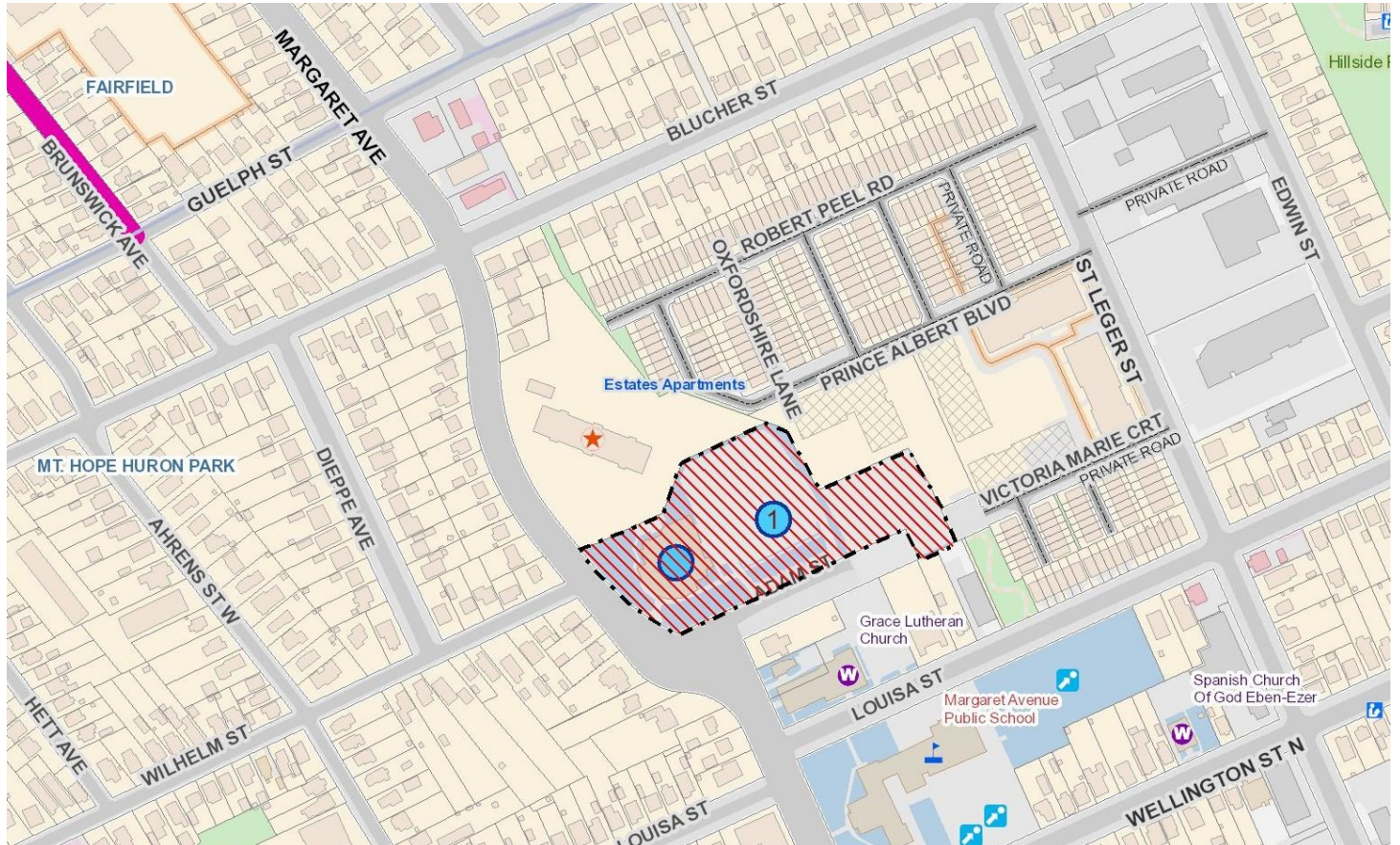


STATEMENT OF SIGNIFICANCE

160 Margaret Avenue



Summary of Significance

- | | |
|---|--|
| <input checked="" type="checkbox"/> Design/Physical Value | <input checked="" type="checkbox"/> Social Value |
| <input checked="" type="checkbox"/> Historical Value | <input type="checkbox"/> Economic Value |
| <input checked="" type="checkbox"/> Contextual Value | <input type="checkbox"/> Environmental Value |

Municipal Address: 160 Margaret Avenue

Legal Description: Plan 376 Lots 518 to 521 Part Lots 515 to 517, 522 to 526 STS & LNS Part Lot 38

Year Built: 1974

Architectural Style: Gothic Revival

Original Owner: New Apostolic Church

Original Use: Church

Condition: Excellent

Description of Cultural Heritage Resource

160 Margaret Avenue is a late 20th century building built in the Gothic Revival architectural style. The church is situated on a 3.63 acre parcel of land located on the east side of Margaret Avenue between Adam Street and Blucher Street in the Mt. Hope Huron Park Planning Community of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the church.

