

FINAL
Documentation & Salvage Report
58-60 Ellen Street East & 115 Lancaster Street East
City of Kitchener
Region of Waterloo
Lot 3, German Company Tract
Geographic Township of Waterloo
Former Waterloo County

Benjamins Real Estate Holdings Inc. – 001
c/o

John MacDonald Architect Inc.
195 King Street West, Suite 202
Kitchener, ON N2G 1B1
Tel: (519) 579-1700

Email: matthew@johnmacdonaldarchitect.ca

By

Archaeological Research Associates Ltd.
50 Nebo Road, Unit 1
Hamilton, ON L8W 2E3
Tel: (519) 804-2291 Fax: (519) 286-0493
www.araheritage.ca

HR-517-2024
Project #: 2023-0269/2023-0269

2024-10-01

TABLE OF CONTENTS

1.0	PROJECT CONTEXT	1
1.1	Report Requirements	1
2.0	PROPERTY DESCRIPTION	3
2.1	Contextual Surrounding	3
2.2	Arrangement of Buildings and Structures	3
2.3	Residence Exterior	3
3.0	MEASURED DRAWINGS	6
4.0	REUSE AND SALVAGE OF MATERIALS	11
5.0	BIBLIOGRAPHY AND SOURCES	13

LIST OF MAPS

Map 1: Subject Property in the City of Kitchener	2
Map 2: Photo Location Map Detail – Subject Property	14

LIST OF IMAGES

Image 1: Context – View Showing Subject Property from Five Points Intersection	15
Image 2: Context – Five Point Intersection, View of Streetscape	15
Image 3: Context – View of Lancaster Streetscape, Subject Property at Centre	16
Image 4: Context – Lancaster Street East Streetscape	16
Image 5: Context – Ellen Street East Streetscape	17
Image 6: Context – View of Subject Property from Five Points Intersection	17
Image 7: Subject Property – Façade	18
Image 8: Subject Property – Decorative Shingles on Gable End/Multipaned Queen-Anne Style Attic Window	18
Image 9: Subject Property – Multi-Paned Queen Anne Style Window on Second Storey with Decorative Woodwork	19
Image 10: Subject Property – Unpainted Brick Area Revealing Buff Brick Construction	19
Image 11: Subject Property – Infilled Window Opening	20
Image 12: Subject Property – Addition on East Corner	20
Image 13: Subject Property – Stone Foundation and Cinder Block Foundation Under One-Storey Addition on East Corner	21
Image 14: Subject Property – East Elevation	21
Image 15: Subject Property – Northeast Elevation	22
Image 16: Subject Property – Modified Openings on Second Storey	22
Image 17: Subject Property – Molded Wooden Cornice	23
Image 18: Subject Property – Molded Wooden Cornice Showing Area Clad with Aluminium Flashing	23
Image 19: Subject Property – Decorative Shingle Work on Gable End	24
Image 20: Subject Property – Stone Foundation with Coursed Mortar Parging	24

Image 21: Subject Property – Brick Detail Showing Red Glazing and Beaded Mortar Profile	25
Image 22: Subject Property – Paired Window Openings with Segmental Arches	25
Image 23: Subject Property – Running Cracks Visible in Masonry	26
Image 24: Subject Property – Painted Wooden Sills	26
Image 25: Subject Property – Interior and Storm Windows of Varying Conditions	27
Image 26: Subject Property – Basement Door Showing Modified Opening	27
Image 27: Subject Property – Addition on North Corner	28
Image 28: Subject Property – Window Opening Inside North Addition	28
Image 29: Subject Building – Running Cracks in Masonry and Fallen Arch	29
Image 30: Subject Property – Northwest Elevation	29
Image 31: Subject Property – Six-Paned Fixed Window on Northwest Elevation of One-Storey Addition	30
Image 32: Subject Property – Brick Discolouration Showing Water Shedding Issues	30
Image 33: Subject Property – Outside Brick Chimney	31
Image 34: Subject Property – Decorative Shingles on Gable Ends	31
Image 35: Subject Property – Two-Storey Addition on West Corner	32
Image 36: Subject Property – Brick and Mortar Deterioration/Replacement	32
Image 37: Subject Property – Connection between Initial Residence Design with Two-Storey Addition on West Corner	33
Image 38: Subject Property – Single Masonry Course Laid in Header Pattern on Foundation	33
Image 39: Subject Property – Segmental Arch on Basement Opening	34
Image 40: Subject Property – Flat Arched Basement Opening on Two-Storey Addition on West Corner	34
Image 41: Subject Property – Southwest Elevation	35
Image 42: Subject Property – Attic Storey Dormer and Fire Escape	35
Image 43: Subject Property – Balcony on Second Storey of Two-Storey Addition on West Corner	36
Image 44: Subject Property – First Storey Porch	36
Image 45: Subject Property – Large Window Opening with Flat Arch	37
Image 46: Subject Property – 58 Ellen Street East Entrance	37
Image 47: Subject Property – Decorative Shingles on Gable End	38
Image 48: Subject Property – Paired Window Openings with Segmental Arches	38
Image 49: Subject Property – Stone Foundation with Deteriorated Mortar	39
Image 50: Subject Property – Closet Addition on Second Floor	39
Image 51: Subject Property – 60 Ellen Street Enclosed Entrance	40
Image 52: Subject Property – One-over-one Wooden Sash Window with Segmental Arch	40
Image 53: Subject Property – One-over-one Wooden Sash Window with a Segmental Arch and New or Restored Wooden Fixed Storm Window	41
Image 54: Subject Property – 60 Ellen Street Entrance Door with Decorative Woodwork	41
Image 55: Subject Property – 60 Ellen Street Porch with Beadboard Wooden Ceiling	42

Image 56: 58 Ellen Street East Interior – Historic Hardwood Flooring Visible	42
Image 57: 58 Ellen Street East Interior – Historic Wooden Window with Transom	43
Image 58: 58 Ellen Street East Interior – Historic Hardwood Flooring Visible	43
Image 59: 58 Ellen Street East Interior – Historic Hardwood Flooring Visible	44
Image 60: 58 Ellen Street East Interior – Modified Interior	44
Image 61: 58 Ellen Street East Interior – Historic Wooden Sash Windows with Wooden Trim	45
Image 62: 58 Ellen Street East Interior – Historic Hardwood Flooring	45
Image 63: 58 Ellen Street East Interior – Historic Wood Panel Door and Wooden Trim	46
Image 64: 58 Ellen Street East Interior – Historic Wood Panel Door	46
Image 65: 58 Ellen Street East Interior – Addition Interior	47
Image 66: 60 Ellen Street East Interior – Historic Wooden Trim	47
Image 67: 60 Ellen Street East Interior – Historic Hardwood Flooring and Wooden Sash Windows with Trim	48
Image 68: 60 Ellen Street East Interior – Wooden Sash Windows with Trim	48
Image 69: 60 Ellen Street East Interior – Historic Trim Profile	49
Image 70: 60 Ellen Street East Interior – Fireplace Mantle with Tile Hearth	49
Image 71: 60 Ellen Street East Interior – Wooden Sash Window with Trim and Hardwood Flooring	50
Image 72: 60 Ellen Street East Interior – Operable Sash Windows	50
Image 73: 60 Ellen Street East Interior – Modified Interiors	51
Image 74: 60 Ellen Street East Interior – Door Leading to Addition on East Corner	51
Image 75: 60 Ellen Street East Interior – Addition Interior Area	52
Image 76: 60 Ellen Street East Interior – Modified Kitchen Area	52
Image 77: 60 Ellen Street East Interior – Historic Hardwood Flooring, Wooden Sash Windows, Interior Trim, Four Panel Wooden Door	53
Image 78: 115 Lancaster Street East Interior – Room with Historic Wooden Sash Windows	53
Image 79: 115 Lancaster Street East Interior – Historic Wooden Sash Windows with Coloured Glass Panes	54
Image 80: 115 Lancaster Street East Interior – Historic Wooden Trim	54
Image 81: 115 Lancaster Street East Interior – Historic Wooden Trim	55
Image 82: 115 Lancaster Street East Interior – Historic Wooden Sash Windows	55
Image 83: 115 Lancaster Street East Interior – Historic Trim and Interior Door Transom	56
Image 84: 115 Lancaster Street East Interior – Historic Trim and Interior Door Transom	56
Image 85: 115 Lancaster Street East Interior – Historic Wooden Trim	57
Image 86: 115 Lancaster Street East Interior – Historic Wooden Sash Windows	57
Image 87: 115 Lancaster Street East Interior – Historic Trim and Interior Door Transom, Four-Panel Wooden Door	58
Image 88: 115 Lancaster Street East Interior – Historic Wooden Sash Windows with Coloured Glass Panes	58
Image 89: 115 Lancaster Street East Interior – Historic Hardwood Flooring	59
Image 90: Basement – Former Barbershop Space	59

Image 91: Basement – Wooden Paneled Door	60
Image 92: Basement – Unfinished Areas	60
Image 93: Basement – Some Basement Windows Remaining	61
Image 94: Basement – Former Washroom	61
Image 95: Basement – Storm Windows for First and Second Storey Openings in Storage	62

APPENDIX

Appendix A: Adjacent Property Photographs	14
Appendix C: Key Team Member Biographies and Qualifications	63

GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.
CCNHCD – Civic Centre Neighbourhood Heritage Conservation District
CHPP – Cultural Heritage Protection Plan
CHVI – Cultural Heritage Value or Interest
CP – Conservation Plan
HIA – Heritage Impact Assessment
JMA – John MacDonald Architect Inc.
OHA – Ontario Heritage Act
O. Reg. – Ontario Regulation
TOR – Terms of Reference
TPP – Temporary Protection Plan

PERSONNEL

Principal: P.J. Racher, MA, CAHP
Director - Heritage Operations: K. Jonas Galvin, MA, RPP, MCIP, CAHP
Project Manager: A. Barnes, MA CAHP
Field Survey: A. Barnes
Technical Writer: A. Bousfield-Bastedo, BA, Dip. Heritage Conservation
Cartographer: A. Bailey (GIS), M. Johnson (GIS), K. Crotty (GIS)

1.0 PROJECT CONTEXT

The City of Kitchener has requested that Archaeological Research Associates Ltd. (ARA) complete a Documentation and Salvage Report for the proposed development at 58-60 Ellen Street East and 115 Lancaster Street East to satisfy the conditions outlined in the May 2023 Conditional Approval of Site Plan Application. The Conditional Approval of Site Plan Application relates to the proposed development on the subject property in which the existing six-unit dwelling will be renovated and expanded with a two-and-a-half storey addition containing an additional five units to create an eleven-unit multiple dwelling building.

