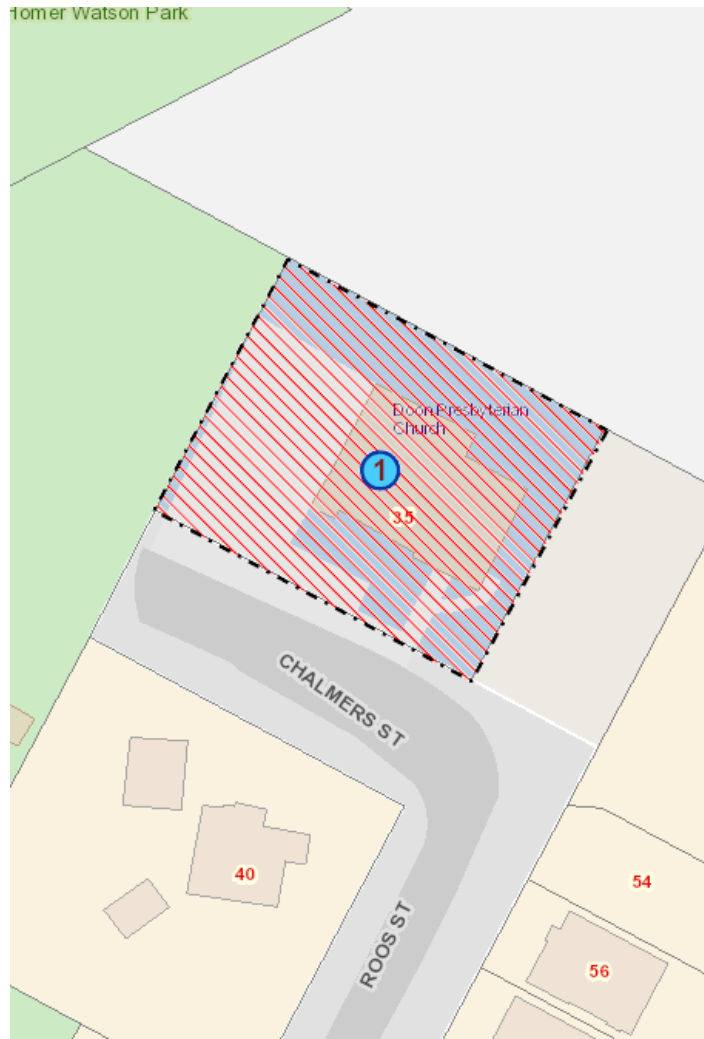


STATEMENT OF SIGNIFICANCE

35 Roos Street



Summary of Significance

- Design/Physical Value
- Historical Value
- Contextual Value

- Social Value
- Economic Value
- Environmental Value

Municipal Address: 35 Roos Street

Legal Description: Plan 117 Lot 106 and 107, Part Lot 108

Year Built: 1853

Architectural Style: Gothic

Original Owner: Doon Presbyterian Church

Original Use: Institutional

Condition: Good

Description of Cultural Heritage Resource

35 Roos Street is a mid-19th century brick church built in the Gothic architectural style. The building is situated on a 0.50-acre parcel of land located on the north side of Chalmers Street at the end of Roos Street in the Lower Doon 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

35 Roos Street is recognized for its design/physical, historical/associative, and contextual values.

Design/Physical Value

The church has design value as it is an early representative example of the Gothic architectural style. The church is in good condition and retains many of its original elements. It is one-storey in height, has a hipped roof, is of red brick construction with a stone foundation and is located on elevated topography.

Front (West) Façade

The original portion of the front façade of the building includes a central projecting tower with symmetrical bays on each side. The tower includes the entrance to the building with large pointed arched windows with stained glass windows and decorative brick moulding with stone sills. Above with the gothic windows is brick soldier coursing with a quatrefoil window. There are brick buttresses on each corner of the tower. The bays on each side of the central tower feature arched gothic windows with stained glass windows and decorative brick moulding and stone sills, and brick buttresses on each end.

