

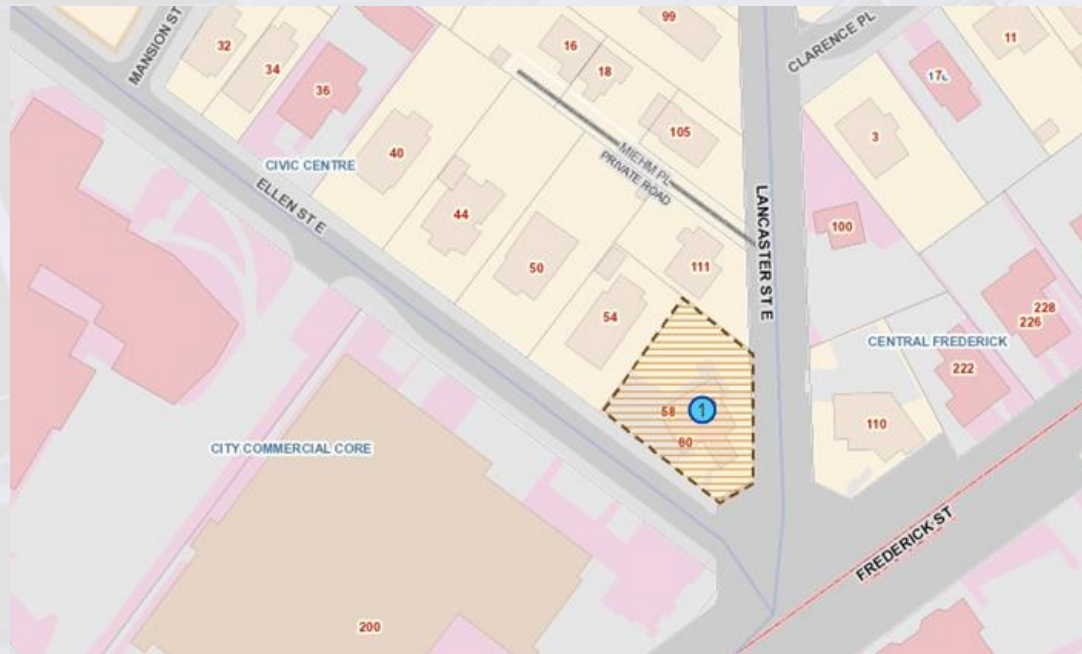
HERITAGE KITCHENER MEETING

Meeting Date: November 5, 2024

Agenda



- 4.1 Heritage Permit Application HPA-2024-V-024
115 Lancaster Street East & 58-60 Ellen Street East
- 4.2 Notice of Intention to Designate
112 Margaret Avenue
- 4.3 Notice of Intention to Designate
148 Margaret Avenue
- 4.4 Notice of Intention to Designate
51 Breithaupt Street
- 4.5 Notice of Intention to Designate
53 Church Street
- 4.6 Notice of Intention to Designate
44-54 Queen Street South
- 4.7 Bill 23 Municipal Heritage Register Review
November 2024 Update



Permit is for the alterations of existing building and the construction of a 3-storey addition.



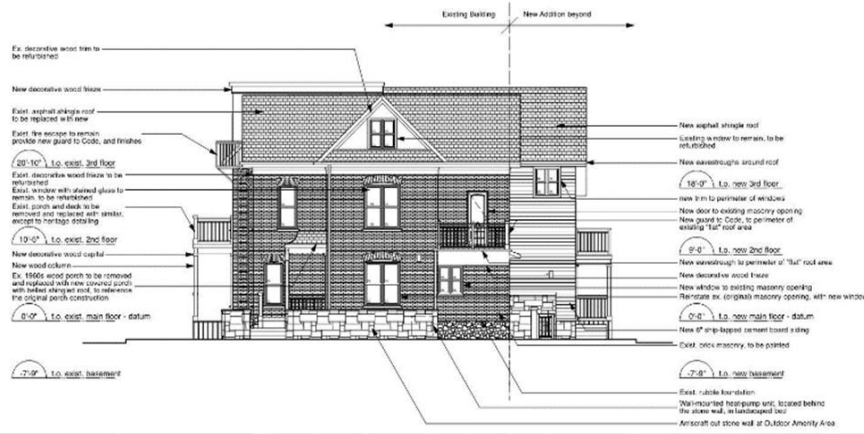
View 3: View from the East from Across Lancaster Street