A Heritage Impact Assessment (HIA) on the subject property was completed by ARA in March 2022. The HIA included a Cultural Heritage Evaluation of the property according to *Ontario Regulation 9/06* (O. Reg. 9/06). This evaluation determined that the property has Cultural Heritage Value or Interest (CHVI) and met criteria for physical and design value, historical/associative value and contextual value. A Conservation Plan (CP) on the subject property was developed in August 2022 which provided an identification and assessment of the subject property's cultural heritage resources and heritage attributes and provided an identification of short-, medium- and long-term conservation measures. Update memos on the HIA and CP were completed and submitted to City staff in September 2024. A Cultural Heritage Protection Plan/Temporary Protection Plan (CHPP/TPP) was also completed and submitted to City staff in September 2024.

1.1 Report Requirements

ARA consulted with City of Kitchener's Heritage Planning staff who outlined that the Documentation and Salvage Report should be composed of the following three items:

1. Photographic documentation for the existing building
2. Measured elevation drawings of all the elevations of the existing building.
3. Commentary regarding how and where the salvaged elements will be reused (City of Kitchener 2024).



Map 1: Subject Property in the City of Kitchener
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)

2.0 PROPERTY DESCRIPTION

The 2022 HIA provided a description of the subject property and provided extensive photo documentation of the interior and exterior of the building which have provided again in this report for reference. Photos are cross-referenced in the following description and provided in Appendix A. Updated photos of each elevation have also been included in the HIA and CP revisions memo (ARA 2024). There have been no changes to the interior or exterior structure of the building since the initial submission of the HIA and CP.

The subject property is an irregular shaped lot and contains a two-and-a-half storey multi-unit residential structure. The structure appears to have initially had a Greek cross floor plan; however the building has been added to over the years which has created an irregular roofline and floorplan.

2.1 Contextual Surrounding

The subject property is bounded to the north by the residential properties at 54 Ellen Street East and 111 Lancaster Street East and to the east by Lancaster Street East (see Image 1 and Image 2). The southern boundary is the five-point intersection of Ellen Street East, Lancaster Street East and Frederick Street and the western boundary is delineated by Ellen Street East. The streetscapes in the immediate vicinity to the north, east and south contain buildings of varying ages and uses including residential structures with large lots, a small number of commercial businesses operating out of former single-family residences and several medium density residential structures. Existing civic buildings and the performing arts centre, Centre in the Square, are located to the immediate west of the property (see Image 3 – Image 5). The five points intersection represents a wide variety of newer building of varying heights, styles and uses.

Ellen Street is located within the Civic Centre Neighbourhood Heritage Conservation District (CCNHCD), a historic residential neighbourhood that can be linked to several key periods in the development of the City of Kitchener. Within the CCNHCD two-thirds of the existing houses were built between 1880 and 1917 and constructed in Queen Anne, Georgian and Italianate architectural style.

2.2 Arrangement of Buildings and Structures

The residence is situated on a triangularly shaped lot with a façade facing the Five Points intersection to the south (see Image 6). The building was initially designed with a Greek cross floor plan, though additions to the initial design have created an irregular roofline and partially obscured this plan. While the building's original façade faces south, modifications to the building's internal layout have resulted in no entrances accessed from the facade. The former single-family residence has been converted to a multi-unit residence with entrances along the building's side elevations fronting Ellen Street East and Lancaster Street East. The paved parking area is located along the west elevation. The remainder of the property is covered in grass with some gardens placed around the residence. There are pedestrian sidewalks on both the east and west sides of the property along Ellen Street East and Lancaster Street East.

2.3 Residence Exterior

The multi-unit residence is a three-bay, two-and-a-half storey structure built circa 1888. The structure rests on a stone foundation, has an intersecting gable roof clad in asphalt shingles and is constructed of brick that has been painted (see Image 7). The building's Greek cross floor plan

creates a projecting wing on each elevation that has a front facing gable. The façade gable is decorated with angled wooden siding and diamond shaped shingles. The 1897 photo of the property, though lacking definition, suggests that this angled wooden siding and diamond shaped shingles is the original gable end design. The attic storey in the gable end contains two window openings with wooden sash windows designed in a Queen Anne style with four small panes of multi-coloured glass located along the top of the upper sash (see Image 8). The residence features a large wooden cornice with a large, molded frieze (see Image 8). The front window opening on the second-storey of the façade also features two Queen Anne style wooden sash windows (see Image 9). These windows are characterized by small coloured panes of glass that frame the exterior of the upper and lower sash. The window openings on the subject residence also contain decorative woodwork located above the sash windows and highlights the opening's segmental arch.

A portion of the brick on the residence's façade is currently unpainted and reveals that the building is constructed of buff brick masonry (see Image 10). The shape of the unpainted section of brick also suggests that the façade formerly featured a porch structure with a bell-cast roof (see Image 11). Further, a concrete pedestrian pathway that currently terminates in the centre of the grassed area in front of the structure delineates where the porch stairs would have landed. The first-storey window opening on the façade has been partially infilled and altered from its initial shape and may reflect a former door opening (see Image 11).

A one-storey addition has been added to the eastern corner of the residence (see Image 12). While the construction date of this addition is unknown, the addition is built upon a cinder-block foundation, suggesting it was constructed as a later addition and not as part of the residence's initial design (see Image 13). The addition has a flat roof and features a sunroom with a bank of windows along the northeast elevation (see Image 14). The northeast elevation contains similarities to the façade with a central projecting wing as part of a Greek cross floor plan (see Image 15). The northeast elevation would have originally been symmetrical, however additions to the first storey and the addition of new openings on the second storey have been introduced. These new openings are distinguished by flat or jack arches, whereas the original openings feature a segmental arch opening (see Image 16). The wooden cornice with molded wooden frieze continues along this elevation (see Image 17) with a portion that appears to have been covered with aluminum flashing (see Image 18). The gable end on the northeast elevation has been clad in alternating octagonal and rectangular shingles (see Image 19). The attic storey windows on this elevation have been replaced with vinyl sash windows. A portion of unpainted brick on this elevation suggests that the residence may have had dichromatic brick detailing, as bricks with red glazing were visible alongside buff bricks (see Image 20 and Image 21). Inspection of the brick masonry also reveals a beaded mortar profile (see Image 21). The projecting wing on the northeast elevation contains two paired window openings with segmental arches on both the first and second storey (see Image 22). There are signs of deterioration along this elevation, ranging from cosmetic deterioration such as peeling and uneven paint finishes as well as masonry deterioration in the form of running cracks and masonry repointing using inappropriate mortars (see Image 23). The window openings have wooden painted sills of varying conditions (see Image 24). Wooden fixed storm windows have been affixed to the majority of the openings (see Image 25). A concrete staircase leads downward to a basement doorway on this elevation (see Image 26). This egress is supported by concrete retaining walls.

A porch and enclosed addition on the north corner of the residence provides access to the Lancaster Street East units. The addition contains an additional doorway opening as well as an opening with a fiberglass window (see Image 27). A first-storey window opening and second door access to the basement has been encased within this addition (see Image 28). The masonry in

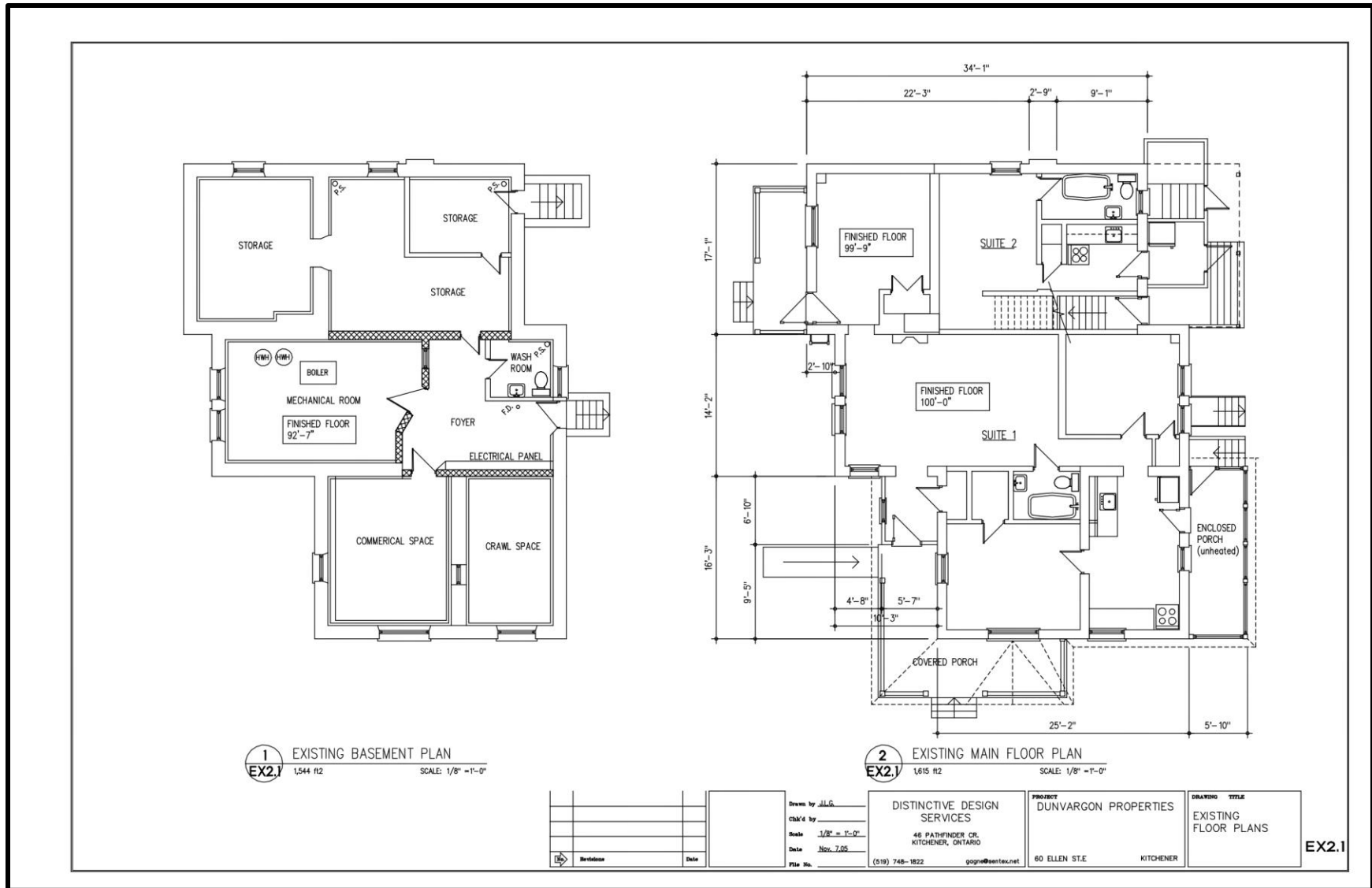
this portion shows sign of deterioration through running cracks and a fallen arch above the basement door (see Image 29).

