

Staff Report



Development Services Department

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REPORT TO: Heritage Kitchener

DATE OF MEETING: October 1, 2024

SUBMITTED BY: Garett Stevenson, Director of Development and Housing Approvals,
519-741-2200 ext. 7070

PREPARED BY: Michelle Drake, Senior Heritage Planner, 519-741-2200 ext. 7839

WARD(S) INVOLVED: Ward 9

DATE OF REPORT: September 9, 2024

REPORT NO.: DSD-2024-418

SUBJECT: Heritage Permit Application HPA-2024-V-020
466 Queen Street South (Joseph Schneider Haus)
New Window Opening and
New Wood Windows on 1987 Gallery Addition

RECOMMENDATION:

That pursuant to Section 42 of the Ontario Heritage Act, Heritage Permit Application HPA-2024-V-020 be approved to permit the installation of one new window opening and two new wood windows on the 1987 gallery addition to the rear of the Joseph Schneider Haus on the property municipally addressed as 466 Queen Street South, in accordance with the supplementary information submitted with the application, subject to the following condition:

1. That the final building permit drawings be reviewed, and heritage clearance provided by Heritage Planning staff prior to the issuance of a building permit.

REPORT HIGHLIGHTS:

- The purpose of this report is to present Heritage Planning staff's recommendation for the proposed installation of one new window opening and two new wood windows on the 1987 gallery addition to the rear of the Joseph Schneider Haus at the subject property municipally addressed as 466 Queen Street South.
- The key finding of this report is that the installation of one new window opening and two new wood windows will not negatively impact the heritage attributes of the subject property, the Queen Street South streetscape, or the Victoria Park Area Heritage Conservation District. Note that according to Section 42 of the *Ontario Heritage Act*, the demolition of any building or structure, or part thereof, on the property requires Council approval.
- There are no financial implications associated with this report.
- Community engagement included consultation with the City's Heritage Kitchener committee.
- This report supports the delivery of core services.

*** This information is available in accessible formats upon request. ***
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

BACKGROUND:

The Development Services Department is in receipt of Heritage Permit Application HPA-2024-V-020 seeking permission to install one new window opening and two new wood windows on the 1987 gallery addition to the rear of the Joseph Schneider Haus at the subject property municipally addressed as 466 Queen Street South.



Figure 1. Location Map

The subject property is located within the Victoria Park Area Heritage Conservation District (VPAHCD), which is designated under Part V of the *Ontario Heritage Act*. The subject property is identified as a Group 'A' building in the VPAHCD. In the VPAHCD Study, it was noted as *"Kitchener's most historic building."* The circa 1816 building is described as, *"A 2-storey Mennonite Georgian style frame side-gabled farmhouse with full-width verandah and later rear additions to accommodate its museum functions. Enclosed by a picket fence, it is an outstanding example of conservation."* The VPAHCD Plan indicates that major work requires a Heritage Permit Application. The installation of one new window opening and two new wood windows on the 1987 gallery addition located to the rear of the Joseph Schneider Haus is considered major work.

The subject property is also a National Historic Site that operates as a museum owned by the Region of Waterloo. The National Historic Site status is only a commemorative status, and it does not provide statutory protection.

REPORT:

The subject property is located on the west side of Queen Street South between Courtland Avenue East and Schneider Avenue, within the Victoria Park Area Heritage Conservation District (VPAHCD). The original Joseph Schneider Haus was constructed circa 1816 in the

Mennonite Georgian architectural style while the gallery addition was constructed in 1987. In 2009, Council approved the Development and Technical Services DTS-09-143 staff report which identified the subject property as a property of very high cultural heritage value or interest (Group A).

The applicant is proposing to install one new window opening and two new wood windows on the 1987 gallery addition located to the rear of the Joseph Schneider Haus. The VPAHCD Plan indicates that major work requires a Heritage Permit Application (HPA), notes that work that irreversibly changes the building's historic fabric is considered major work, and identifies increasing the window profile and sizes as an example of irreversible changes considered major work requiring a HPA.