Heritage Value

160 Margaret Avenue is recognized for its design/physical, historic/associative, and contextual values.

Design/Physical Value

The design value relates to the architecture of the church. The church is a representative example of the Gothic Revival architectural style, and is in excellent condition. The church features: an irregular plan, limestone cladding in an ashlar pattern, cross gable roof encompassing tower on the south side, projecting main entrance, surrounding arched arcade, parapets and gothic windows on the tower with stained glass glazing and trefoil windows, multi-pane rectangular, gothic and trefoil windows, concrete arched door surrounds, double wood door with glazing and stain glass transom; and pendant lights. Construction on the church started in 1973, after the church had outgrown the building it was occupying at 182 Victoria Street North.

The front façade of the church features a cross gable plan with a projecting arched arcade that has a flat roof with an encompassing tower. The arched arcade has stone buttresses with recessed entrances. The tower includes arched gothic windows with geometric tracery and trefoils. There are stone buttresses on the tower with decorative moulding at the top. The gable have large arched gothic windows with tracery. The lower level of the church has square windows with decorative stone moulding. Next to the gable is a flat roofed portion of the church with long but narrow arched gothic windows and stone buttresses.

The facade fronting onto Adam Street also follows a similar design with a gable roof and a large gothic arched window with geometric tracery. The windows have decorative stone buttresses on each side with a round window at the gable peak. The lower level of the church is flat-roofed, with square windows that have decorative stone moulding and buttresses. Next to the gable is a flat roofed portion of the church with long but narrow arched gothic windows and stone buttresses.

The building also includes a one-storey modern addition built towards the rear of the church. The rear portion of the church includes a gable roof with stone buttresses and stone construction.

At the time of its construction, the church was made to seat 1,200 people, making it one of the largest churches in the Region of Waterloo. At the time of its construction, Rev. Michael Kraus stated that the church will be the headquarters for 150,000 members who make up the district of which he was the head at the time. The district included all of Canada, United States, Mexico, the Caribbean, the northern part of South America, India, Ceylon, Kenya, Romania, Great Britain, Malaysia, the Philippines, Hong Kong, Taiwan, Japan and Korea. The district was one of 20 apostolic districts in the world united under the chief apostle at the time, Rev. Walter Schmidt of Dortmund, West Germany.

Historical/Associative Value

The church has historical value because it has direct associations with the New Apostolic Church. The New Apostolic Church started in England around 1832. Early services of the New Apostolic Church were held in Waterloo in 1925 by the parent church in the United States, and by 1930 services were also being held at 20 Ellen Street in Kitchener. As the congregation grew rapidly, the church purchased a house at 182 Victoria Street North and used it as their church for several years. By 1958, a sufficient number of congregations had been formed to organize a separate Canadian district church, and ordained Michael Kraus as District Apostle of the church in Zurich on June 21, 1958. Having outgrown this building, it was demolished in 1946 to allow for the current building at 182 Victoria Street North. The congregation continued to grow and moved to the current location at 160 Margaret Avenue in 1974.

Michael Kraus

The church also has associative value because it has direct associations with Michael Kraus, former reverend of the church, and a prominent business in the Kitchener-Waterloo community. He was born in Romania on March 26, 1908. He arrived in Kitchener at the age of 18 from Romania. At age 22, he married Hilda Loscher and two years later the couple became members of the small New Apostolic congregation on Ellen Street. He was ordained into the ministry the following year. In the 1930s, he worked as a labourer in the Baetz furniture factory, and built apartments during after hours. Then, he began importing upholstery fabric at age 33, and eventually starting his own carpet company, Carpet Mills at age 51. Upon being ordained into the ministry, he traveled extensively and sent fellow missionaries all the over, and helped establish the New Apostolic Church in over 70 countries. The church membership had grown to 4 million by his retirement in 1994. He died in Kitchener on November 16, 2003.

Albert Carl Reider

The associative values also relates to the architect of the building. The building was designed by Albert Carl Reider of Reider and Hymmen. His career spanned 47 years, and he was involved in the design of over 400 buildings, including designs for university projects, public buildings, ecclesiastical works, industrial facilities, and more than a 100 private residence. He was born in Alberta on July 19, 1913, Reider was educated in Kitchener and later graduated from the School of Architecture at the University of Toronto in 1938. He became a registered architect in Kitchener that same year. After he served with the Royal Canadian Air Force during World War II, he opened a firm in in 1946 in partnership with William (Ed) Barnett, as Barnett & Reider Architects, which had joint offices in Toronto and Kitchener. Over the next two decades, Reider achieved major success with modern designs for landmarks in Kitchener. His partnership with Barnett dissolved in 1969, after which Reider established his own independent practice as senior partner in the new firm of Reider, Hymmen & Lobban. He was elected as a Fellow of the Royal Architectural Institute in Canada in 1998. He died In Kitchener on August 27, 2007.