There have been three additions to the church with two of the construction dates unknown. One small addition to the church is located on the lower level of the right bay on the front facade. There is also a portion of a modern 1992 portion which is visible. This addition is a two-storey addition in height and was built in 1992 towards the side and front. The addition is constructed of yellow brick and features square windows. The addition projects forwards and is flush with the original front façade of the building and is lower in height than the original portion of the church.

Side (South) Façade

This façade has three sets of two (2) pointed arch long windows with stained glass with decorative brick detailing above the arches of each set and with stone sills. Above the windows there is a brick stringcourse that extends from one end of the façade to the other end.

Rear (East) Façade

The rear portion of the church has been altered. There is a cold storage section clad with clapboard, and a portion of the 1992 addition extends to this facade. The original portion of the church includes a central projecting brick buttress with two long pointed gothic arched windows on each side. These windows have decorative brick detailing above the arch and are currently boarded up.

Historical/Associative Value

The church has significant historical value because it has direct associations with the Presbyterian Church, Adam Ferrie, and the Village of Doon. The first Presbyterian worship service in Doon was conducted on July 7, 1853, by Dr. John Bayne of Galt. Two days later it was decided that a church should be built during an organizational meeting. The Doon Presbyterian Church was constructed the same year 1853 on land donated by Adam Ferrie. Construction was completed in 1854 and the

church held its first service in December of that year with Dr. Bayne and Reverend D. McRuer presiding over the services. The church has been attended by many local families of the Village of Doon including: Robert Ferrie (miller), James Goodfellow, John Chapman, Mrs. Joseph Perine, Mrs. M.B. Perine (wife of the cordage manufacturer), William Linton (teacher), Homer Watson (famous Canadian artist), the Tilts (brickmakers of Oregon), the Weavers, the Wildfongs and the Wolfes (Simpson, 1981).

The church was originally part of a dual parish with the Presbyterian Church of New Hope (Hespeler) until 1892. Then, the church linked with the Knox Presbyterian Church in Preston, and continues to be linked to that church.

The church also has associative value because it has direct associations with the theme of early settlement within the Region of Waterloo. The name 'Doon' was chosen by Adam Ferrie, who was of Scottish descent, after he arrived and settled in the region. The area was initially settled by German Mennonites from Pennsylvania, and later by English and Scottish settlers. These settlers established an array of businesses along the Preston and Berlin (present day Kitchener) railway that passed through the town. The Ferrie family also established a number of businesses which included but is not limited to included a distillery, a tavern, a general store, and a mill. These industries were crucial to the success and growth of Doon. Doon is also the lifetime home of Homer Watson, one of the most prominent and successful landscape painters of the country, and a Person of National Historic Significance. The church is located immediately behind the home of Homer Watson, which was designated as a National Historic Site of Canada in 1980. In 1968, the Village of Doon was amalgamated into the City of Kitchener.

Adam Ferrie

The Doon Presbyterian Church holds associative value due to its direct associations with Adam Ferrie, a prominent businessman in the early settlement of Doon. Born in Glasgow, Scotland, on December 11, 1813, Adam Ferrie arrived in the area which would eventually be known as the Village of Doon circa 1830, and acquired a 300-acre property in which, he would build a grist mill, sawmill, and distillery. In 1837, in Preston (present-day Cambridge), Adam Ferrie was appointed as the postmaster. He later became the commonly named founder of Doon as, he established the Doon Mill, from which the village derived its name. It is also noted that he built the house that would eventually be bought by Homer Watson. With the influx of economic activity, prior to 1853, the Ferrie family donated a portion of the land they acquired to facilitate the construction of the Presbyterian Church within the Village of Doon.

Today, Doon still serves as a church and as a place for community activities. With a history of over 170 years, this building is one of the oldest in the City of Kitchener, and perhaps the Region of Waterloo.

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. The location of the church was significant due to its strategic position atop a hill within the Village of Doon. Additionally, it was situated within close proximity to the former Adam Ferrie's Mill, which was an important business in Doon during its early years of establishment.