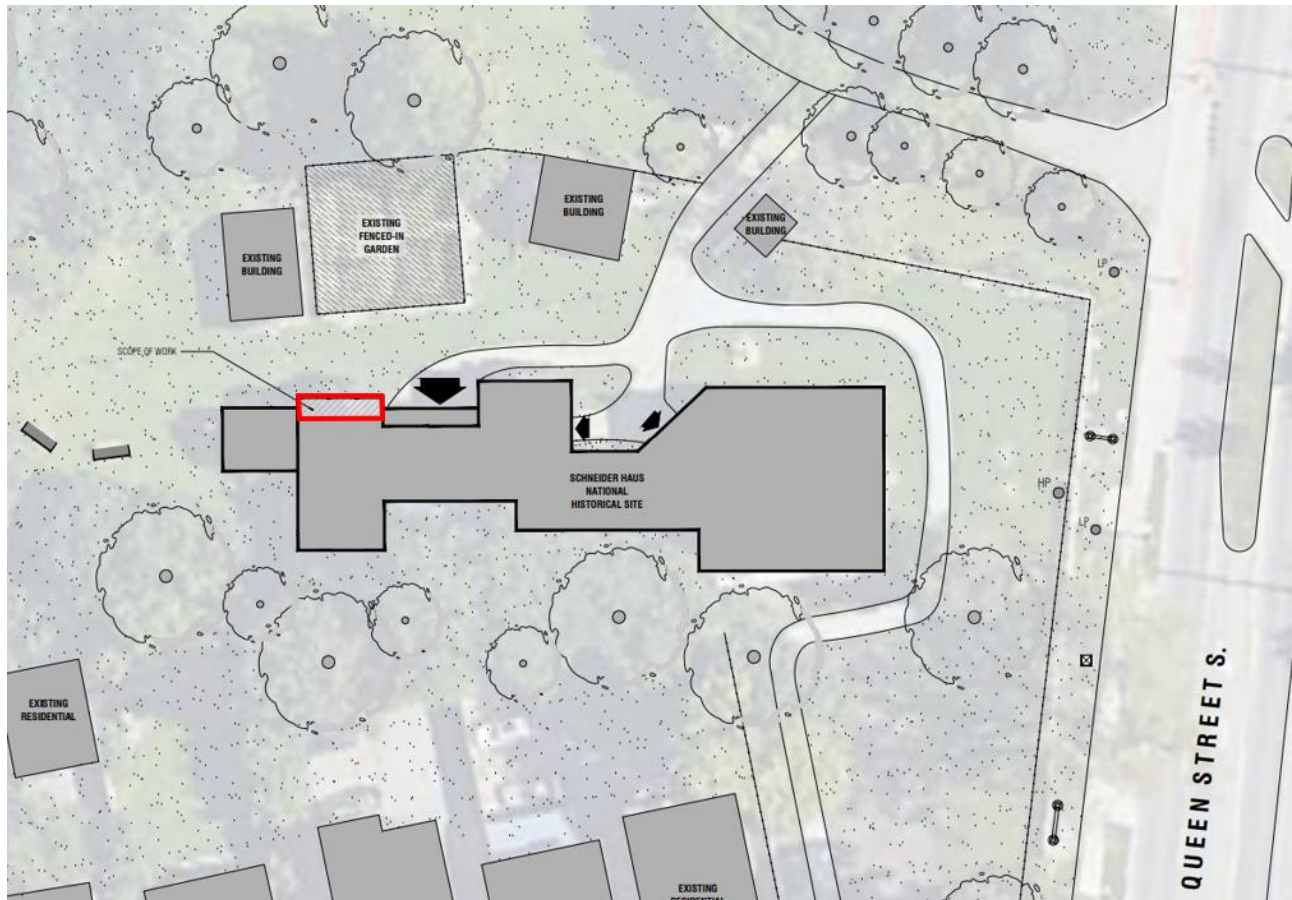


Figure 2. Location of New Window Openings and New Wood Windows

The VPAHCD Plan outlines building conservation guidelines for windows. These guidelines note that 1. *“The position, shape and design of windows establish the historic style and character of a building.”* And 2. *“The Georgian style window is the earliest style and usually consists of six over six sash within a wood frame.”* The proposed new window opening will be four (4) feet high by six (6) feet wide located two (2) feet about the finished floor level. The proposed new wood windows will be paired with each individual window being four (4) feet high by three (3) feet wide. The proposed new wood windows will match the existing windows of the 1987 gallery addition in terms of colour (white) and design (6/6 single hung window).

