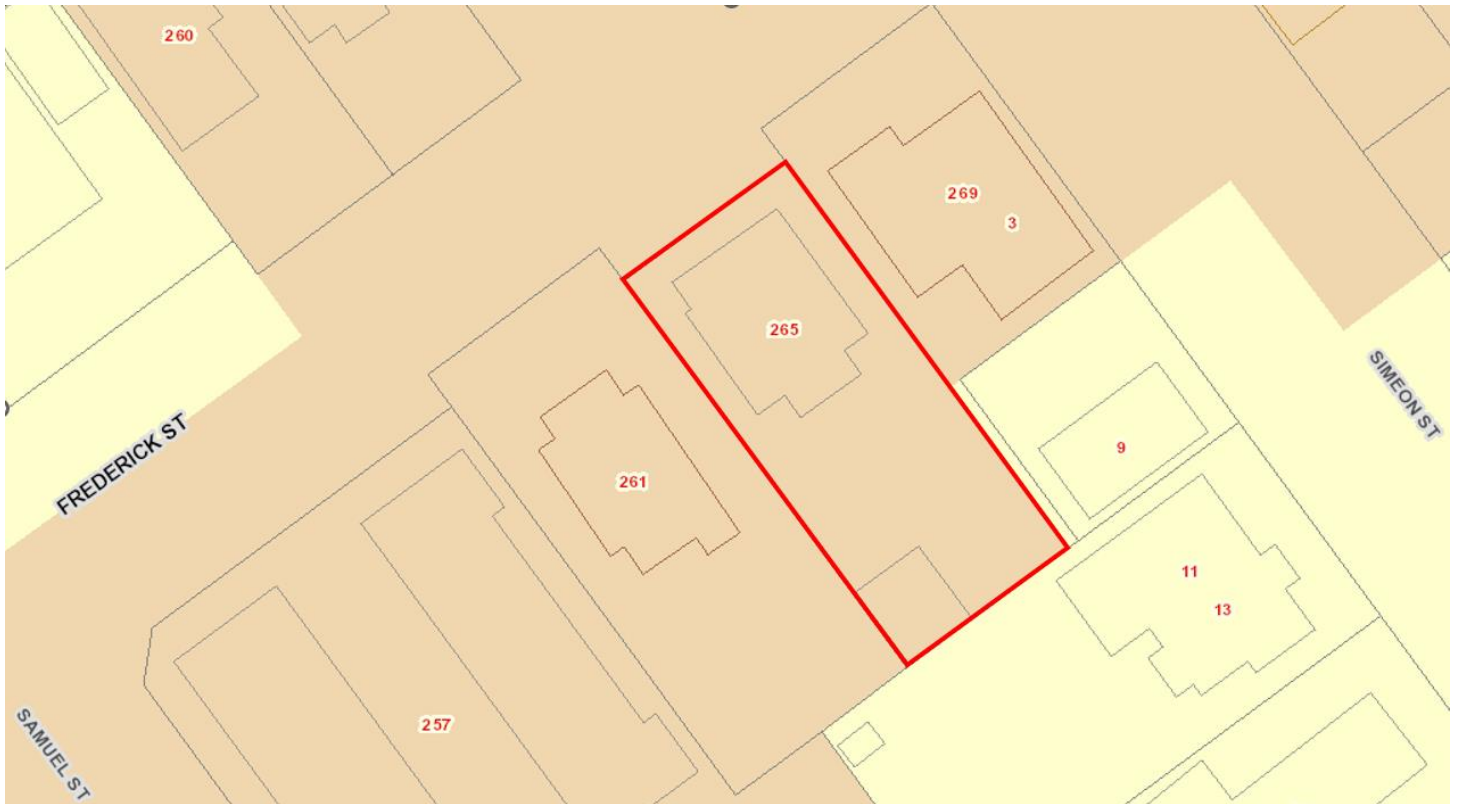


# STATEMENT OF SIGNIFICANCE

## 265 Frederick Street



### Summary of Significance

- Design/Physical Value
- Historical Value
- Contextual Value

- Social Value
- Economic Value
- Environmental Value

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**Municipal Address:** 265 Frederick Street

**Legal Description:** Plan 424 Part Lot 7

**Year Built:** c. 1901

**Architectural Style:** Decorative Berlin Vernacular

**Original Owner:** Arthur Foster Senior

**Original Use:** Residential

**Condition:** Good

### Description of Cultural Heritage Resource

265 Frederick Street is a two-and-a-half storey early-20th century brick building built in the Decorative Berlin Vernacular architectural style. The building is situated on a 0.14-acre parcel of land located on the south side of Frederick Street directly opposite Pequegnat Avenue in the Central Frederick Planning Community of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the main building.

