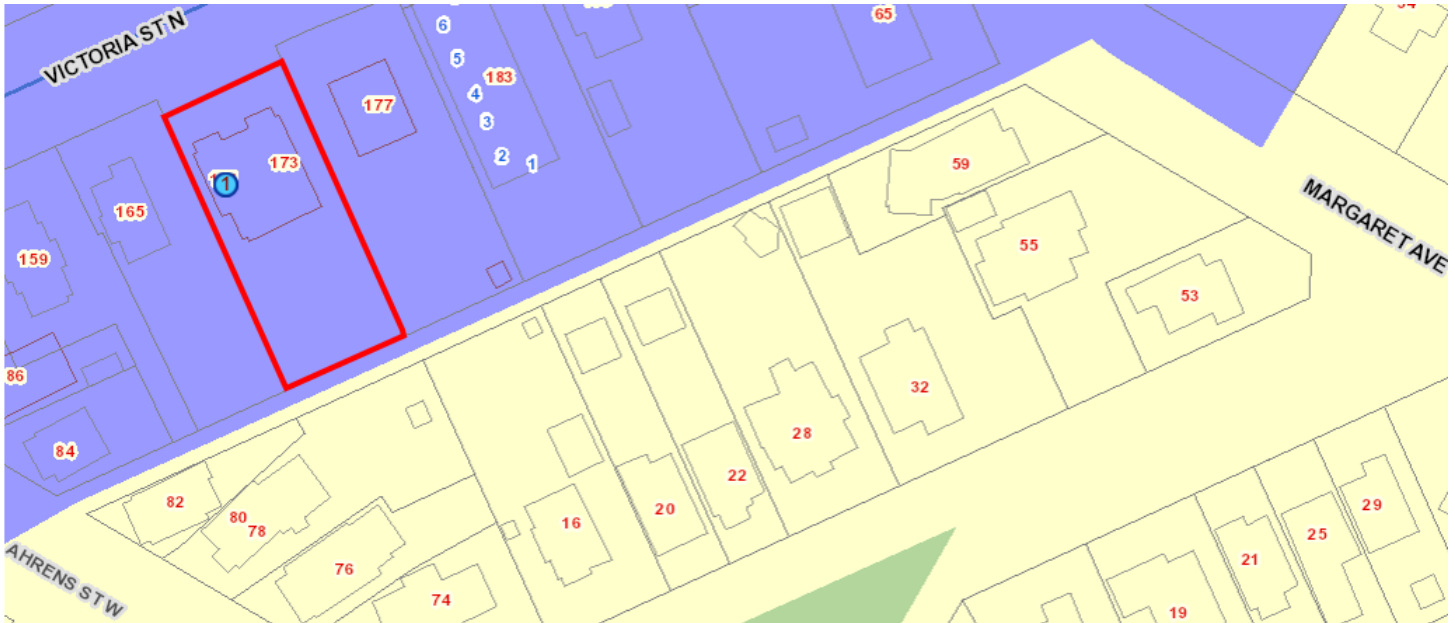


# STATEMENT OF SIGNIFICANCE

## 171-173 Victoria Street North



### Summary of Significance

- Design/Physical Value
- Historical Value
- Contextual Value

- Social Value
- Economic Value
- Environmental Value

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**Municipal Address:** 171-173 Victoria Street North

**Legal Description:** Plan 374 Lot 78

**Year Built:** c. 1887

**Architectural Style:** Italianate

**Original Owner:** Unknown

**Original Use:** Residential

**Condition:** Good

### Description of Cultural Heritage Resource

The property municipally addressed as 171-173 Victoria Street North is a two-storey late 19<sup>th</sup> century brick building built circa 1887 in the Italianate architectural style. The building is situated on a 0.23-acre parcel of land located on the south side of Victoria Street North between Ahrens Street West and Margaret Avenue in the Civic Centre planning community of the City of Kitchener within the Region of Waterloo. The subject property is also located adjacent to the Civic Centre Neighbourhood Heritage Conservation District, which is designated under Part V of the Ontario Heritage Act. The principal resource that contributes to the heritage value is the building.

## **Heritage Value**

171-173 Victoria Street North is recognized for its design/physical and historical/associative values. The building was part of the Civic Centre Neighbourhood Heritage Conservation District (CCNHCD) Study. As part of the study, the boundaries were refined to exclude certain properties primarily fronting onto regional roads; however, the CCNHCD Plan identified 171-173 Victoria Street North as a Group A building worthy of designation under Part IV of the Ontario Heritage Act. Specifically, the CCNHCD Plan notes the following: a pair of prestigious semi-detached residences; the building is in very good condition; the masonry is in good repair and exhibits the contrasting colours of red and buff (yellow) brick; presence of decorative wood details in the roof eaves and brackets; porches have been replicated using good skill and judgment; the windows appear to be original double hung; and, the front doors have maintained the transom window design.

## **Design/Physical Value**

The property demonstrates design/physical value as rare example of a late 19<sup>th</sup> century prestigious semi-detached dwelling built in the Italianate architectural style. The building has many intact heritage attributes in good condition.