The rear (northwest) elevation contains fewer openings than the façade and side elevations (see Image 30). The one-storey addition on the north corner contains one window opening on this elevation and contains a six-paned fixed wooden window (see Image 31). Brick discoloration on the residence's north corner and lumber deterioration on the one-storey addition suggest water is not being adequately shed (see Image 32). The northwest elevation contains an outside chimney placed at the centre of the gable end (see Image 33). The gable end on this elevation is clad in rectangular shingles and the two attic window openings contain vinyl sash windows (see Image 34). The wooden soffit and molded frieze have been clad in aluminum flashing on this elevation. The two-storey addition on the west corner of the residence is distinguished by a change in the roofline as well as some discolouration at the intersection of the addition and residence masonry (see Image 35). A portion of the brick masonry has been replaced and repointed along this intersecting line (see Image 36). The addition appears to use similar construction methods as the initial residence, with brick laid in a stretcher pattern and built on a stone foundation (see Image 37). A single header course laid on the stone foundation is seen on both the two-storey addition and the residence (see Image 38). A key difference between the finishes on the two-storey addition and the residence is the framing of the openings, with segmental arches framing the residence's openings and flat or jack arches framing the openings on the two storey addition (see Image 39 and Image 40).

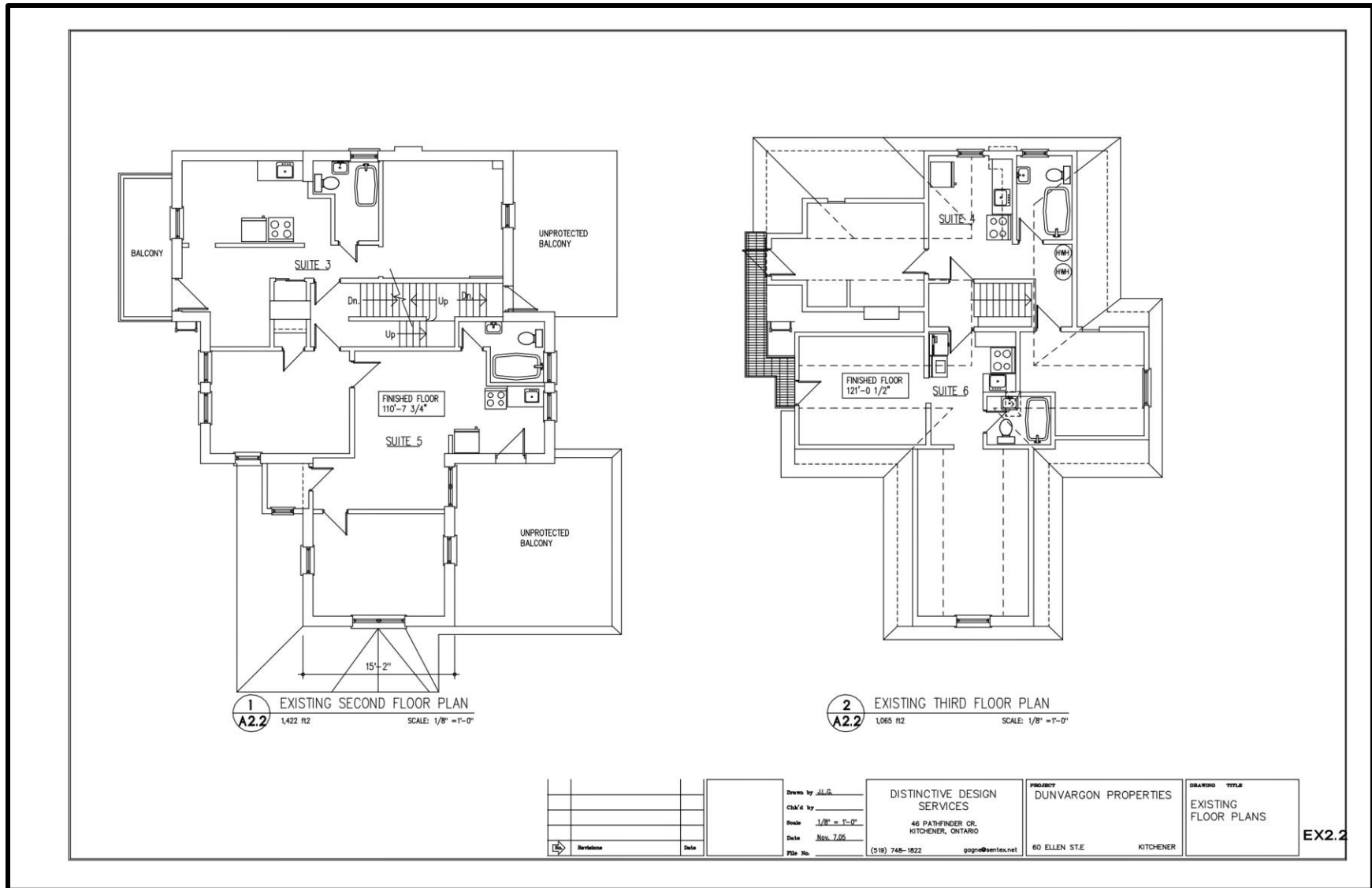
The southwest elevation provides the access to units from Ellen Street East (see Image 41). The attic storey features a dormer with a shed roof that connects to an exterior fire escape (see Image 42). There is a balcony and porch on the southwest elevation that spans the width of the two-storey addition on the west corner (see Image 43 and Image 44). A large rectangular window with transom is located on the first storey of the brick addition with a flat arch and wooden sill (see Image 45). The entrance to 58 Ellen Street East has a segmental arch and is located on the first storey porch (see Image 46). The gable end on this elevation is clad in decorative shingles arranged in octagon, rectangular and diamond patterns (see Image 47). The gable end also contains a doorway connecting to an exterior fire escape. The southwest elevation contains paired window openings with segmental arches in the same style as those viewed on the northeast elevation (see Image 48). Portions of the foundation visible from this elevation display deteriorated or missing mortar (see Image 49). A one storey porch with a shed roof is located on the southern half of the southwest elevation (see Image 50). A small addition with a shed roof and wooden siding is located on the second storey. The first storey porch contains an enclosed entrance that features decorative wooden elements applied to the exterior (see Image 51). Window openings along this portion of the southwest elevation are of varying condition, with some showing cosmetic and sill deterioration and without storm windows whereas some appear to have been recently restored or reconstructed with storms (see Image 52 and Image 53). The porch on the southern half of the southwest elevation contains an entrance to the 60 Ellen Street East unit and the porch is finished with a beadboard wooden ceiling (see Image 54 and Image 55).

3.0 MEASURED DRAWINGS

Measured drawings of the interior and exterior existing building on the subject property were produced in 2005 and reflect the current layout of the building (see Figure 1 - Figure 4).



**Figure 1: Existing Basement and Main Floor Plan
 (Distinctive Design Services 2005)**



**Figure 2: Existing Second and Third Floor Plan
 (Distinctive Design Services 2005)**



Figure 3: Existing Façade and East Elevation
 (Distinctive Design Services 2005)



Figure 4: Existing West and North Elevation
 (Distinctive Design Services 2005)

4.0 REUSE AND SALVAGE OF MATERIALS

The 2022 HIA outlined that the reuse and salvage of materials as a recommendation and included a list of materials that may be suitable for salvage which has been reproduced below. This recommendation previously included the salvage of brick masonry units that were to be removed as part of the proposed development. The revised design as outlined in the Conditional Approval of Site Plan Application does not involve the removal of any historic brick units and as such, this material has been removed from the following list. As outlined in the 2022 HIA:

The subject property contains historic fabric noted as heritage attributes as well as some that have not been identified as heritage attributes, but may be worthy of salvage and reuse. Although not identified as a heritage attribute the reuse of the existing wooden doors is strongly encouraged.

The purpose of salvaging building materials is considered good practice and the salvage of interior and exterior materials should be considered as part of the proposed development. The materials listed below provide an example of materials which may be worthy of salvage or reuse:

- *Wooden windows and doors;*
- *Wood porch materials;*
- *Any interior features proposed for removal with historical, architectural or cultural value, including metal hardware (i.e., return air vents), light fixtures and/or outlet plates, wood floorboards, wood baseboards, decorative wood trim,*
- *Any appliances.*

The following recommendations for the salvage and reuse of materials are suggested:

- *A reputable contractor(s) with proven expertise in cultural heritage resource and/or salvage removal should be obtained;*
 - *The Architectural Conservancy of Ontario (ACO) North Waterloo Region maintains a Directory of Heritage Practitioners located in Ontario that claim to have experience with heritage properties. The section dedicated to “House Moving, Dismantling and Salvage” could be referred to for salvage contacts, however, it is recommended that references and/or previous work be assessed before engaging with any of the listed businesses. The ACO directory is available online at: www.aconwr.ca/directory-of-heritage-practitioners/house-moving-dismantling-and-salvage/*
- *The ultimate destination of salvaged materials should be determined prior to the initiation of any salvage process;*
- *Materials should only be salvaged if they are suitable for re-use in other buildings or projects, i.e., the material must not be irreparably damaged or infested;*
- *The material must be extracted in a manner that ensures that it is not irreparably damaged;*
- *Consider the incorporation of salvaged materials, such as bricks, stone, timber beams, wood planks, floorboards, etc. into the proposed development, potentially in the form of landscaped features, planters, pavilions/shade structures or lobby features; and*

- *Any materials not deemed salvageable, but which are still recyclable should be recycled in an effort to reduce the amount of material sent to a landfill (ARA 2022:57).*

As communicated to ARA, the Queen Anne style windows on the second and third storey of the façade are proposed to be retained and restored. The remainder of the wooden windows on the existing building are proposed to be removed and replaced with a fiberglass frame window. As part of the proposed development the property owner will pursue donating the materials listed above to a salvage or reuse company.