## **Heritage Value**

265 Frederick Street is recognized for its design/physical and historical/associative values.

### **Design/Physical Value**

The property municipally addressed as 265 Frederick Street demonstrates design/physical value as a representative example of the Decorative Berlin Vernacular architectural style. The Decorative Berlin Vernacular architectural style provided the transition between the earlier decorative Queen Anne and the later plain and simple Berlin Vernacular architectural style (Hill, 1996). The form is consistent with the Berlin Vernacular, with a front gable roof and full-width verandah, but with more decorative features (Hill, 1996). Examples of decorative features include wood shingle gable with attic window and ornate trellis at the peak, elaborate wood eaves brackets, brick façade, painted wood verandah with a decorative gable over the entrance, wood columns with tapered brackets on brick piers, painted wood shingle handrail, and wide entrance steps with brick side parapet walls.

The design/physical value relates to the craftsmanship and architecture of the building. The building is constructed in the Decorative Berlin Vernacular architectural style with unique decorative features and is in good condition. The building is unusually tall at two-and-a-half storeys in height and unusually wide at about 13 metres (44 feet). The building features unusual, side elevations featuring flared gables with return eaves.

#### **Front Elevation (North Façade)**

The front façade faces Frederick Street and features: red brick construction; prominent front gable roofline with return eaves; horizontal wood cladding along with a ribbon of four continuous round headed windows with decorative trim in the gable end; wood soffits and fascia; 1/1 flat headed windows with brick voussoirs on the second storey; large flatheaded picture window with stained glass transom and brick voussoir; flatheaded bay window with stained glass transoms; flatheaded entrance door with brick voussoir; full width verandah features shallow hip roofline, wood soffit and cornice brackets, decorative gable over entrance, round tapered wood columns with square brick piers; decorative wood balusters; wood skirt; and, rusticated stone foundation.

#### **Side Elevation (West Façade)**

The side façade features: red brick construction; side flared gable roofline with return eaves and paired brackets; horizontal wood cladding along with paired flatheaded windows with decorative trim in the gable end; wood soffits and fascia; chimney; 1/1 flat headed window with brick voussoir; one-storey projecting bay with flat headed windows transoms; three flatheaded basement window openings; and, rusticated stone foundation.

#### **Side Elevation (East Façade)**

The side façade features: red brick construction; side flared gable roofline with return eaves and paired brackets; horizontal wood cladding and a round window with decorative trim in the gable end; wood soffits and fascia; chimney; flat headed window openings with brick voussoirs; flathead entrance door with brick voussoir; one flatheaded basement window opening; and, rusticated stone foundation.

## **Historical/Associative Value**

265 Frederick Street is associated with Arthur Foster Senior (b. June 16, 1856; d. January 19, 1931) who immigrated to Canada and settled in Berlin (now Kitchener) c. 1875. He worked as a shoemaker, shoe factory agent, and traveler shoe factory. He was Methodist. He was married to Sarah Spencer (b. January 31, 1857; d. February 11, 1916) and together they had nine (9) children (Annie, Arthur Junior, Elinor "Nellie", Louisa, Joseph, Lillian, Walter, Ida F., and Archibald). Arthur Senior was the Chairman of Canada's Diamond Jubilee and a Council Member of the Berlin Board of Trade. Arthur Junior (b. March 25, 1877; d. July 31, 1933) was a Methodist, Teacher, and Managing Director the Mutual Life Assurance Company of Canada. He was also involved in politics serving as a Councillor (1919-1921) and Deputy Reeve (1922-1923).

Despite the information noted above, it is not clear if Arthur Senior or Arthur Junior were significant to the community. It is unclear if the property has the potential to yield information that contributes to an understanding of a community or culture. The architect and builder are unknown. Research materials reviewed included the Berliner Journal "Progress in Berlin" reports, various City Directories (e.g., Vernon's), various volumes of the Waterloo Historical Society, and the 1904, 1917 and 1924-1925 Fire Insurance Plans.

## **Contextual Value**

The contextual values relate to the contribution that the building makes to the continuity and character of the Frederick Street streetscape. The property is located within the Central Frederick Neighbourhood Cultural Heritage Landscape (CHL). One heritage attribute found within CHLs is terminating views. Pequegnat Avenue and Fredrick Street create a 'T' intersection with a terminating view down Pequegnat Avenue towards the front façade of the building. This terminating view visually links Pequegnat Avenue and the front façade of the building at 265 Frederick Street.