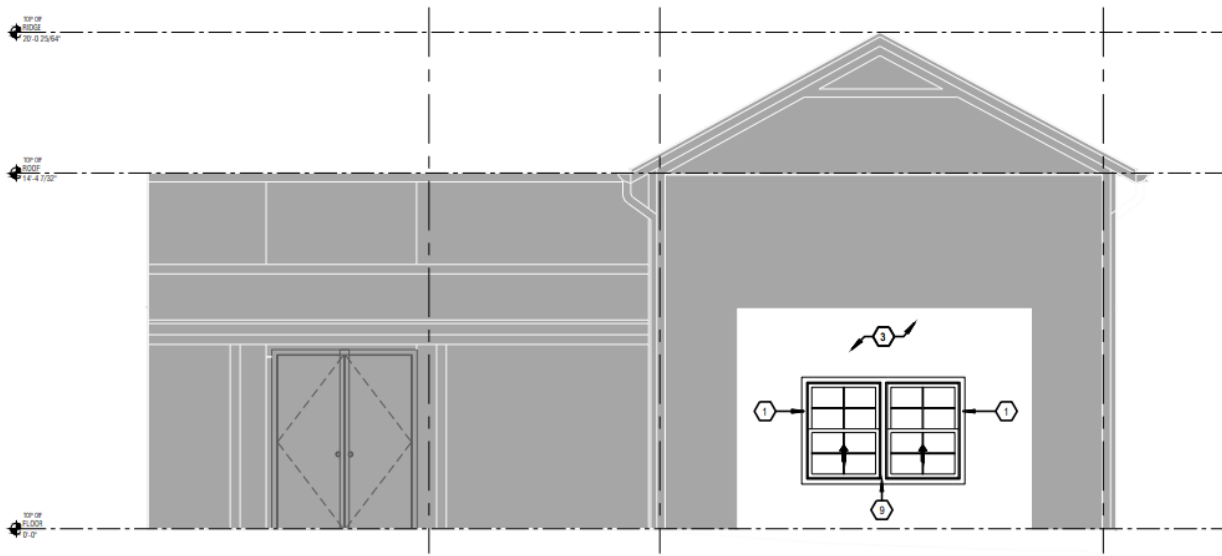


Figure 3. Design Detail for New Window Opening and New Wood Windows

The Federal “*Standards and Guidelines for the Conservation of Historic Places in Canada*” and the “*Province’s Eight Guiding Principles in the Conservation of Built Heritage Properties*” both address conservation principles and standards related to designing additions and alterations to be distinguishable/identifiable from the cultural heritage resource and its heritage attributes. These documents did not exist when the 1987 gallery addition was built; however, thought was given to developing a physically and visually compatible addition in terms of location, massing, architecture, materials, and design details. Further, in the past, the mission/vision for the Joseph Schneider Haus focused on restoring, rehabilitating, and interpreting the property to the year 1856. As a result of the aforementioned information, it is the opinion of Heritage Planning staff that the new window opening, and the two new wood windows do not need to be distinguishable from old because in this case “old” refers to a non-original 1987 gallery addition where the proposed new window opening, and the proposed new wood windows will match those of the 1987 gallery addition.

In reviewing the merits of this application, Heritage Planning Staff note the following:

- The subject property is located within the Victoria Park Area Heritage Conservation District and therefore designated under Part V of the Ontario Heritage Act;
- For several decades, the mission/vision for the Joseph Schneider Haus focused on restoring, rehabilitating, and interpreting the property to the year 1856:
 - The 1987 gallery addition was built prior to the passing of the 1996 designating by-law for the VPAHCD and was guided by the mission/vision;
 - The Federal “*Standards and Guidelines for the Conservation of Historic Places in Canada*” did not exist when the 1987 gallery addition was built;
 - The Province’s “*Eight Guiding Principles in the Conservation of Built Heritage Properties*” did not exist when the 1987 gallery addition was built;
 - The proposal to install a new window opening and new wood windows will match the existing window openings and the existing windows of the 1987 gallery addition;
- The proposal is in keeping with the Victoria Park Area Heritage Conservation District Plan building conservation guidelines for windows; and,

- The proposal will not detract from the character of the property, the integrity of the Queen Street South streetscape, nor the Victoria Park Area Heritage Conservation District.

In accordance with the Heritage Permit Application form, the approval of any application under the *Ontario Heritage Act* shall not be a waiver of any of the provisions of any by-law of the City of Kitchener or legislation, including, but not limited to, the requirements of the Ontario Building Code and Zoning By-law. In this regard, staff confirm that a Building Permit is required to install a new window opening.

STRATEGIC PLAN ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City’s website with the agenda in advance of the Heritage Kitchener committee meeting.

CONSULT – The Heritage Kitchener committee has been consulted regarding the Heritage Permit Application.

PREVIOUS REPORTS/AUTHORITIES:

- *Ontario Heritage Act, 2022*

APPROVED BY: Justin Readman, General Manager, Development Services Department

ATTACHMENTS:

Attachment A – Heritage Permit Application HPA-2024-V-020