5.0 BIBLIOGRAPHY AND SOURCES

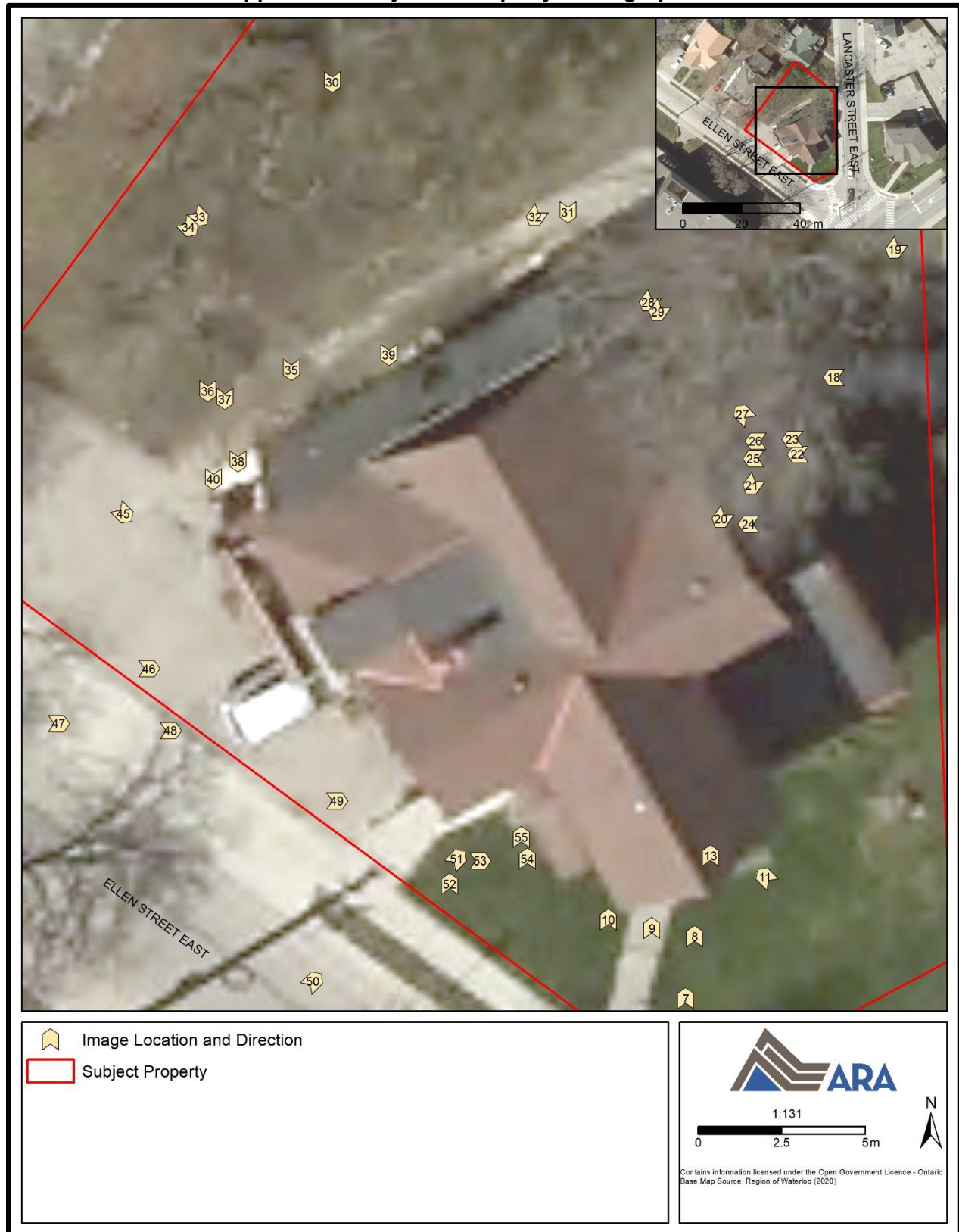
Archaeological Research Associates Ltd. (ARA)

- 2024 *Cultural Heritage Protection Plan – 58-60 Ellen Street East & 115 Lancaster Street East, City of Kitchener, ON.*
- 2024 *Memo – Re: Revisions to Heritage Impact Assessment and Conservation Plan for 58-60 Ellen Street East & 115 Lancaster Street East, City of Kitchener.*
- 2022 *Scoped Heritage Impact Assessment – 58-60 Ellen Street East & 115 Lancaster Street East, City of Kitchener, ON.*
- 2022 *Conservation Plan – 58-60 Ellen Street East & 115 Lancaster Street East, City of Kitchener, ON.*

City of Kitchener

- 2024 *Ellen/Lancaster Heritage Components.* Comments provided by Deeksha Choudry on July 24, 2024
- 2023 *Conditional Approval of Site Plan Application – SP22/154/L/BB, 115 Lancaster St E/58-60 Ellen St E Benjamins Real Estate Holdings Inc – 001.*

Appendix A: Adjacent Property Photographs



Map 2: Photo Location Map Detail – Subject Property
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



**Image 1: Context – View Showing Subject Property from Five Points Intersection
(Photo taken December 20, 2021; Facing Northwest)**



**Image 2: Context – Five Point Intersection, View of Streetscape
(Photo taken December 20, 2021; Facing North)**



Image 3: Context – View of Lancaster Streetscape, Subject Property at Centre
(Photo taken December 20, 2021; Facing South)



Image 4: Context – Lancaster Street East Streetscape
(Photo taken December 20, 2021; Facing Northwest)



Image 5: Context – Ellen Street East Streetscape
(Photo taken December 20, 2021; Facing Northwest)



Image 6: Context – View of Subject Property from Five Points Intersection
(Photo taken December 20, 2021; Facing Northwest)



Image 7: Subject Property – Façade
(Photo taken December 20, 2021; Facing North)



Image 8: Subject Property – Decorative Shingles on Gable End/Multipaned Queen-Anne Style Attic Window
(Photo taken December 20, 2021; Facing North)



Image 9: Subject Property – Multi-Paned Queen Anne Style Window on Second Storey with Decorative Woodwork
(Photo taken December 20, 2021; Facing North)



Image 10: Subject Property – Unpainted Brick Area Revealing Buff Brick Construction
(Photo taken December 20, 2021; Facing North)



Image 11: Subject Property – Infilled Window Opening
(Photo taken December 20, 2021; Facing Northwest)



Image 12: Subject Property – Addition on East Corner
(Photo taken December 20, 2021; Facing Northwest)



Image 13: Subject Property – Stone Foundation and Cinder Block Foundation Under One-Storey Addition on East Corner
(Photo taken December 20, 2021; Facing North)



Image 14: Subject Property – East Elevation
(Photo taken December 20, 2021; Facing West)



Image 15: Subject Property – Northeast Elevation
(Photo taken December 20, 2021; Facing Southwest)



Image 16: Subject Property – Modified Openings on Second Storey
(Photo taken December 20, 2021; Facing West)



Image 17: Subject Property – Molded Wooden Cornice
(Photo taken December 20, 2021; Facing West)



Image 18: Subject Property – Molded Wooden Cornice Showing Area Clad with Aluminium Flashing
(Photo taken December 20, 2021; Facing West)



Image 19: Subject Property – Decorative Shingle Work on Gable End
(Photo taken December 20, 2021; Facing Southwest)



Image 20: Subject Property – Stone Foundation with Coursed Mortar Parging
(Photo taken December 20, 2021; Facing Southwest)



Image 21: Subject Property – Brick Detail Showing Red Glazing and Beaded Mortar Profile
(Photo taken December 20, 2021; Facing Southwest)



Image 22: Subject Property – Paired Window Openings with Segmental Arches
(Photo taken December 20, 2021; Facing West)



Image 23: Subject Property – Running Cracks Visible in Masonry
(Photo taken December 20, 2021; Facing West)



Image 24: Subject Property – Painted Wooden Sills
(Photo taken December 20, 2021; Facing West)

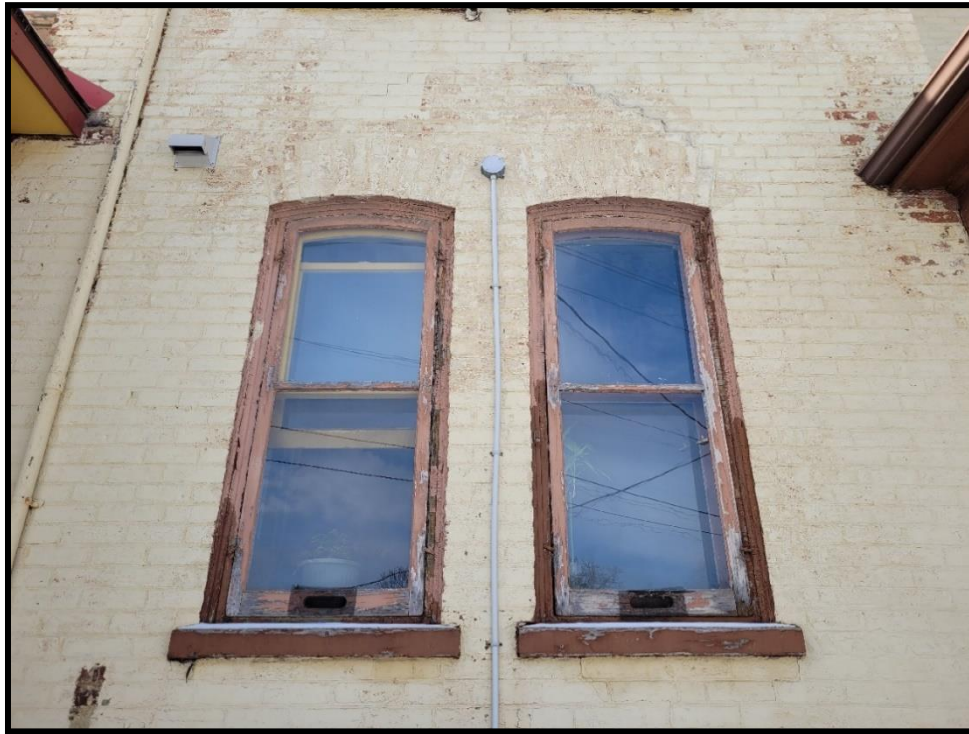


Image 25: Subject Property – Interior and Storm Windows of Varying Conditions
(Photo taken December 20, 2021; Facing West)



