does not display a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	Unkown	The property does not demonstrate a high degree of technical or scientific achievement.
4. This property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	Direct associations with the theme of early settlement. Direct association with the Trussler Family.
5. This 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.	Yes	Yields information about the early rural community.
6. The property has historical value or associative value because it demonstrates or reflects the work of an architect, artist, builder, designer, or theorist who is significant to the community	No	The architect/builder is unknown.

4.7 Bill 23 Municipal Heritage Register Review – June 2024 Update



CRITERIA	MET?	DESCRIPTION
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	Remains in its original location surrounded by rural/agricultural lands.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	Physical, functional, visual and historic links between the log house, the smoke house, and surrounding rural/agricultural lands.
9. The property has contextual value because it is a landmark	No	The property is not a landmark.

4.7 Bill 23 Municipal Heritage Register Review – June 2024 Update



1738 Trussler Road

4.7 Bill 23 Municipal Heritage Register Review – June 2024 Update



1738 Trussler Road

4.7 Bill 23 Municipal Heritage Register Review – June 2024 Update



CRITERIA	MET?	DESCRIPTION
1. The 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.	Yes	Representative example of a late-19th century brick farmhouse built in the Ontario Gothic Revival architectural style
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The property does not display a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	Unkown	The property does not demonstrate a high degree of technical or scientific achievement.
4. This property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	Direct associations with the theme of early settlement. Direct associations with early settlers (e.g., Daniel and Jacob Erb, Joseph Bambuger, John Chapman, Reuben Eby, Simon Hallman, Ida Halman, and the Trussler family.)
5. This 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.	Yes	Potential to yield information that contributes to an understanding of the early rural community.
6. The property has historical value or associative value because it demonstrates or reflects the work of an architect, artist, builder, designer, or theorist who is significant to the community	No	The architect/builder is unknown.

4.7 Bill 23 Municipal Heritage Register Review – June 2024 Update



CRITERIA	MET?	DESCRIPTION
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	Farmhouse remains in its original location. A board and batten front gable garage contributes to the character of the property along with the cedar hedges delineating three sides of the property.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	The farmhouse is visually and historically linked to its surroundings, including the rural farm where the original barn and driveshed still stand.
9. The property has contextual value because it is a landmark	No	The property is not a landmark.

4.7 Bill 23 Municipal Heritage Register Review – June 2024 Update

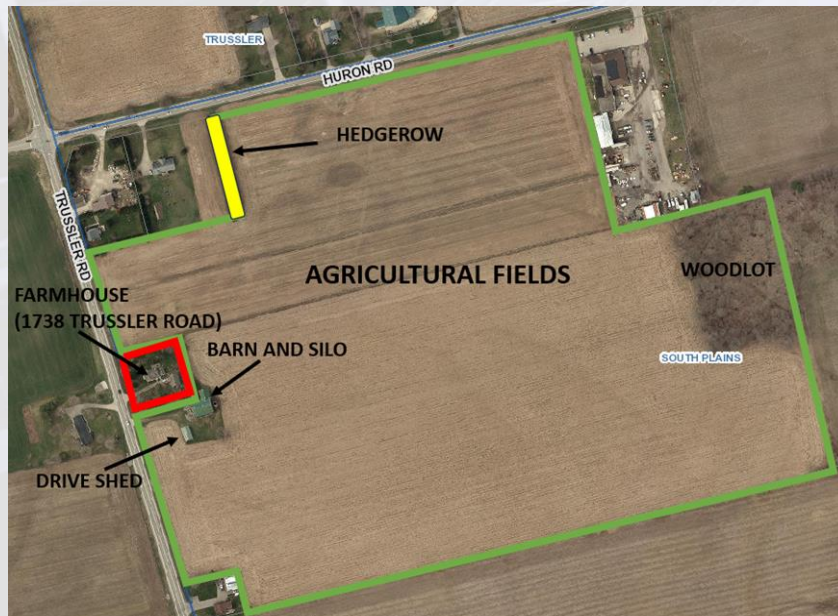


Huron Road

(bank barn, drive shed and agricultural fields once associated with the Ontario Gothic Revival farmhouse municipally addressed as 1738 Trussler Road)