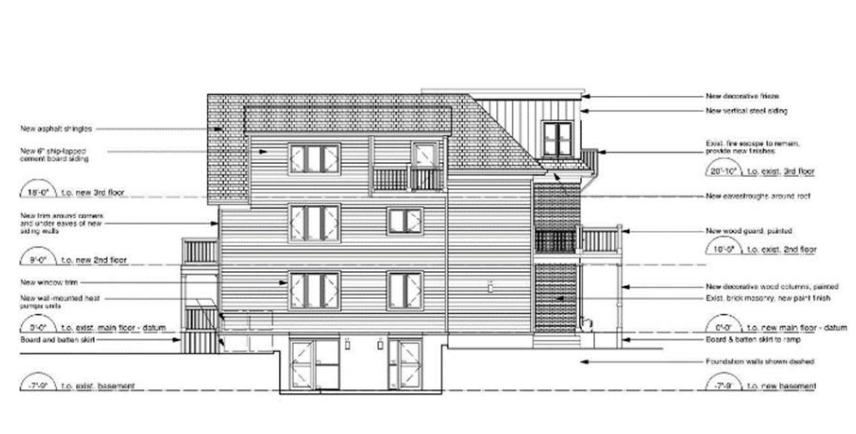
View 2: View from North Down Ellen Street



View 1: View From South Towards New "Front" Porch



Proposed Front Facade



Proposed Rear Facade



Proposed Side Façade - facing Lancaster Street East



Proposed Side Façade - facing Ellen Street East

In reviewing this application, heritage planning staff note that:

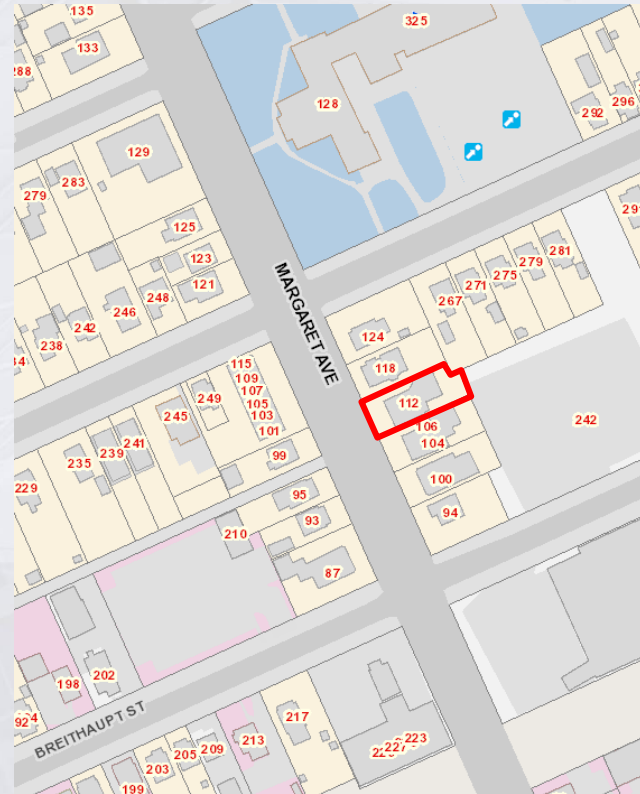
- The subject property municipally addressed as 115 Lancaster Street East/58-60 Ellen Street East is located within the Civic Centre Neighborhood Heritage Conservation District and is designated under Part V of the Ontario Heritage Act;
- The proposed development includes the construction of a rear and side-yard addition to the existing building;
- The proposed addition meets the policies included within Section 3.3.2, 6.4, 6.5 and 6.9.1 of the CCNCHD Plan related to the additions to existing buildings;
- It is the same height as the existing building, is distinguishable yet sympathetic to the existing building and uses appropriate fenestration patterns, materials, and design to blend in with existing building and within the HCD in general.
- The proposed addition meets the intent of most of the standards and guidelines of the *Standards and Guidelines of the Conservation of Historic Places in Canada*;
- The HIA has recommended certain mitigative measures to ensure that the proposed development does not have a negative impact on the Ellen Street East and Lancaster Street East streetscapes. Implementing these measures will ensure that the addition does not detract from the streetscape.
- The proposed addition will not have a negative impact on the existing dwelling and the CCNCHD streetscape.

RECOMMENDATION

That pursuant to Section 42 of the *Ontario Heritage Act*, Heritage Permit Application HPA-2024-V-024 be approved to permit the partial demolition, the construction of a 3-storey addition, and alterations to the existing building at the property municipally addressed as 115 Lancaster Street East/58-60 Ellen Street East in accordance with the supplementary information submitted with this application and subject to the following conditions:

- That the final Heritage Impact Assessment be approved by the Director of Development and Housing Approvals prior to the issuance of this permit;
- That the final Conservation Plan be approved by the Director of Development and Housing Approvals prior to the issuance of this permit;
- That the Documentation and Salvage Plan and Cultural Heritage Protection Plan be approved by the City's Heritage Planner;
- That the building elevations be submitted for review to the satisfaction of the City's Heritage Planner prior to the issuance of the heritage permit; and
- That the final building be reviewed, and heritage clearance be provided by Heritage Planning Staff prior to the issuance of the building permit.