Image 26: Subject Property – Basement Door Showing Modified Opening
(Photo taken December 20, 2021; Facing West)



Image 27: Subject Property – Addition on North Corner
(Photo taken December 20, 2021; Facing Northwest)



Image 28: Subject Property – Window Opening Inside North Addition
(Photo taken December 20, 2021; Facing Southwest)



Image 29: Subject Building – Running Cracks in Masonry and Fallen Arch
(Photo taken December 20, 2021; Facing Southwest)



Image 30: Subject Property – Northwest Elevation
(Photo taken December 20, 2021; Facing South)



Image 31: Subject Property – Six-Paned Fixed Window on Northwest Elevation of One-Storey Addition
(Photo taken December 20, 2021; Facing South)



Image 32: Subject Property – Brick Discolouration Showing Water Shedding Issues
(Photo taken December 20, 2021; Facing Southwest)



Image 33: Subject Property – Outside Brick Chimney
(Photo taken December 20, 2021; Facing Southeast)



Image 34: Subject Property – Decorative Shingles on Gable Ends
(Photo taken December 20, 2021; Facing Southeast)



Image 35: Subject Property – Two-Storey Addition on West Corner
(Photo taken December 20, 2021; Facing South)



Image 36: Subject Property – Brick and Mortar Deterioration/Replacement
(Photo taken December 20, 2021; Facing South)



Image 37: Subject Property – Connection between Initial Residence Design with Two-Storey Addition on West Corner
(Photo taken December 20, 2021; Facing South)



Image 38: Subject Property – Single Masonry Course Laid in Header Pattern on Foundation
(Photo taken December 20, 2021; Facing South)



Image 39: Subject Property – Segmental Arch on Basement Opening
(Photo taken December 20, 2021; Facing South)



Image 40: Subject Property – Flat Arched Basement Opening on Two-Storey Addition on West Corner
(Photo taken December 20, 2021; Facing South)



Image 41: Subject Property – Southwest Elevation
(Photo taken December 20, 2021; Facing East)



Image 42: Subject Property – Attic Storey Dormer and Fire Escape
(Photo taken December 20, 2021; Facing East)



Image 43: Subject Property – Balcony on Second Storey of Two-Storey Addition on West Corner
(Photo taken December 20, 2021; Facing East)



Image 44: Subject Property – First Storey Porch
(Photo taken December 20, 2021; Facing East)



Image 45: Subject Property – Large Window Opening with Flat Arch
(Photo taken December 20, 2021; Facing South)

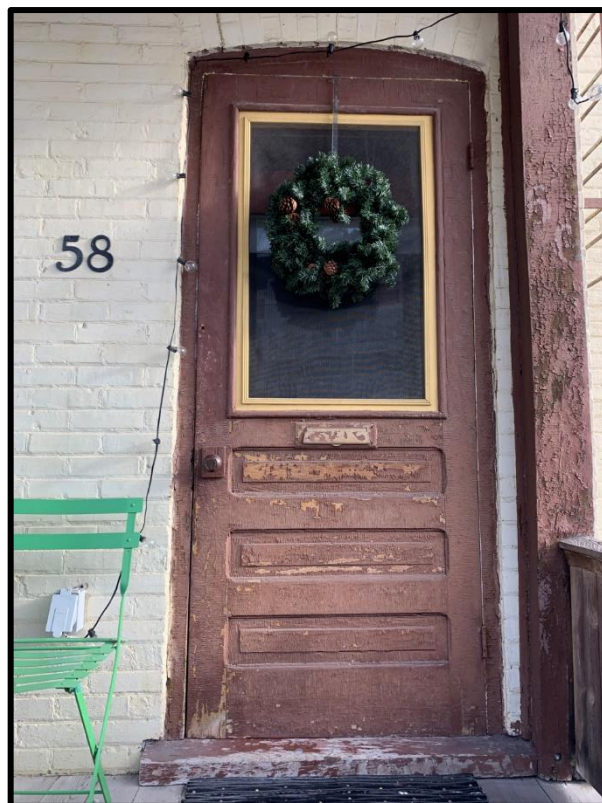


Image 46: Subject Property – 58 Ellen Street East Entrance

(Photo taken December 20, 2021; Facing East)



Image 47: Subject Property – Decorative Shingles on Gable End
(Photo taken December 20, 2021; Facing East)



Image 48: Subject Property – Paired Window Openings with Segmental Arches
(Photo taken December 20, 2021; Facing East)



Image 49: Subject Property – Stone Foundation with Deteriorated Mortar
(Photo taken December 20, 2021; Facing East)



Image 50: Subject Property – Closet Addition on Second Floor
(Photo taken December 20, 2021; Facing Northeast)



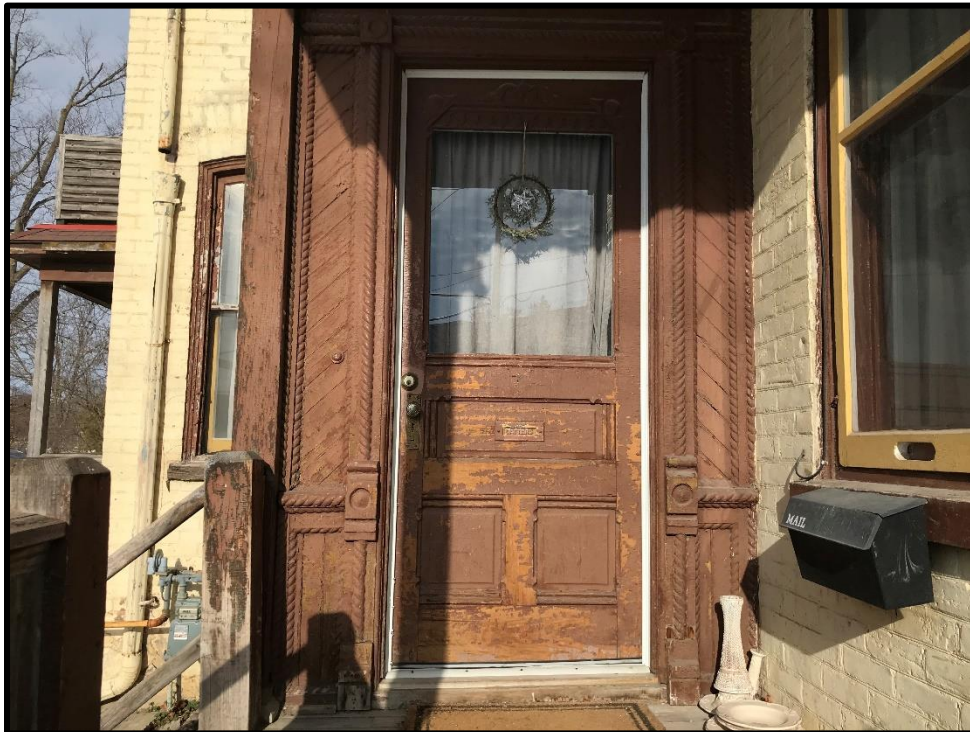
Image 51: Subject Property – 60 Ellen Street Enclosed Entrance
(Photo taken December 20, 2021; Facing Northeast)



Image 52: Subject Property – One-over-one Wooden Sash Window with Segmental Arch
(Photo taken December 20, 2021; Facing North)



**Image 53: Subject Property – One-over-one Wooden Sash Window with a Segmental Arch and New or Restored Wooden Fixed Storm Window
(Photo taken December 20, 2021; Facing East)**

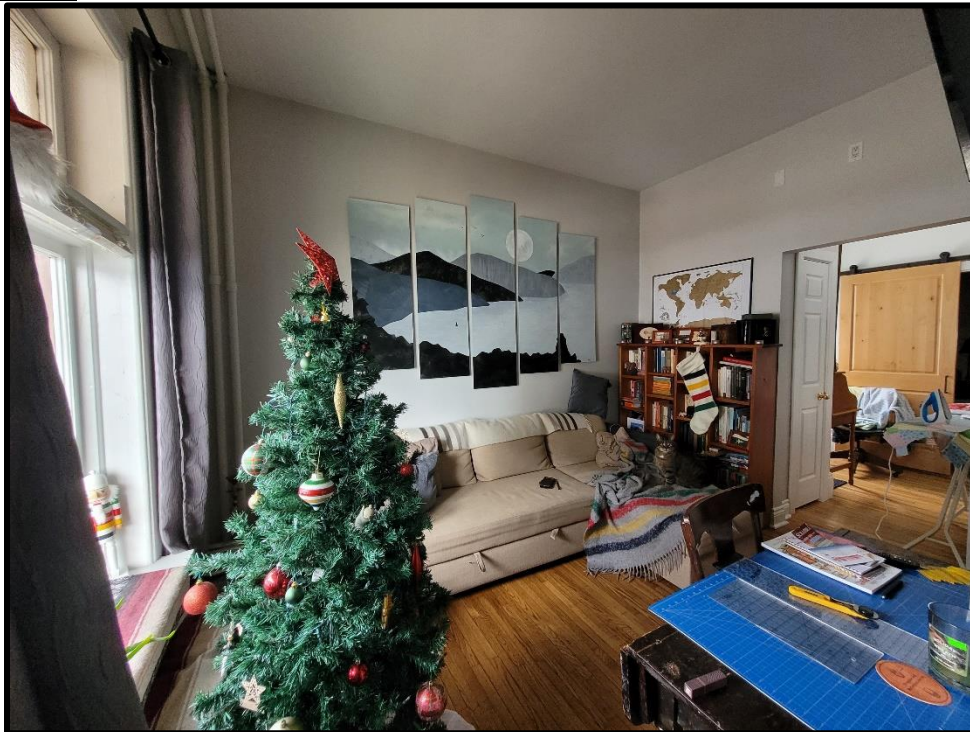


**Image 54: Subject Property – 60 Ellen Street Entrance Door with Decorative Woodwork
(Photo taken December 20, 2021; Facing North)**