Contextual Value

The church has contextual value because it is physically, functionally and historically linked to its surroundings. The church is located in its original location and has always been used as a church. There have not been many alterations since the church was first constructed. The church also has contextual value because it helps maintaining and supporting the character of the area. The church contributes to the continuity and character of the Margaret Avenue streetscape. The mature trees, the wrought iron fence and the limestone clad pillars all contribute towards maintaining the low-rise character of Margaret Avenue and the setting of the property.

Other Values

Social Value

New Apostolic Church has significant social value as a place of worship that has been in Kitchener for over 50 years. This building has been supporting these services for all these years and has become a place of importance in the community. This church being the headquarters of one of the districts further contributes to its social value. Places of worship often provide intangible community value as a place where people gather and are often a central piece of a community.

Heritage Attributes

The heritage attributes of 160 Margaret Avenue resides in the following heritage attributes:

- All elements related to the construction and architectural style of the building, including:
 - The location, massing and scale of the building;
 - all elevations of the building;
 - irregular plan;
 - limestone cladding in an ashlar pattern;
 - cross gabled roof encompassing tower on south side;
 - projecting main entrance;
 - surrounding arched arcade;
 - parapets and gothic windows on tower with stain glass glazing and trefoil windows;
 - windows and windows openings, including;
 - multi-pane rectangular windows, gothic windows, and trefoil windows
 - Door openings, including
 - Concrete arched door surrounds
 - Pendant lights.
- All elements related to the contextual value of the building;
 - The original location of the building on Margaret Avenue and the contribution it makes to the continuity and character of the Margaret Avenue streetscape;
 - Wrought iron fence with limestone clad pillars surrounding property and the large mature trees.

Photos



160 Margaret Avenue



160 Margaret Avenue



160 Margaret Avenue



160 Margaret Avenue



160 Margaret Avenue

References

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K-W Record, September 12, 1964, *Kitchener is Now Headquarters for 48 New Apostolic Churches*, accessed via Kitchener Public Library Archives

K-W Record, November 18, 2003, *Michael Kraus; March 16, 1908 – November 16, 2003*, accessed via Kitchener Public Library Archives

Ontario Association of Architects, n/a, REIDER, Albert Carl (1913-2007), accessed via https://oaa.on.ca/Assets/Common/Shared_Documents/Awards/Honour%20Roll/RIEDER,%20Albert%20Carl.pdf

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Vernon, H. & Son. (1910). *Vernon's Berlin, Waterloo and Bridgeport: Street, Alphabetical, Business and Miscellaneous Directory: For the Years 1974* (8th Ed.). Hamilton, ON: Griffen & Richmond.

CULTURAL HERITAGE EVALUATION FORM

Address: 160 Margaret Avenue Recorder: Deeksha Choudhry

Description: Church Date: August 26, 2024

Photographs Attached:

Front Façade Left Façade Right Façade Rear Façade Details Setting

Designation Criteria	Recorder – Heritage Kitchener Committee	Heritage Planning Staff
<p>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.</p>	<p>N/A <input checked="" 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>2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.</p>	<p>N/A <input checked="" 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>3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.</p> <p><i>* E.g. - constructed with a unique material combination or use, incorporates challenging geometric designs etc.</i></p>	<p>N/A <input checked="" 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>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 checked="" 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 checked="" 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 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>N/A <input checked="" 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>7. The property has contextual value because it is important in defining, maintaining or</p>	<p>N/A <input checked="" 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>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>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 checked="" 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 checked="" 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

Additional Criteria	Recorder	Heritage Kitchener Committee
<p>Interior: Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?</p>	<p>N/A <input checked="" 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>Completeness: 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 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>Site Integrity: 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 checked="" 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>Alterations: 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 checked="" 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>Alterations: Are there additional elements or features that should be added to the heritage attribute list?</p>	<p>N/A <input checked="" 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>Condition: 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 checked="" 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>Indigenous History: Could this site be of importance to Indigenous heritage and history?</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 checked="" 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 checked="" 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"/> <input checked="" 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 checked="" type="checkbox"/> Additional Research Required</p>
<p>Function: What is the present function of the subject property?</p>	<p>Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Other <input type="checkbox"/> Church</p>	<p>Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Other <input checked="" type="checkbox"/> -</p>

<p><i>* Other may include vacant, social, institutional, etc. and important for the community from an equity building perspective.</i></p>		
<p>Diversity and Inclusion: 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 & 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 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>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</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: _____