### **Front (North) Façade**

The front façade of the building faces Victoria Street North and is comprised of four bays (two bays for each half of the semi-detached dwelling). Each half of the semi-detached dwelling features: a projecting bay with a front gable; roofline displaying plain fascia, soffits and decorative frieze board along with highly decorative paired brackets; buff (yellow) and red brick; a semi-circular window opening in the front gable end with a red brick voussoirs and stone sill; a pair of segmentally arched window openings on both the first- and second-storey with red brick voussoirs and stone sills; the design of the double hung 1/1 wood windows on the first- and second-storey; and, a rusticated stone foundation. Between the projecting bays are the entrances to the building. Each half of the semi-detached dwelling features: a hip roof; roofline displaying plain fascia, soffits and decorative frieze board along with highly decorative paired brackets; buff (yellow) and red brick; a segmentally arched door opening with red brick voussoirs on the second-storey; a verandah on both the first- and second-storey; the verandah on the second-storey displays a top and bottom rail with turned balusters; the verandah on the first-storey displays a half turned post on each end with highly decorative brackets and scroll work along with a full central turned post in the middle with highly decorative brackets and scroll work; and, the first-storey has two entrances and both display a front door opening with a segmentally arched transom with red brick voussoirs and simple side lites.

### **Side (West & East) Façades**

The side façades of the building are virtually identical. They face the side lot lines and adjacent buildings. The side facades are comprised of the side of the projecting bays, two bays divided by a chimney and a rear addition. In general, the second-storey side façades feature: a hip roof displaying plain fascia, soffits and decorative frieze board along with highly decorative paired brackets; buff (yellow) and red brick; segmentally arched window openings with red brick voussoirs and stone sills at both the first- and second-storey; double hung 1/1 window design; chimneys that project above the roofline and divide the façade into two bays; two basement windows with red brick voussoirs and stone sills; and, a field stone foundation. The rear addition is one-and-one-half-storeys with a gable roofline; covered verandah; segmentally arched door opening with red brick voussoirs; a segmentally arched window opening with red brick voussoirs; and, a circular window with a red brick border located above the verandah. The first-storey covered verandah features: a top and bottom rail with turned balusters; turned posts with highly decorative brackets and scroll work; and, vertical skirting.

### Rear (South) Façade

The rear façade faces a laneway in the Civic Centre Neighbourhood Heritage Conservation District. This façade features portions of the two-storey building and the one-and-one-half-storey addition. The portions of the two-storey building feature: a hip roof displaying plain fascia, soffits and decorative frieze board along with highly decorative paired brackets; buff (yellow) and red brick; segmentally arched window openings with red brick voussoirs and stone sills at both the first- and second-storey; and, double hung 1/1 window design. The one-and-a-half-storey addition features: gable roofline; two bays separated by a chimney; buff (yellow) and red brick; plain fascia, soffits and frieze; segmentally arched window openings of varying sizes on both the first- and second-storey with red brick voussoirs and stone sills; double hung 1/1 window design; and, rusticated stone foundation.

### Historical/Associative Value

The property municipally addressed as 171-173 Victoria Street North has historical/associative value due to its history and association the late Ian MacNaughton and his planning firm MHBC – MacNaughton Hermsen Britton Clarkson Planning Limited.

Ian Mac Naughton graduated from the University of Waterloo's Urban and Regional Planning program in 1968 and went on to pursue his MA in Regional Planning and Resource Development in 1971. He founded MHBC in 1973 with a vision to create a planning firm built on innovation, integrity, strategic thinking, problem solving and excellent service (MHBC Planning Urban Design & Landscape Architecture, 2024). He was honoured as a "Fellow" by the Canadian Institute of Planners, which is the highest recognition a land use planner can achieve. Sadly, Ian passed away on Saturday, October 7, 2023. MHBC's website (2024) contains an "In Memory" page that further describes Ian and his contributions to the planning field and community:

*"Ian was passionate about the betterment of Ontario through his vision, leadership and big picture thinking. Throughout his life, Ian demonstrated qualities that set him apart as a leader, mentor and innovator and he had a unique ability to inspire and motivate those around him. Based on his knowledge and expertise he was appointed as a member of numerous Provincial, Regional and Local task forces including the Provincial Smart Growth Central Ontario Strategy Sub-Panel, the Greenbelt Task Force and the Province of Ontario Advisory Group on Energy and Economic Development. Ian was also selected as a special advisor to the Ontario Stone, Sand and Gravel Association and assisted numerous municipalities with restructuring, governance, waste management and housing strategies.*

*Beyond Ian's professional achievements, Ian championed causes close to his heart, giving back to the community and making a positive impact on countless lives. This included the University of Waterloo, Canadian Technology Triangle, Rotary, Homewood, Breslau Park and Recreation Association and the Grand River Conservation Foundation."*

The subject property was MHBC's Kitchener office from 1986 to 2009. Over the past 50 years, what began as a local planning firm, MHBC has grown to be a large company with over 100 staff located at five regional offices (Barrie, Kitchener, London, Woodbridge and Burlington) providing planning services across Ontario. Today, the firm provides a full range of services, including: urban and rural planning; urban design; landscape architecture; cultural heritage; and, resource management.