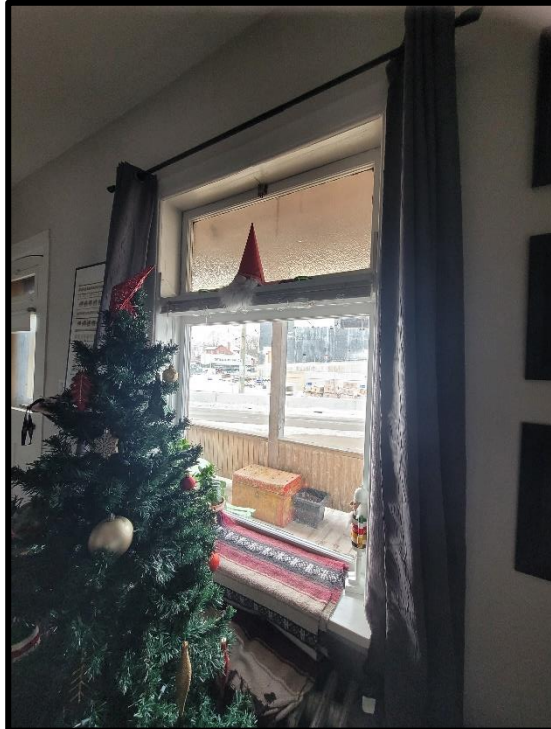


**Image 55: Subject Property – 60 Ellen Street Porch with Beadboard Wooden Ceiling
(Photo taken December 20, 2021; Facing North)**

Interior Photos



**Image 56: 58 Ellen Street East Interior – Historic Hardwood Flooring Visible
(Photo taken December 20, 2021)**



**Image 57: 58 Ellen Street East Interior – Historic Wooden Window with Transom
(Photo taken December 20, 2021)**



**Image 58: 58 Ellen Street East Interior – Historic Hardwood Flooring Visible
(Photo taken December 20, 2021)**

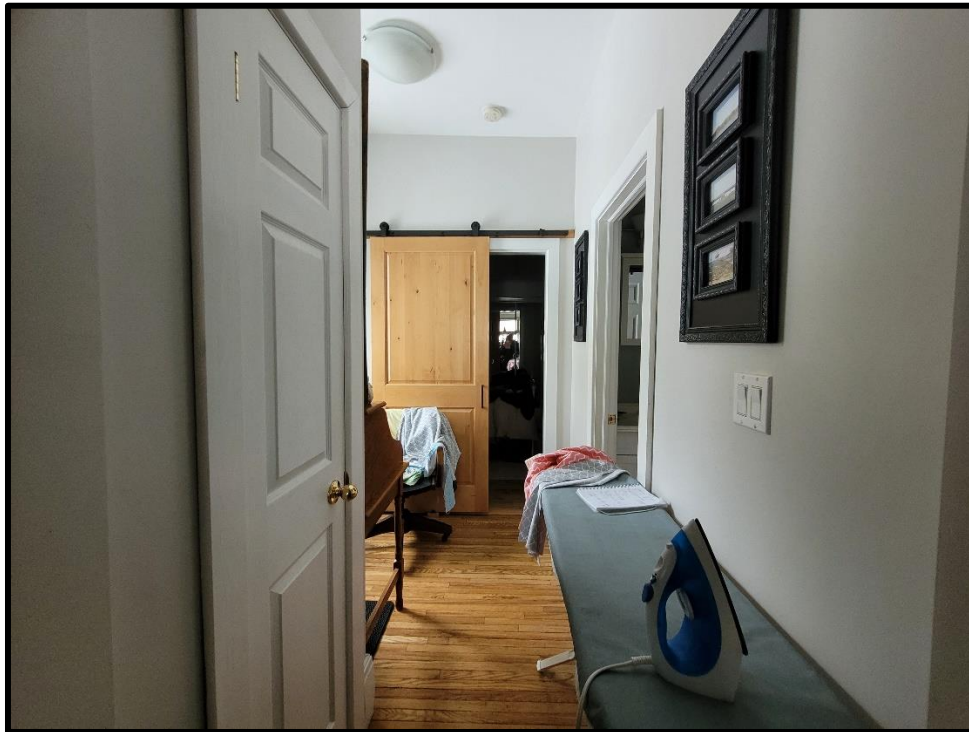


Image 59: 58 Ellen Street East Interior – Historic Hardwood Flooring Visible
(Photo taken December 20, 2021)



Image 60: 58 Ellen Street East Interior – Modified Interior
(Photo taken December 20, 2021)

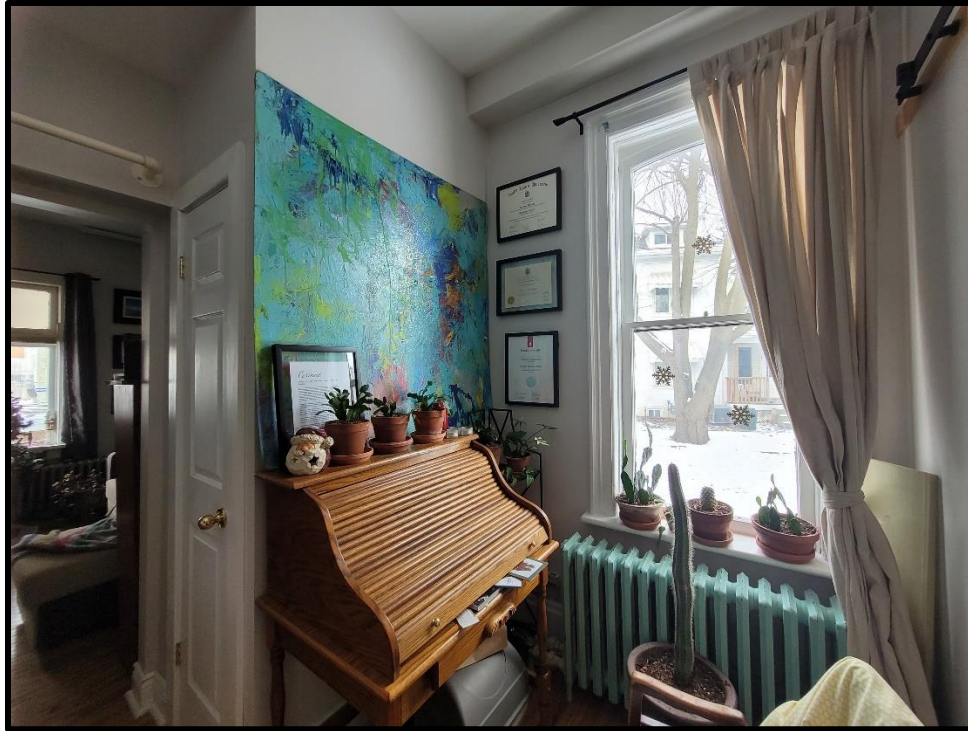


Image 61: 58 Ellen Street East Interior – Historic Wooden Sash Windows with Wooden Trim
(Photo taken December 20, 2021)



Image 62: 58 Ellen Street East Interior – Historic Hardwood Flooring
(Photo taken December 20, 2021)

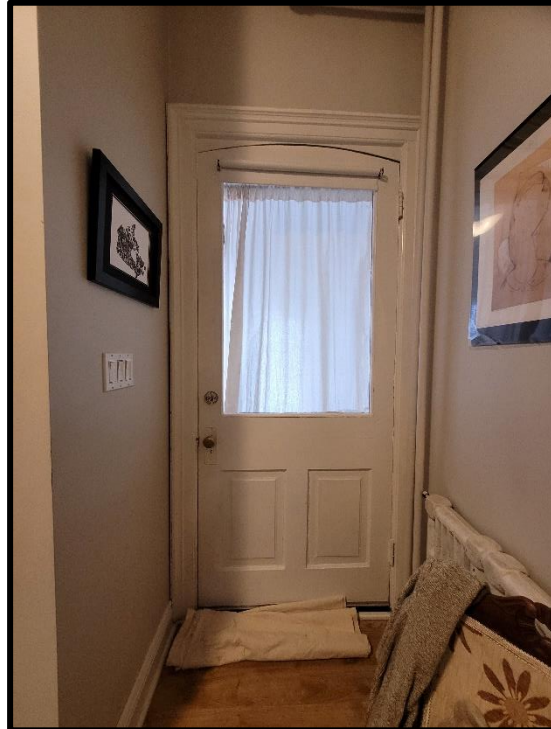


Image 63: 58 Ellen Street East Interior – Historic Wood Panel Door and Wooden Trim
(Photo taken December 20, 2021)

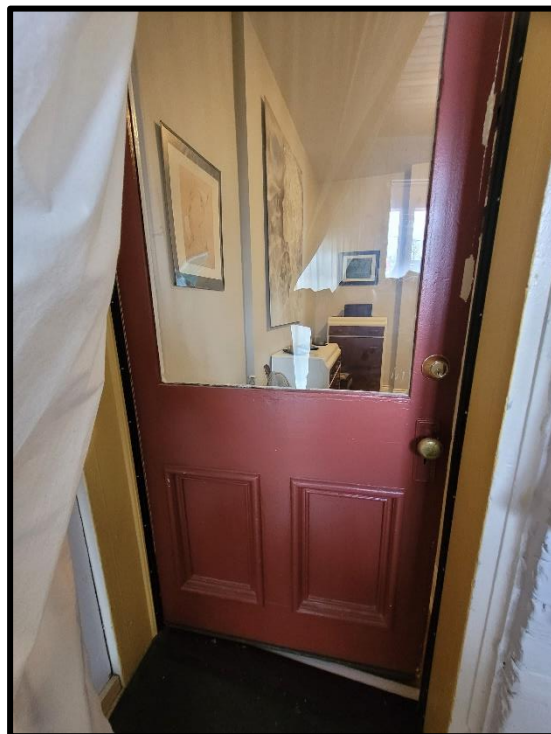


Image 64: 58 Ellen Street East Interior – Historic Wood Panel Door
(Photo taken December 20, 2021)



Image 65: 58 Ellen Street East Interior – Addition Interior
(Photo taken December 20, 2021)

