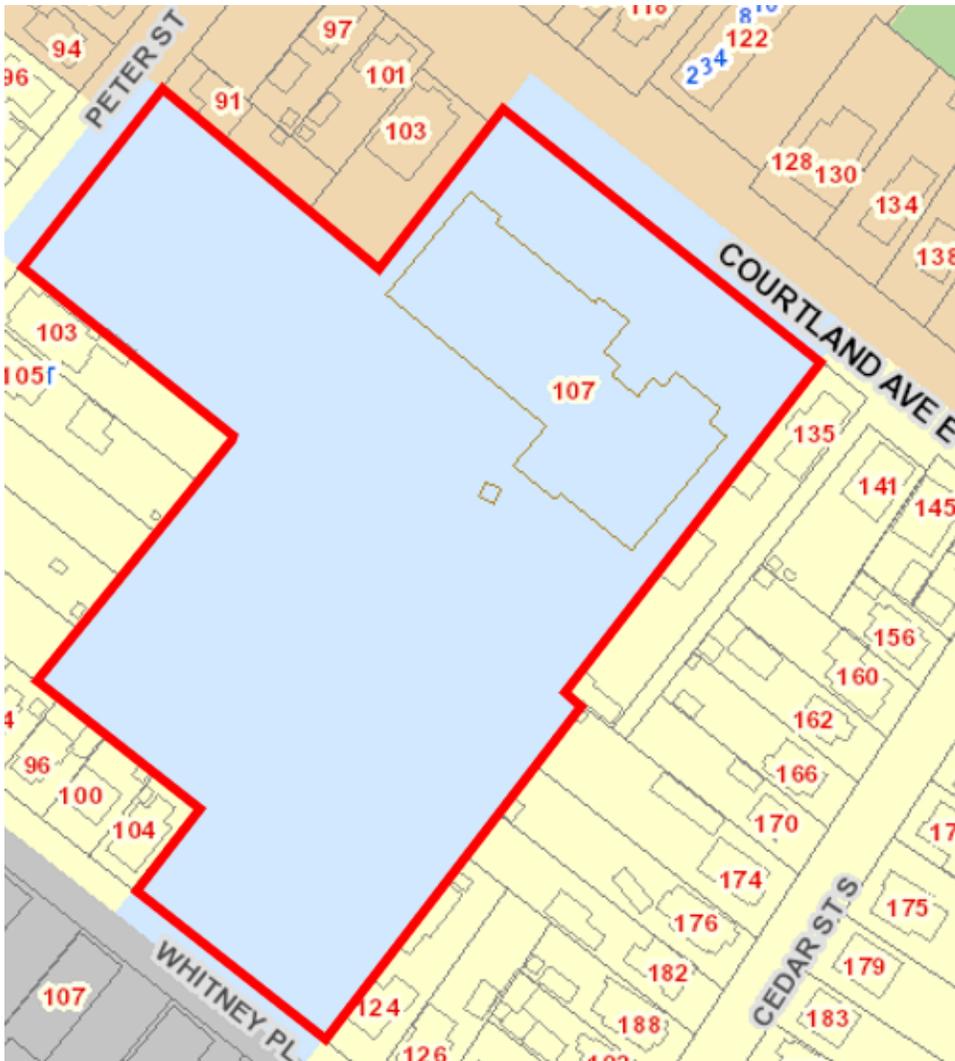


# STATEMENT OF SIGNIFICANCE

## 107 Courtland Avenue South



### Summary of Significance

- Design/Physical Value
- Historical Value
- Contextual Value

- Social Value
- Economic Value
- Environmental Value

**Municipal Address:** 107 Courtland Avenue East

**Legal Description:** Plan 419 Lot 4-9 Part Lot 10 & 11 GCT Lot 277

**Year Built:** c. 1928

**Architectural Style:** Vernacular example of Beaux Arts Classicism

**Original Owner:** Public School Board

**Original Use:** Public Elementary School

**Condition:** Good

## **Description of Cultural Heritage Resource**

The property municipally addressed as 107 Courtland Avenue East is a two-storey 20<sup>th</sup> century brick school built as a Vernacular example of the Beaux Arts Classicism architectural style. The school is situated on a 3.96-acre parcel of land located on the south side of Courtland Avenue East between Peter Street and Cedar Street in the Cedar Hill and Schneider Creek Secondary Plan of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the school.