The church also has contextual value because it helps maintaining and supporting the character of the area of Doon. Doon remains a low-rise residential area with mix of housing style and construction eras. The church contributes to the continuity and character of the low-rise residential character of

Lower Doon. The mature trees and it being situated on the banks of the Grand River all contributes towards maintaining the existing setting of the property.

Other Values

Social Values

Doon Presbyterian Church has a significant social value as a place of worship that has been in the Region for over 170 years. This building has been supporting these services for all these years within the community and has become a prominent place of importance within the Doon neighborhood serving as a notable institutional building. 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 value of 35 Roos Street resides in the following heritage attributes:

All elements related to the design/physical value of the original portion of the 1854 church in the Gothic architectural style include:

- The location, orientation, and massing of the original 1854 portion of the church;
- Red brick construction, including brick banding, and decorative details;
- Hipped roof;
- Rectangular plan;
- Tall central tower with quatrefoil;
- Pointed arch window openings with stained glass windows, brick detailing and stone sills;
- Segmentally arched double door opening; and,
- Stone foundation.

All elements related to the contextual value of the property, including:

- Original location of the Church;
- Church setting being on the top of the banks of the Grand River.

Photographs



Front Elevation (East Façade)





Rear Elevation (West Façade)



Side Elevation (North Façade)

CULTURAL HERITAGE VALUE EVALUATION FORM

Address: 35 Roos Stree

Recorder Name: Ben Suchomel

Description: Gothic

Date: August 19, 2024

(additional details of the date of Construction, architectural style, etc)

Photographs Attached:

Front Façade Left Façade Right Façade Rear Façade Details Setting

<i>Designation Criteria</i>	<i>Recorder – Heritage Kitchener Committee</i>	<i>Heritage Planning Staff</i>
<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 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 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 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 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 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 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 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 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</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 type="checkbox"/></p>

<i>the City occurred. Additional archival work may be required.</i>		
<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 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 type="checkbox"/></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 checked="" type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input 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 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 type="checkbox"/> Yes <input type="checkbox"/></p>

Notes

<i>Additional Criteria</i>	<i>Recorder</i>	<i>Heritage Kitchener Committee</i>
Interior: 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 type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>
Completeness: Does this structure have other original outbuildings, notable landscaping or external	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>features that complete the site?</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 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 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 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 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 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 type="checkbox"/></p>
<p>Condition: Is the building in good condition?</p> <p><i>*E.g. - Could be a good candidate for adaptive reuse 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 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</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 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>history associated with the property?</p> <p><i>* Additional archival work may be required.</i></p>		
<p>Function: 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 checked="" type="checkbox"/> Institutional</p>	<p>Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Other <input type="checkbox"/></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 type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" 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 checked="" 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 type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p>

Notes about Additional Criteria Examined

Does this property meet the definition of a significant built heritage resource, as identified in the Provincial Policy Statement under the Planning Act?

N/A Unknown No Yes

Recommendation

Should this property be designated under Part IV of the Ontario Heritage Act?

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: _____

Other General Comments

TO BE FILLED BY HERITAGE PLANNING STAFF:

Date of Property Owner Notification: _____

References

Cleghorn, H. G. *A History of Doon Presbyterian Church- Doon, Ontario*, accessed from The Kitchener Public Library Archives, (pp. 15–18).

Hodgson, S. (2003). *Doon Presbyterian Church: Celebrating 150 years, 1853-2003*. The Church.

Moyer, B. (1978, June 16). Yesterday Revisited. *K-W Real Estate News*.

Shantz, C. (1980). Historic Property Report: 1784 Old Mill Road. LACAC: Kitchener, Ontario.

Simpson, S. (1981). Historic Property Report: 1784 Old Mill Road. LACAC: Kitchener, Ontario.

WHS Annual Volumes 1941, pg. 63, accessed from The Kitchener Public Library Archives.