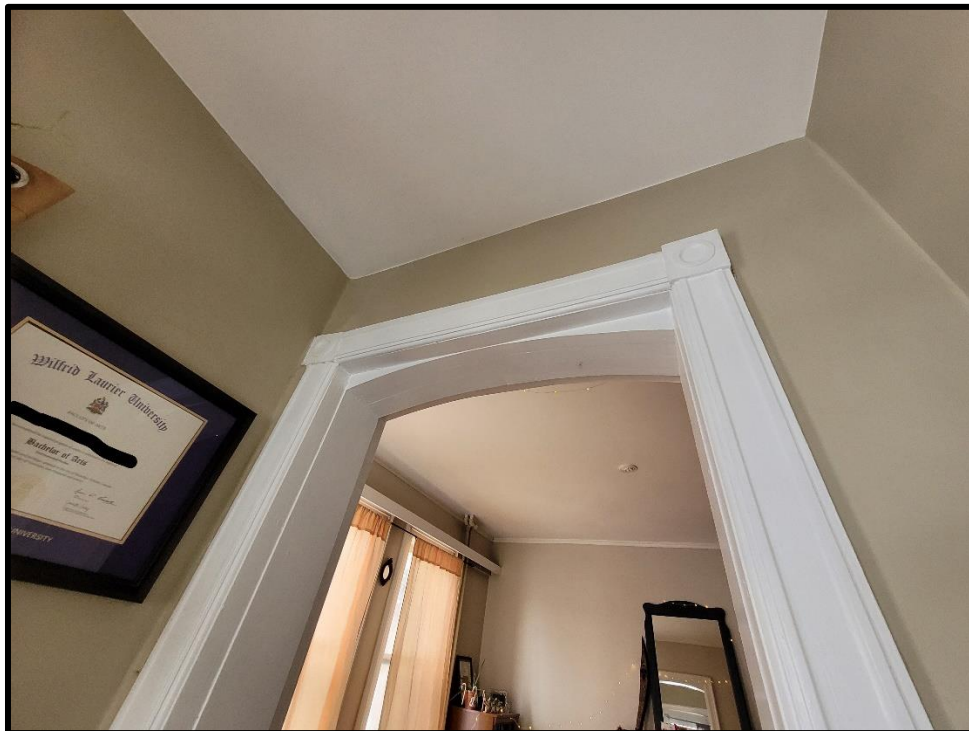


Image 66: 60 Ellen Street East Interior – Historic Wooden Trim
(Photo taken December 20, 2021)



Image 67: 60 Ellen Street East Interior – Historic Hardwood Flooring and Wooden Sash Windows with Trim
(Photo taken December 20, 2021)



Image 68: 60 Ellen Street East Interior – Wooden Sash Windows with Trim
(Photo taken December 20, 2021)



Image 69: 60 Ellen Street East Interior – Historic Trim Profile
(Photo taken December 20, 2021)



Image 70: 60 Ellen Street East Interior – Fireplace Mantle with Tile Hearth
(Photo taken December 20, 2021)



Image 71: 60 Ellen Street East Interior – Wooden Sash Window with Trim and Hardwood Flooring
(Photo taken December 20, 2021)

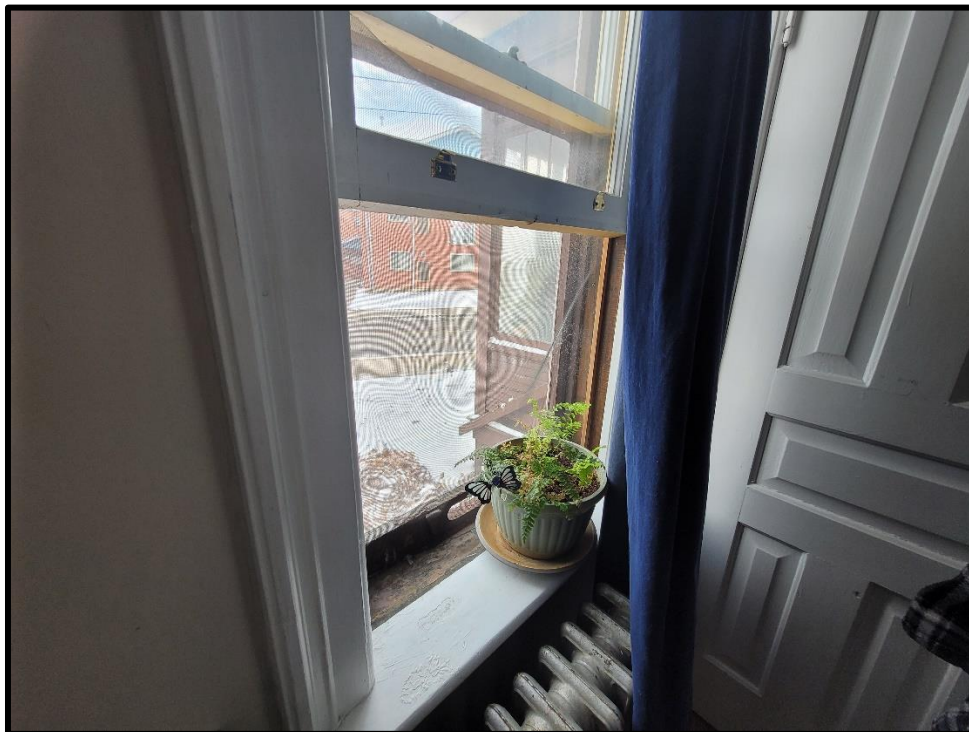


Image 72: 60 Ellen Street East Interior – Operable Sash Windows
(Photo taken December 20, 2021)



Image 73: 60 Ellen Street East Interior – Modified Interiors
(Photo taken December 20, 2021)



Image 74: 60 Ellen Street East Interior – Door Leading to Addition on East Corner
(Photo taken December 20, 2021)



Image 75: 60 Ellen Street East Interior – Addition Interior Area
(Photo taken December 20, 2021)



Image 76: 60 Ellen Street East Interior – Modified Kitchen Area
(Photo taken December 20, 2021)



**Image 77: 60 Ellen Street East Interior – Historic Hardwood Flooring, Wooden Sash Windows, Interior Trim, Four Panel Wooden Door
(Photo taken December 20, 2021)**



**Image 78: 115 Lancaster Street East Interior – Room with Historic Wooden Sash Windows
(Photo taken December 20, 2021)**



Image 79: 115 Lancaster Street East Interior – Historic Wooden Sash Windows with Coloured Glass Panes
(Photo taken December 20, 2021)

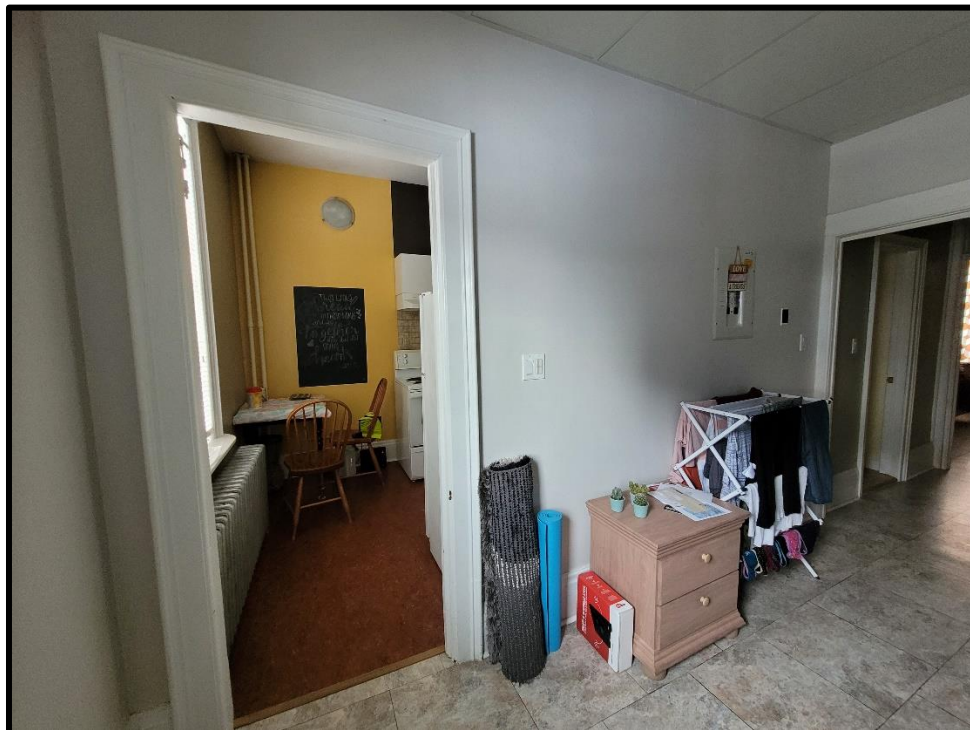


Image 80: 115 Lancaster Street East Interior – Historic Wooden Trim
(Photo taken December 20, 2021)



**Image 81: 115 Lancaster Street East Interior – Historic Wooden Trim
(Photo taken December 20, 2021)**



**Image 82: 115 Lancaster Street East Interior – Historic Wooden Sash Windows
(Photo taken December 20, 2021)**

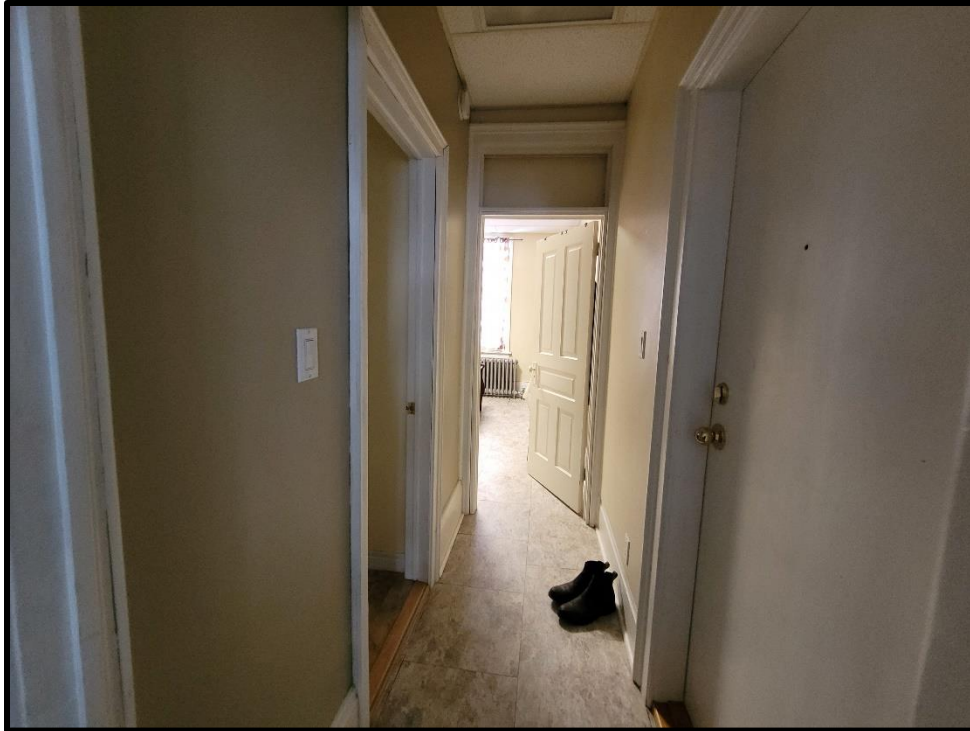


Image 83: 115 Lancaster Street East Interior – Historic Trim and Interior Door Transom
(Photo taken December 20, 2021)