LT 17 S/S HURON RD, 18 S/S HURON RD, 19 S/S HURON RD, 20 S/S HURON RD PL 585 TWP OF WATERLOO; PT LT 3 S/S HURON RD, 4 S/S HURON RD, 5 S/S HURON RD, 6 S/S HURON RD, 7 S/S HURON RD, 8 S/S HURON RD, 15 S/S HURON RD, 16 S/S HURON RD, 21 S/S HURON RD PL 585 TWP OF WATERLOO; PT LT 149 GERMAN COMPANY TRACT KITCHENER AS IN 1200696 & 1200697, SAVE & EXCEPT PT 12 ON 58R-16920; KITCHENER

4.7 Bill 23 Municipal Heritage Register Review – June 2024 Update



Huron Road (bank barn, drive shed and agricultural fields once associated with the Ontario Gothic Revival farmhouse municipally addressed as 1738 Trussler Road)

LT 17 S/S HURON RD, 18 S/S HURON RD, 19 S/S HURON RD, 20 S/S HURON RD PL 585 TWP OF WATERLOO; PT LT 3 S/S HURON RD, 4 S/S HURON RD, 5 S/S HURON RD, 6 S/S HURON RD, 7 S/S HURON RD, 8 S/S HURON RD, 15 S/S HURON RD, 16 S/S HURON RD, 21 S/S HURON RD PL 585 TWP OF WATERLOO; PT LT 149 GERMAN COMPANY TRACT KITCHENER AS IN 1200696 & 1200697, SAVE & EXCEPT PT 12 ON 58R-16920; KITCHENER

4.7 Bill 23 Municipal Heritage Register Review – June 2024 Update



CRITERIA	MET?	DESCRIPTION
1. The 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.	Yes	Representative example of a late-19th century bank barn and drive shed.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The property does not display a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The property does not demonstrate a high degree of technical or scientific achievement.
4. This property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	Direct associations with the theme of early settlement. Direct associations with early settlers (e.g., Daniel and Jacob Erb, Joseph Bambuger, John Chapman, Reuben Eby, Simon Hallman, Ida Halman, and the Trussler family.)
5. This 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.	Yes	Potential to yield information that contributes to an understanding of the early rural community.
6. The property has historical value or associative value because it demonstrates or reflects the work of an architect, artist, builder, designer, or theorist who is significant to the community	No	The architect/builder is unknown.

4.7 Bill 23 Municipal Heritage Register Review – June 2024 Update



CRITERIA	MET?	DESCRIPTION
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	Helps to maintain and support the rural character of the area (e.g., lands continue to be cultivated).
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	Property is visually and historically linked to the farmhouse (1738 Trussler Road), the bank barn, the driveshed, the windbreak, the cultivated fields and their topography, the mature woodlot, and the spatial organization and visual/historic relationship between buildings and landscape elements. The bank barn and driveshed are visually and historically linked to the farmhouse (1738 Trussler Road).
9. The property has contextual value because it is a landmark	No	The property is not a landmark.

4.7 Bill 23 Municipal Heritage Register Review June 2024 Update



709 King Street West



Criteria Met: 5/ 9

Value: Design/Physical, Historical/Associative, Contextual

4.7 Bill 23 Municipal Heritage Register Review

June 2024 Update



CRITERIA	MET?	DESCRIPTION
1. The 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.	Yes	Representative example of the Neo-Classical architectural style, as seen in its symmetrical massing that follows Georgian forms, grand scale, and refined ornamental detailing .
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The property does not display a high degree of craftsmanship or artistic merit beyond what is typical for the Neo-Classical architectural style, which is characterized by some ornamental details in addition to grand scale and simple and symmetrical geometric forms.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The property does not demonstrate a high degree of technical or scientific achievement, being constructed using material and methods common to the early 20 th century.
4. This property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	Direct associations with the local school board and themes of education and population growth within the area, as well as notable educators such as Janet Metcalfe. Second longest operating grade school with the City.