## **Heritage Attributes**

The heritage value of 265 Frederick Street resides in the following heritage attributes:

- All elements related to the Decorative Berlin Vernacular architectural style of the house, including:
  - location, massing and scale of building;
  - unusually tall height at two-and-a-half storeys;
  - unusually wide width of front façade at about 13 metres (44 feet);
  - unusual, side elevations featuring flared gables with return eaves;
  - Front Elevation (North Façade)
    - red brick construction;
    - prominent front gable roofline with return eaves;
    - horizontal wood cladding along with a ribbon of four continuous round headed windows with decorative trim in the gable end;
    - wood soffits and fascia;
    - 1/1 flat headed windows with brick voussoirs on the second storey;
    - large flatheaded picture window with stained glass transom and brick voussoir;
    - flatheaded bay window with stained glass transoms;
    - flatheaded entrance door with brick voussoir;

- full width verandah features shallow hip roofline, wood soffit and cornice brackets, decorative gable over entrance, round tapered wood columns with square brick piers, decorative wood balusters, and wood skirt; and,
- rusticated stone foundation.
- Side Elevation (West Façade)
  - red brick construction;
  - side flared gable roofline with return eaves and paired brackets;
  - horizontal wood cladding along with paired flatheaded windows with decorative trim in the gable end;
  - wood soffits and fascia;
  - chimney;
  - 1/1 flatheaded window with brick voussoir;
  - one-storey projecting bay with flat headed windows with transoms;
  - three flatheaded basement window openings; and,
  - rusticated stone foundation.
- Side Elevation (East Façade)
  - red brick construction;
  - side flared gable roofline with return eaves and paired brackets;
  - horizontal wood cladding and a round window with decorative trim in the gable end;
  - wood soffits and fascia;
  - chimney;
  - flat headed window openings with brick voussoirs;
  - flatheaded entrance door with brick voussoir;
  - one flatheaded basement window opening; and,
  - rusticated stone foundation.
- All elements related to the contextual value, including:
  - location of the house and contribution that it makes to the continuity and character of the Frederick Street streetscape; and,
  - location of the house and terminating vista that it creates at the end of Pequegnat Avenue.

## **References**

Bonk, D. (2024). *Arthur Foster – Waterloo Region Generations, A record of the people of Waterloo Region, Ontario*. Retrieved from <https://generations.regionofwaterloo.ca/getperson.php?personID=I32679&tree=generations> on August 9, 2024.

Bonk, D. (2024). *Arthur Foster – Waterloo Region Generations, A record of the people of Waterloo Region, Ontario*. Retrieved from <https://generations.regionofwaterloo.ca/getperson.php?personID=I32681&tree=generations> on August 9, 2024.

Tiessen, P. (1912). *Berlin, Canada: A Self-Portrait of Kitchener-Waterloo, Ontario Before World War One*. Sand Hills Books, Inc: St. Jacobs, Ontario.

## Photographs



**Front Elevation (North Façade)**



**Front and Side Elevation (North and West Facades)**





**Front Elevation (North Façade) – Historic Photograph circa 1912**

(SOURCE: <https://www.historypin.org/services/thumb/phid/50572/dim/1000x1000/c/1518491820>)



# CULTURAL HERITAGE EVALUATION FORM

Address: 265 Frederick Street Recorder: Michelle Drake

Description: \_\_\_\_\_ Date: July 30, 2024

(date of construction, architectural style, etc)

Photographs Attached:

Front Facade     Left Façade     Right Façade     Rear Facade     Details     Setting

<b>Designation Criteria</b>	<b>Recorder – Heritage Kitchener Committee</b>	<b>Heritage Planning Staff</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 scientific achievement.	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><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 checked="" 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 type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input checked="" 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, artist, builder, designer or theorist who is significant to a community.</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"/></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 type="checkbox"/> Yes <input checked="" type="checkbox"/></p>
<p>8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.</p> <p><i>* Additional archival work may be required.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>
<p>9. The property has contextual value because it is a landmark.</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>
<p><b>Interior:</b> Is the interior arrangement, finish,</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"/></p>

<p>craftsmanship and/or detail noteworthy?</p>		
<p><b>Completeness:</b> 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 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>Site Integrity:</b> 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 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>Alterations:</b> 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 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>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>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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</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 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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></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 type="checkbox"/> Office <input type="checkbox"/> Other <input type="checkbox"/> - _____</p>	<p>Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Other <input checked="" type="checkbox"/> Commercial Office</p>
<p><b>Diversity and Inclusion:</b> Does the subject property contribute to the cultural heritage of a community of people?</p> <p>Does the subject property have intangible value to a specific community of people?</p> <p><i>* E.g.- Waterloo Masjid (Muslim Society of Waterloo &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>	<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 checked="" 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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p>

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: \_\_\_\_\_