Image 84: 115 Lancaster Street East Interior – Historic Trim and Interior Door Transom
(Photo taken December 20, 2021)



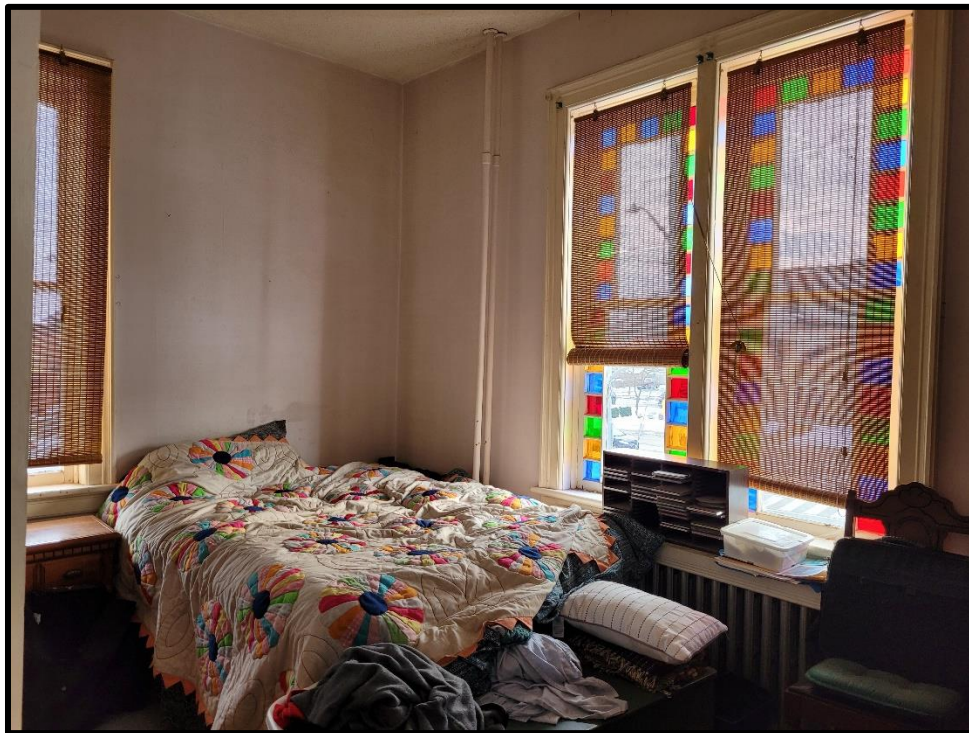
Image 85: 115 Lancaster Street East Interior – Historic Wooden Trim
(Photo taken December 20, 2021)



Image 86: 115 Lancaster Street East Interior – Historic Wooden Sash Windows
(Photo taken December 20, 2021)



**Image 87: 115 Lancaster Street East Interior – Historic Trim and Interior Door Transom, Four-Panel Wooden Door
(Photo taken December 20, 2021)**



**Image 88: 115 Lancaster Street East Interior – Historic Wooden Sash Windows with Coloured Glass Panes
(Photo taken December 20, 2021)**



Image 89: 115 Lancaster Street East Interior – Historic Hardwood Flooring
(Photo taken December 20, 2021)



Image 90: Basement – Former Barbershop Space
(Photo taken December 20, 2021)



Image 91: Basement – Wooden Paneled Door
(Photo taken December 20, 2021)

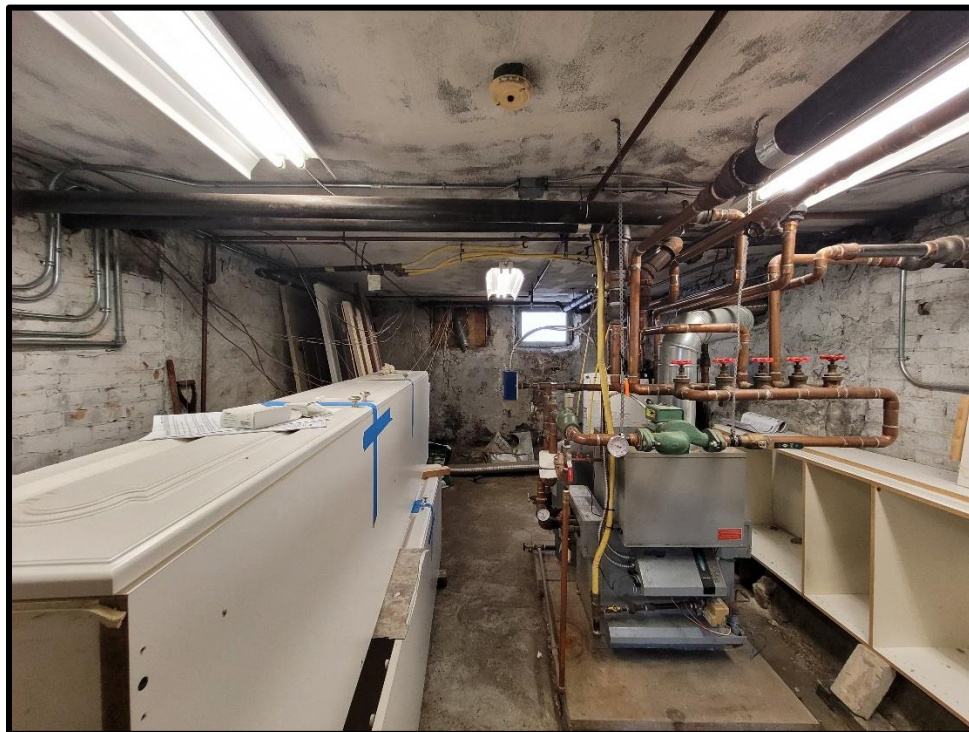


Image 92: Basement – Unfinished Areas
(Photo taken December 20, 2021)



Image 93: Basement – Some Basement Windows Remaining
(Photo taken December 20, 2021)



Image 94: Basement – Former Washroom
(Photo taken December 20, 2021)



Image 95: Basement – Storm Windows for First and Second Storey Openings in Storage
(Photo taken December 20, 2021)

Appendix B: Key Team Member Biographies and Qualifications

Kayla Jonas Galvin, MA, RPP, MCIP, CAHP, Director – Heritage Operations

Kayla Jonas Galvin, Archaeological Research Associates Ltd.'s Director - Heritage Operations, has extensive experience evaluating cultural heritage resources and landscapes for private and public-sector clients to fulfill the requirements of provincial and municipal legislation such as the Environmental Assessment Act, the Standards & Guidelines for the Conservation of Provincial Heritage Properties and municipal Official Plans. She served as Team Lead on the Ministry of Tourism, Culture and Sport Historic Places Initiative, which drafted over 850 Statements of Significance and for Heritage Districts Work!, a study of 64 heritage conservation districts in Ontario. Kayla was an editor of Arch, Truss and Beam: The Grand River Watershed Heritage Bridge Inventory and has worked on Municipal Heritage Registers in several municipalities. Kayla has drafted over 150 designation reports and by-laws for the City of Kingston, the City of Burlington, the Town of Newmarket, Municipality of Chatham-Kent, City of Brampton and the Township of Whitchurch-Stouffville. Kayla is the Heritage Team Lead for ARA's roster assignments for Infrastructure Ontario and oversees evaluation of properties according to Standards & Guidelines for the Conservation of Provincial Heritage Properties. Kayla is a Registered Professional Planner (RPP), a Member of the Canadian Institute of Planners (MCIP), is a professional member of the Canadian Association of Heritage Professionals (CAHP) and sits on the board of the Ontario Association of Heritage Professionals.

Amy Barnes, MA, CAHP – Project Manager

Amy Barnes, a Project Manager with the Heritage Team, has over ten years of experience evaluating cultural heritage resources and leading community engagement. Amy has extensive experience working with provincial and municipal legislation and guidelines, including the Ontario Heritage Act, Official Plans, the Standards and Guidelines for the Conservation of Historic Places, and the Ontario Heritage Toolkit. Ms. Barnes has completed over fifty heritage related projects including 150+ cultural assessments and has been qualified as an expert witness at the Ontario Superior Court of Justice. Amy has worked in the public and private sector where her duties included project management, public consultation, facilitator, research, database and records management, and report author. Amy has worked with the Town of Oakville, City of Cambridge, City of Kitchener, Niagara-on-the-Lake, City of London, and the City of Kingston on projects which range in size, scale and complexity. Amy Barnes holds an M.A. in Heritage Conservation from the School of Canadian Studies at Carleton University in Ottawa, Ontario. Amy has successfully completed the International Association of Public Participation (IAP2) Foundations in Public Participation, the IAP2 Planning and Techniques for Effective Public Participation, and Indigenous Awareness Training through Indigenous Awareness Canada. Amy is a professional member of the Canadian Association of Heritage Professionals (CAHP) and formerly served as the Vice-Chair of the Cambridge Municipal Heritage Advisory Committee.

Aly Bousfield-Bastedo, BA. Dip. Heritage Conservation – Project Manager/Conservator

Aly Bousfield-Bastedo, a Heritage Project Manager and Conservator has five years of experience in evaluating cultural heritage resources, conducting historical research and providing conservation recommendations on a variety of projects. She holds an Honours BA in Sociology from the University of Guelph as well as a post-graduate certificate in Urban Design from Simon Fraser University. Building on these experiences, Aly received a graduate Diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Aly has gained substantial experience in provincial and municipal legislation and guidelines, including the Ontario Heritage Act, Official Plans, the Standards and Guidelines for the Conservation of Historic Places, and the Ontario Heritage Toolkit. Aly has gained considerable experience in evaluating historic materials, assessing potential impacts and recommending mitigation strategies for a variety of resources

such as farmsteads, bridges, houses, churches, cultural heritage landscapes and heritage districts in urban and rural areas.