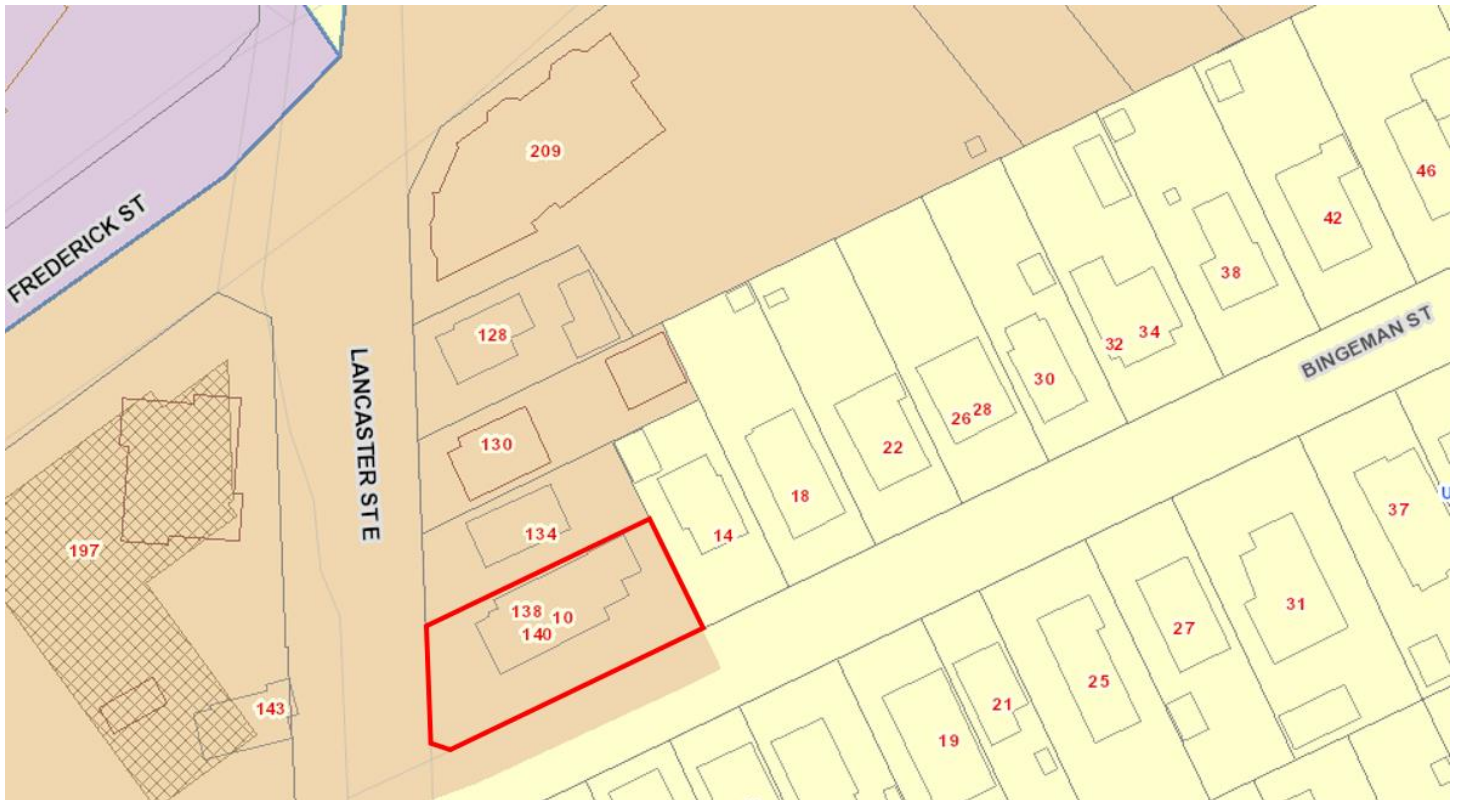


# STATEMENT OF SIGNIFICANCE

## 10 Bingeman Street / 138-140 Lancaster Street East



### Summary of Significance

- Design/Physical Value
- Historical Value
- Contextual Value

- Social Value
- Economic Value
- Environmental Value

---

**Municipal Address:** 10 Bingeman Street / 138-140 Lancaster Street East

**Legal Description:** Part Lot 3 Plan 103 KITCHENER AS IN 1291605

**Year Built:** c. 1881

**Architectural Style:** Italianate

**Original Owner:** Joseph Bingeman

**Original Use:** Residential

**Condition:** Good

### Description of Cultural Heritage Resource

10 Bingeman Street / 140 Lancaster Street East is a two storey early-20<sup>th</sup> century brick house built in the Italianate architectural style. The house is situated on a 0.17-acre parcel of land located on the northeast corner of Bingeman Street and Lancaster Street East in the Central Frederick Neighbourhood Cultural Heritage Landscape of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the house.

## **Heritage Value**

10 Bingeman Street / 140 Lancaster Street East is recognized for its design and contextual values.

### **Design/Physical Value**

The design value relates to the architecture of the house. The house is a representative example of the Italianate architectural style with complementary additions. High style examples of this style are characterized by a rooftop cupola or belvedere, ornately decorated cornice brackets, deep projecting eaves, contrasting materials and colours around windows and at corners, and segmentally arched window openings and windows (Blumenson, 1990). In Ontario, the 1865 Canada Farmer Journal outlined a more Classical form of architecture with embellishments that resulted in a style that was representative of mid-19<sup>th</sup> century Victorian (Blumenson, 1990). The house is two storeys in height with an L-shaped plan and a varied roofline. The house is in good condition.

#### **Front Elevation (South Façade)**

The front façade faces Lancaster Street East, is built with brick (now painted), and features: a two-bay wide façade; a hipped roof with a projecting front gable bay; wide soffits, decorative fascia and paired brackets; two 1/1 segmentally arched window openings and windows on the second floor; one door opening and door on the second floor; a second floor ornately decorated verandah; and, a full-width ornately decorated verandah with shed roof on the first storey (note that half of the verandah has been enclosed).