## **Heritage Value**

107 Courtland Avenue East is recognized for its design/physical, historical/associative, and contextual values.

## **Design/Physical Value**

The property municipally addressed as 107 Courtland Avenue East demonstrates design/physical value as a rare example of a two-storey 20<sup>th</sup> century brick school built as a Vernacular example of the Beaux Arts Classicism architectural style. In Ontario, the Beaux-Arts Classicism architectural style was present between 1900 and 1945, and primarily used for public and semipublic buildings, such as post offices, banks and libraries (Blumenson, 1990). Ontario architects generally preferred a Classical interpretation of the Roman or Greek architecture but on a smaller scale (Blumenson, 1990). This preference can be seen in the scale, symmetry, and simplicity of the Courtland Avenue Public School building design. The design also pays tribute to the semi-circular arches of the main entrance, bell tower, and second floor windows of an earlier school on the site through the use of blind semi-circular stone arches.

## **Front (North Elevation) Façade**

The front façade faces Courtland Avenue East and features a symmetrical façade with five bays and a flat roof.

The central bay features: yellow brick and stone materials; a classical frontispiece that is raised from the ground features smooth pilasters with simple moulded base and a crown cap topped by an entablature; the entablature features a plain architrave, a decorative frieze with round reliefs, and a moulded cornice with dentils; above the entablature sits a stone sign that reads “*COURTLAND*”; copper flashing is used above the entablature, the stone sign, the second floor stone belt course, and the roof; stone belt courses are located below the first floor windows and above the second floor windows; a pair of window openings with a stone surround; and, a bronze plaque that reads “*Courtland Senior Public School 1890 – 1990 to Commemorate One Hundred Years in Education.*”

The two bays on either side of the central bay feature: four flatheaded basement windows; yellow brick and stone materials; a stone belt course below the first floor windows and above the second floor windows; the belt course above the second floor windows feature decorative stone reliefs; a window pattern on both the first and second floor that features a single flatheaded 1/1 window with enclosed transom and a stone sill, a ribbon of three flatheaded 1/1 windows with enclosed transom and a stone sill, and another single flatheaded 1/1 window with an enclosed transom and a stone sill; and, copper flashing on the entablature, stone sign, second floor belt course, and roof.

The two end bays feature: yellow brick and stone materials; three flatheaded basement windows; a stone belt course that aligns with the bottom of the first floor windows and a broken stone belt course

that aligns with the top of the second floor windows; blind stone semi-circular arches with decorative central keystones (agraffe) supported by fluted pilasters with plain bases and crown caps; stone cartouches above the blind concrete arches; and, stone medallions with brick surrounds.

#### Side (East) Façade

The side façade faces East but only a portion of the circa 1928 façade is visible because the 1964 addition was built on to the East façade. The portion of the circa 1928 building that can be seen features: yellow brick and stone materials; two flathead enclosed basement windows; a stone belt course below the first-floor windows and above the second floor windows; a single flatheaded 1/1 window with an enclosed transom and a stone sill on both the first- and second-storey; a ribbon of three flatheaded 1/1 windows with enclosed transoms and a stone sill on both the first- and second-storey; and, copper flashing on the roof.

#### Side (West) Façade

The side façade faces West and features: yellow brick and stone; four flathead basement windows with stone sills; a stone belt course below the first-floor windows and above the second-floor windows; a ribbon of three 1/1 flatheaded windows with enclosed transom and stone sills bookended by a single 1/1 window with an enclosed transom and stone sills on both the first- and second-storey; and, copper flashing on the roof.

#### Rear (South) Façade

The rear façade faces South and consists entirely of the 1964 addition .

#### Addition (1964)

A one storey addition was built of the south façade of 107 Courtland Avenue East. The addition is set back behind the frontline of the circa 1928 building. The addition is constructed of brown brick and features the school's name "COURTLAND SENIOR PUBLIC SCHOOL" as well as the Waterloo Region District School Board logo. The addition does not detract from the character of 107 Courtland Avenue, or the character of the Courtland Avenue East streetscape as it is setback from the original façade, lower in height, and situated on a lower elevation of land.