4.7 Bill 23 Municipal Heritage Register Review

June 2024 Update

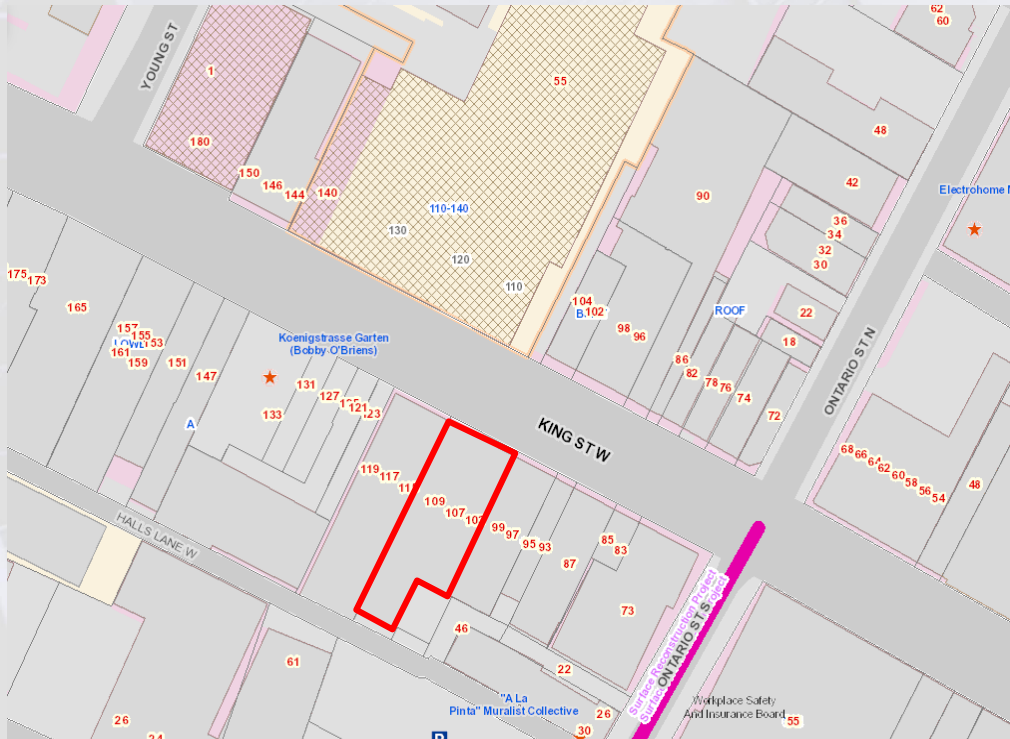


CRITERIA	MET?	DESCRIPTION
5. This property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	Yes	Potential to yield information that contributes to an understanding of the development of the education system and population growth within the City.
6. The property has historical value or associative value because it demonstrates or reflects the work of an architect, artist, builder, designer, or theorist who is significant to the community	No	The architect/builder is unknown.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	Visually, physically, functionally, and historically linked to its surroundings. Located in-situ and maintains original use.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	Maintains and supports character of the area, surrounded by residential family homes with occupants who attend the school and in proximity to other institutional uses including the Kitchener Waterloo Collegiate and Vocational School.
9. The property has contextual value because it is a landmark	No	The property is not a landmark.

4.7 Bill 23 Municipal Heritage Register Review June 2024 Update



103-109 King Street West



Criteria Met: 4 / 9

Value: Design/Physical, Historical/Associative, Contextual

4.7 Bill 23 Municipal Heritage Register Review

June 2024 Update



CRITERIA	MET?	DESCRIPTION
1. The 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.	Yes	Representative example of the Classic Revival architectural style, seen in its ordered, proportionate and symmetrical massing and repetitive fenestration.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The property does not display a high degree of craftsmanship or artistic merit beyond what is typical for the architectural style.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The property does not demonstrate a high degree of technical or scientific achievement, being constructed using material and methods common to the early 20 th century.
4. This property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	Part of the Huehn Block constructed by notable citizen Christian Huehn. Associated with the Freemasons community in the City of Kitchener, being the former home to Grand River Lodge 151.

4.7 Bill 23 Municipal Heritage Register Review

June 2024 Update



CRITERIA	MET?	DESCRIPTION
5. This 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.	No	Does not have the potential to yield information that contributes to an understanding of the community.
6. The property has historical value or associative value because it demonstrates or reflects the work of an architect, artist, builder, designer, or theorist who is significant to the community	No	The architect/builder is unknown.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	Remains in its original location. Located within the Downtown Cultural Heritage Landscape, an area characterized by a mix of commercial and other uses. Maintains similar massing, scale, and setback as surrounding buildings.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	Physically, visually, and historically linked to its surroundings. Remains in-situ along the historic main thoroughfare King St. In proximity to historical and designated commercial structures.
9. The property has contextual value because it is a landmark	No	The property is not a landmark.

Thank you!