#### **Side Elevation (West Façade)**

The side façade is built with brick (now painted), and features: a hipped roof with projecting side hipped bay; wide soffits, decorative fascia and paired brackets; a pair of segmentally arched window openings and windows with brick voussoirs and wood sills on the second storey of the projecting bay; a segmentally arched window opening and window with brick voussoirs and wood sills on the second storey; a segmentally arched window opening and window; and, a rubble stone foundation. The side elevation of the rear gable addition is difficult to see from the public realm.

#### **Side Elevation (East Façade)**

The side façade is built with brick (now painted), and features: a hipped roof on the two storey building; wide soffits, decorative fascia and paired brackets; a pair of segmentally arched window openings and windows with brick voussoirs and wood sills on the second storey with a one storey projecting bay below; a segmentally arched window opening and window with brick voussoirs and wood sills on the first and second storey; a buff (yellow) brick chimney; and, a rubble stone foundation. The rear gable addition is built with brick (now painted), and features: a buff (yellow) brick chimney; gable roofline with return eaves; flatheaded and segmentally arched window openings with brick voussoirs and wood sills; and, flathead door openings with brick voussoirs and wood sills.

### **Historic/Associative Value**

The historic/associative value relates to the theme of early development along with the Bingeman and Bowman families.

Jonas B. Bingeman (b. 1817 April 9; d. 1897 September 11) resided at 111 Frederick Street and Bingeman Street was named in his honour (Bonk, 2024a). Jonas was married to Elizabeth Brubacher (b. 1820 December 13; d. 1899 January 22) and together they had 10 children. The lot was purchased by Joseph Bingeman (b. 1847 November 9; d. 1907 April 1), the second son of Jonas and Elizabeth, in 1881 and a two-storey brick house was built for \$2500 (Berliner Journal, 1881). Joseph married Leah Hallman (b. 1851 August 30; 1929 February 6) and together they had nine children: Sylvia Maria, Melissa Elma, Ida Bertha, Olivia, Milton Hallman, Wilfred “Willie”, Ella, Ethel Leah, and Elfreda Pearl (Bonk, 2024b). Joseph worked as a teacher for 12 years, was a member of the Board of Trustees for the Berlin School for several terms, was a member of the Town Council, was a member of the Mennonite faith, was involved in the bookstore business with Messrs. F.I. Weaver & Co., and was involved in the Berlin Brush Company (Bonk, 2024c). He also travelled extensively. According to various Vernon’s Directories, Joseph lived at 10 Bingeman Street / 138-140 Lancaster Street East between 1881 and c. 1903.