#### **Historical/Associative Value**

The property municipally addressed as 107 Courtland Avenue East has historical/associative value due to its direct association with public education and because it demonstrates the work of an architect and builder who were significant to Berlin (now Kitchener).

The subject property was the third site for a public school in the Berlin (now Kitchener). The original building was constructed in 1890 as a four-room school at a cost of \$5500 (Berliner Journal, 1890). It's first principal was Mary Cairnes (WRDSB, 2015). The first sub-principal was Miss Edith Matheson (1890-1891) and the second principal was Miss M.B. Tier (1891-1904) (Noonan, 1975; WRDSB, 2015).

In 1903, four new classrooms were added to the school at a cost of \$3000 (WRDSB, 2015). Later principals included Arthur Foster (1905-1912), Peter Fischer (1912-1917), W.G. Bain (1917-1919 & 1920-1927), and, Olive Matthews (1919-1920) (Noonan, 1975; WRDSB, 2015). Peter Fisher was one of four founding members of the Waterloo Historical Society (The Record, 2012).

The current building was designed by Bernal A. Jones and constructed by the Dunker Brothers (William and Albert) in 1928 at a cost of \$94,297 (WRDSB, 2015). B.A. Jones attended the Toronto

Technical School and worked as a draftsman for Frank Darling, in the office of Darling and Pearson, between 1908 and 1922 (Hill, 2009). B.A. Jones moved to Kitchener in 1922 and worked with W.H.E. Schmalz until opening his own office in 1926 (Hill, 2009). During that time, B.A. Jones assisted W.H.E. Schmalz design the 1922-23 Kitchener City Hall. B.A. Jones is also responsible for the design of several other important buildings in Kitchener such as the 1927 KW Granite Club, the 1932 Public Utilities Building and the 1936-37 Church of the Good Shepherd (Hill, 2009). The Dunker Brothers were a well-known and respected local building company that operated between 1887 and 1974 (Parks Canada, 2013). They were responsible for the construction of several other important buildings in Kitchener such as the 1927 KW Granite Club and the 1938-39 Registry Theatre (Parks Canada, 2013; Schmidt, 1977). Students were sent to nearby schools during construction and the first principal of the newly renovated and expanded school was Stanley Hodgins (1927-1937) (WRDSB, 2015).

A major renovation circa 1964 required the demolition of two single detached dwellings to construct a \$500,000 addition to the side and rear of the building to convert the school from a primary to a senior public school (KW Record, 1964; WRDSB, 2015). This renovation required the demolition of eight rooms, the addition of six new classrooms along with rooms for music, art, industrial arts, home economics, science and a double gymnasium with showers and changes rooms (WRDSB, 2015). The additions maintained the front portion of the 1928 building.

Post renovation, the principal was William H. Taylor (1965-1970). Mr. Taylor was community minded contributing to local sports and being honoured by the Mayor for 20 years of service as a member of the Parks and Recreation Commission (WRDSB, 2015).

### **Contextual Value**

The contextual value relates to how the property is physically, functionally, and historically linked to its surroundings. The building is physically and historically linked to its original site, and continues to function as a senior public school.

### **Heritage Attributes**

The heritage value of 107 Courtland Avenue East resides in the following heritage attributes:

All elements related to the design/physical value of the brick school built as a Vernacular example of the Beaux Arts Classicism architectural style, including:

- Front (North) Façade
  - a symmetrical façade with five bays;
  - a flat roof;
  - a central bay with:
    - yellow brick and stone;
    - concrete classical main entrance door surround with pilasters and entablature;
    - the entablature features a plain architrave, a frieze with round reliefs,
    - a moulded cornice with dentils;
    - a stone sign that reads “*COURTLAND*”;
    - copper flashing is used above the entablature, the stone sign, the second-floor stone belt course, and the roof;
    - a stone belt course below the first floor windows;
    - a stone belt course above the second floor windows;
    - a pair of window openings with a stone surround; and,