### Heritage Attributes

The heritage value of 171-173 Victoria Street North resides in the following heritage attributes:

- All elements related to the design and physical value of the semi-detached dwelling built in the Italianate architectural style, including:
  - two-storey height;
  - square plan with rear addition;
  - hipped roofline;
  - the front façade:
    - four bays (two for each half of the dwelling);
    - projecting bays with front gables (one for each half of the dwelling);
    - roofline displaying plain fascia, soffits and decorative frieze board along with highly decorative paired brackets;
    - buff (yellow) and red brick;
    - semi-circular window opening in the front gable ends with a red brick voussoirs and stone sills;
    - segmentally arched window openings with red brick voussoirs and stone sills;
    - the design of the double hung 1/1 wood windows;
    - segmentally arched door opening with red brick voussoirs on the second-storey;
    - second-storey verandah displaying a top and bottom rail with turned balusters;
    - first-storey verandah displaying a top and bottom rail with turned balusters and turned posts with highly decorative brackets and scroll work;
    - segmentally arched transom with red brick voussoirs and simple side lites on the first-storey;
    - front door openings; and,
    - rusticated stone foundation.
  - the side facades:
    - hip roof displaying plain fascia, soffits and decorative frieze board along with highly decorative paired brackets;
    - buff (yellow) and red brick;
    - segmentally arched window openings with red brick voussoirs and stone sills;
    - double hung 1/1 window design;
    - chimneys that project above the roofline and divide the façade into two bays;
    - two basement windows with red brick voussoirs and stone sills; and,
    - field stone foundation.
  - the rear addition features:
    - one-and-one-half-storey height;
    - gable roofline;
    - covered verandah;
    - segmentally arched door opening with red brick voussoirs;
    - segmentally arched window openings with red brick voussoirs;
    - circular window with a red brick border located above the verandah; and,
    - covered verandah displaying a top and bottom rail with turned balusters, turned posts with highly decorative brackets and scroll work, and vertical skirting.
  - the rear façade:
    - this façade features portions of the two-storey building and the one-and-one-half-storey addition;
    - the portions of the two-storey building feature:

- a hip roof displaying plain fascia, soffits and decorative frieze board along with highly decorative paired brackets;
- buff (yellow) and red brick;
- segmentally arched window openings with red brick voussoirs and stone sills; and,
- double hung 1/1 window design.
- the one-and-a-half-storey addition features:
  - gable roofline;
  - two bays separated by a chimney;
  - buff (yellow) and red brick;
  - plain fascia, soffits and frieze;
  - segmentally arched window openings of varying sizes with red brick voussoirs and stone sills;
  - double hung 1/1 window design; and,
  - rusticated stone foundation.

## **References**

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## Photographs



Front Elevation (North Façade) – 171-173 Victoria Street South (former semi-detached dwelling converted to offices)



Side Elevation (West Façade) – 171-173 Victoria Street North



Side Elevation (East Façade) – 171-173 Victoria Street North



Front Elevation (South Façade) – 171-173 Victoria Street North (Rear Addition)





Detailing of projecting gable with plain fascia, soffits and decorative frieze board along with highly decorative paired brackets



Detailing of door openings with transom and side lites, and detailing of verandah with turned posts, turned balusters and decorative brackets and scrollwork



# CULTURAL HERITAGE EVALUATION FORM

Address: 171-173 Victoria Street North Recorder: Michelle Drake

Description: Former semi-detached dwelling, Italianate style Date: March 25, 2024

(date of construction, architectural style, etc)

Photographs Attached:

Front Facade    Left Façade    Right Façade    Rear Facade    Details    Setting

<b><i>Designation Criteria</i></b>	<b><i>Recorder – Heritage Kitchener Committee</i></b>	<b><i>Heritage Planning Staff</i></b>
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 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 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	N/A <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/>

<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 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 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</p>	<p>N/A <input 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>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>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 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.</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 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.</p> <p><i>* within the region, city or neighborhood.</i></p>	<p>N/A <input 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>

Notes

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<b>Additional Criteria</b>	<b>Recorder</b>	<b>Heritage Kitchener Committee</b>
<b>Interior:</b> Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?	N/A <input type="checkbox"/> Unknown <input 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"/>
<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 type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" 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 type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" 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	N/A <input 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>Statement of Significance and indicate which elements are still existing and which ones have been removed.</p>		
<p><b>Alterations:</b> 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 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><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 type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" 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</i></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"/></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"/></p>

<p><i>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><input type="checkbox"/> Additional Research Required</p>	<p><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 checked="" type="checkbox"/> Office <input checked="" type="checkbox"/> Other <input type="checkbox"/> - _____</p>	<p>Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Office <input checked="" 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>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 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>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>		
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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: \_\_\_\_\_