The 1907 Vernon’s Directory indicates that Simon E. Bowman (b. 1865 September 26; d. 1924 March 12) resides at 138 Lancaster Street East. Simon married Mary Alberta “Alberta” Kolb (b. 1871 February 6; d. 1948 October 30) in 1889 and together they had six children: Gordon, Elvera “Vera”, Hazel Evaline, Mary, Bessie, and Olive (Bonk, 2024d). Simon was well known in motor circles, a member of the Canadian Order of Chosen Friends, and a member of the Independent Order of Odd Fellows (The Windsor Star, 1924). Mary was a life member of Trinity United Church, the women’s association, and the women’s missionary society (Bonk, 2024d). According to Vernon’s Directories, Mary resided at 10 Bingeman Street until her death in 1948.

### **Contextual Value**

The contextual values relate to the contribution that the house makes to the continuity and character of the Bingeman Street and Lancaster Street East streetscape. The setting is noteworthy as the house is located on an unusual sized lot with a prominent presence on the corner of Bingeman Street and Lancaster Street East. The setting is completed by the presence of a fence that wraps around the house and brings the focal point to both the house and street. The property is historically linked to surrounding lands originally owned by Jonas B. Bingeman and the street (Bingeman Street) named after him.

### **Heritage Attributes**

The heritage value of 10 Bingeman Street / 138 - 140 Lancaster Street East resides in the following heritage attributes:

- All elements related to the Italianate architectural style of the house, including:
  - L-shaped plan;
  - Hip roof;
  - Two-storey height;
  - Varied roofline, including gable roof, hipped roof and shed roof;
  - Brick construction;
  - Front (South) façade:
    - Two-bay wide façade;
    - Gable roof over a projecting front bay;
    - Wide wood soffits, decorative fascia and paired brackets;
    - Window openings and windows, including:
      - Segmentally arched window openings with brick voussoirs and sills;

- Segmentally arched storm windows;
  - Flat headed window openings with brick voussoirs and sills;
  - Flat headed storm windows;
- Door openings and doors;
- Second floor ornately decorated verandah; and,
- First floor full-width ornately decorated verandah with shed roof.
- Side (West) Façade
  - Hipped roof over projecting side bay;
  - Wide soffits, decorative fascia and paired brackets;
  - Window openings and windows, including:
    - Pairs of segmentally arched window openings and windows with brick voussoirs and sills;
    - Segmentally arched storm windows; and,
  - Rubble stone foundation;
- Side (East) Façade
  - Wide soffits, decorative fascia and paired brackets;
  - Window openings and windows, including:
    - Segmentally arched window openings and windows with brick voussoirs and wood sills;
    - Segmentally arched storm windows;
  - Buff (yellow) brick chimney; and,
  - A rubblestone foundation.
- The rear gable addition is built with brick (now painted), and features: a buff (yellow) brick chimney; gable roofline with return eaves; flatheaded and segmentally arched window openings with brick voussoirs and wood sills; flatheaded and segmentally arched storm windows; and, flathead door openings with brick voussoirs and wood sills.
- All elements related to the contextual value, including:
  - Location, lot size, building orientation, and building setbacks which support the continuity and character of the Bingeman Street and Lancaster Street East streetscape.

## **References**

Blumenson, J. (1990). *Ontario Architecture: A Guide to Style and Building Terms 1784 – Present*. Fitzhenry and Whiteside: Toronto, Ontario.

Bonk, D. (2024a). *Jonas B. Bingeman*. [online]. Retrieved from: <https://generations.regionofwaterloo.ca/getperson.php?personID=l15745&tree=generations> (Accessed on 2024, October 8).

Bonk, D. (2024b). *Family: Joseph B. Bingeman / Leah Hallman (F1922)*. [online]. Retrieved from: <https://generations.regionofwaterloo.ca/familygroup.php?familyID=F1922&tree=generations> (Accessed on 2024, October 8).