- a bronze plaque that reads “*Courtland Senior Public School 1890 – 1990 to Commemorate One Hundred Years in Education.*”
  - the two bays on either side of the central bay feature:
    - four flatheaded basement windows;
    - yellow brick;
    - a stone belt course below the first floor windows;
    - a window pattern on both the first and second floor that features a single window opening with a stone sill, a ribbon of three window openings with a stone sill, and another single window opening with a stone sill;
    - a second stone belt course above the second floor windows;
    - the belt course features decorative concrete embellishments;
    - copper flashing; and,
    - copper flashing on the roof.
  - the two end bays feature:
    - yellow brick and concrete;
    - three flatheaded basement windows;
    - a concrete belt course below the first-floor windows;
    - blind stone semi-circular arches with decorative central keystones (agraffe) supported by fluted pilasters with plain bases and crown caps;
    - stone cartouches above the blind concrete arches; and,
    - stone medallions with brick surrounds.
- Side (East) Façade
  - portion of the circa 1928 façade, which is visible;
  - yellow brick and stone materials;
  - two flathead enclosed basement windows;
  - a stone belt course below the first-floor windows and above the second floor windows;
  - a single flatheaded 1/1 window with an enclosed transom and a stone sill on both the first- and second-storey;
  - a ribbon of three flatheaded 1/1 windows with enclosed transoms and a stone sill on both the first- and second-storey; and,
  - copper flashing on the roof.
- Side (West) Façade
  - yellow brick and stone;
  - four flathead basement windows with stone sills;
  - a stone belt course below the first-floor windows and above the second-floor windows;
  - a ribbon of three 1/1 flatheaded windows with enclosed transom and stone sills bookended by a single 1/1 window with an enclosed transom and stone sills on both the first- and second-storey; and,
  - copper flashing on the roof.

## **References**

Berliner Journal. (1890). *New Buildings in Berlin*. Berliner Journal: Berlin, Ontario.

Hill, R. (2009). *Biographical Dictionary of Architects in Canada 1800-1950*. Retrieved from <http://www.dictionaryofarchitectsincanada.org/architects/view/173> on October 4, 2013.

Noonan, G. (1975). *A History of Kitchener*. Waterloo, Ontario: Wilfrid Laurier University Press.

Parks Canada. (2013). *Canada's Historic Places: Registry Theatre*. Retrieved from <http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=12427> on October 4, 2013.

Unknown. (1990). *Courtland 1890-1990 (100<sup>th</sup> anniversary program)*. Courtland Public School: Kitchener, Ontario.

Waterloo Region District School Board (WRDSB). (2015). *Principals and Vice-Principals Courtland Avenue P. S. 1890-2015*. WRDSB: Kitchener, ON.

## Photographs



Front Elevation (North Facade) – 107 Courtland Avenue East



Side Elevation (West Façade) – 107 Courtland Avenue East



Side Elevation (East Façade) – 107 Courtland Avenue East



Rear Elevation (South Façade) – 107 Courtland Avenue East



# CULTURAL HERITAGE EVALUATION FORM

Address: 107 Courtland Avenue East Recorder: Michelle Drake

Description: Public school, c. 1928, Beaux Arts Classicism Date: April 24, 2024

(date of construction, architectural style, etc)

Photographs Attached:

Front Façade  Left Façade  Right Façade  Rear Façade  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 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 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"/>
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 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>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 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 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>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 checked="" 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>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 checked="" 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 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>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 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

---



---



---

<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 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"/>
<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 checked="" 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 checked="" 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 checked="" 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 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><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 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><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 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>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>	<input type="checkbox"/> Additional Research Required	<input type="checkbox"/> Additional Research Required
<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>	Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Other <input type="checkbox"/> - _____	Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Other <input checked="" type="checkbox"/> Institutional – School
<p><b>Diversity and Inclusion:</b> Does the subject property contribute to the cultural heritage of a community of people?</p>	N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required  N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required  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>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>		
--	--	--

Notes about Additional Criteria Examined

---



---

## **Recommendation**

**Does this property meet the definition of a significant built heritage resource, and should it be designated under Part IV of the Ontario Heritage Act? (Does it meet two or more of the designation criteria?)**

N/A  Unknown  No  Yes

If not, please select the appropriate action for follow-up

- Keep on the Municipal Heritage Register
- Remove from the Municipal Heritage Register
- Additional Research Required

Other: \_\_\_\_\_



General / Additional Notes

---

---

TO BE FILLED BY HERITAGE PLANNING STAFF:

Date of Property Owner Notification: \_\_\_\_\_