Bonk, D. (2024c). *Joseph B. Bingeman*. [online]. Retrieved from: <https://generations.regionofwaterloo.ca/getperson.php?personID=l15758&tree=generations> (Accessed on 2024, October 8).



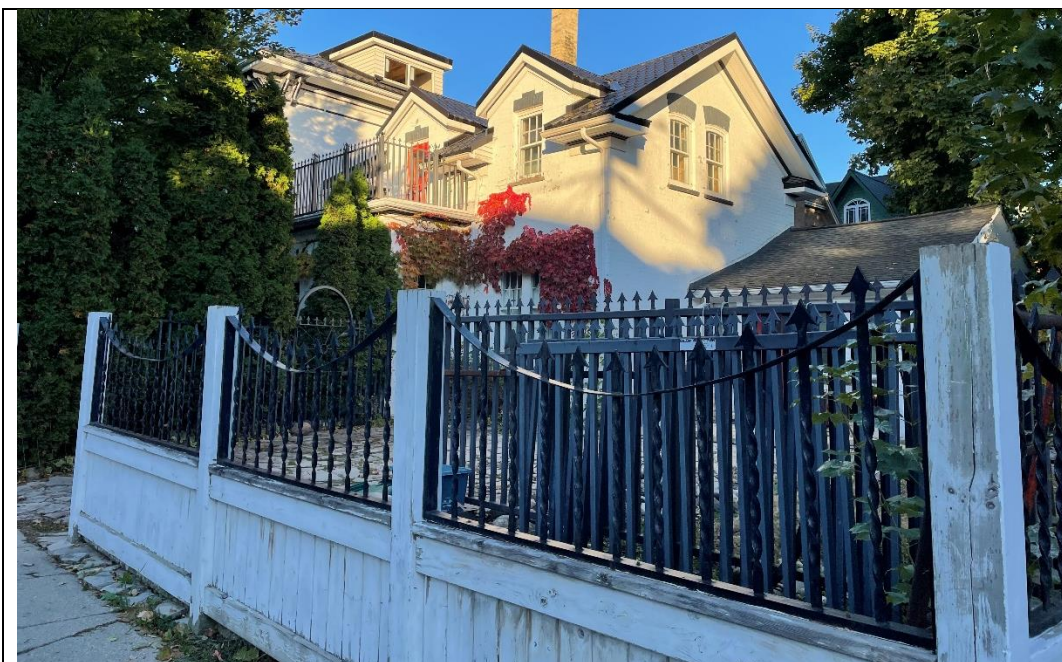
Bonk, D. (2024d). *Mary Alberta "Alberta" Kolb*. [online]. Retrieved from: <https://generations.regionofwaterloo.ca/getperson.php?personID=I32532&tree=generations> (Accessed on 2024, October 8).

The Windsor Star. (1924). *S.E. Bowman Dead: Well-Known Resident of Kitchener Succumbs Unexpectedly*. The Windsor Star: Windsor, Ontario.

## **Photographs**



**Front & Side (South & West Façade) Elevation**



**Rear & Side (North & East Façade) Elevation**





**Side (East Façade) Elevation**



**Front (South Façade) Elevation - Verandah**

# CULTURAL HERITAGE EVALUATION FORM

Address: 10 Bingeman St / 138-140 Lancaster St E Recorder: Peter Ciuciura

Description: 1918 Italianate Residence Date: May 7, 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 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 type="checkbox"/> Yes <input checked="" 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 scientific achievement.  <i>* E.g. - constructed with a unique material combination or use, incorporates challenging geometric designs etc.</i>	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>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 checked="" 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 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>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 type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" 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>7. The property has contextual value because it is important in defining, maintaining or</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>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 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>
<p><b>Interior:</b> 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><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 checked="" 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 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>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 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>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 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 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"/> <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>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><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</i></p>	<p>Unknown <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Other <input type="checkbox"/> - _____</p>	<p>Unknown <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Other <input type="checkbox"/> - _____</p>

<i>from an equity building perspective.</i>		
<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 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 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>

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: \_\_\_\_\_