4.2 Notice of Intention to Designate **112 Margaret Avenue**



- Three storey mid-20th century apartment
- Meets 5 out of 9 criteria for designation.
- Recognized for its design, historical/associative, and contextual values.

4.2 Notice of Intention to Designate **112 Margaret Avenue**

Design / Physical Value

- Unique example of vernacular architectural style with influences from both the gothic and art deco architectural style
- Gothic influences: pointed roof line, emphasis on vertical height, arched entrance with decorative surround
- Art deco influences: repeated geometric detailing, symmetrical design, craftsmanship



Historical / Associative Value

Original Owner and Builder: Michael Kraus

- Prominent member of New Apostolic Church, significant impact to this community
- Founder of Kraus Carpet Mills (largest Canadian-owned carpet manufacture in 2003) and Strudex Fibers
- Contributed to built environment along Margaret Ave, having financed and built several buildings which remain
- Contributed to built environment within the rest of the City through construction of primarily low-rise apartments



Historical / Associative Value

Architect: William H. E. Schmalz

- Notable architect within the area, designed 1922 Kitchener City Hall, 4th office of Economic Mutual Fire Insurance Company, several churches
- Engaged citizen who served on the board of many local community groups (Ontario Pioneer Community Foundation, Chamber of Commerce, Kitchener Parks Board, K-W Hospital Board, Kiwanis Club, Kitchener Musical Society and more)
- Active member of the Waterloo Historical Society, served as president and was a frequent contributor to its annual volumes
- Recognized in the Waterloo Region Hall of Fame



4.2 Notice of Intention to Designate **112 Margaret Avenue**

Contextual Value

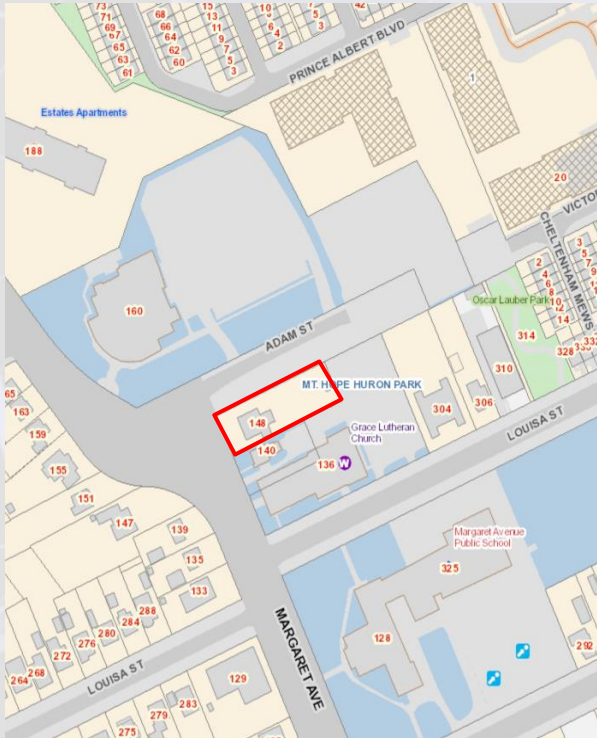
- Contributes to continuity and character of Margaret Avenue streetscape and surrounding area
- Located within Warehouse District CHL and adjacent to Mt Hope/Breithaupt Neighbourhood CHL
- Contextual relationship to adjacent sister buildings
- Physically, visually, historically, and functionally linked to its surroundings



RECOMMENDATION

That pursuant to Section 29 of the Ontario Heritage Act, the Clerk be directed to publish a Notice of Intention to Designate the property municipally addressed as 112 Margaret Avenue as being of cultural heritage value or interest.

4.3 Notice of Intention to Designate 148 Margaret Avenue



- Two storey mid-20th century house
- Meets 5 out of 9 criteria for designation.
- Recognized for its design, historical/associative and contextual values.

4.3 Notice of Intention to Designate

148 Margaret Avenue



Design / Physical Value

- Unique and rare example of Tudor Revival architectural style
- One of five identified homes built in this style within Waterloo Region
- Tudor Revival features: asymmetrical floor plan, steeply pitched roof, superficial forms of half-timbering, patterned stonework, grouped windows
- Some modifications that are appropriate for the architectural style of the building



Historical / Associative Value

Original Owner and Builder: Michael Kraus

- Prominent member of New Apostolic Church, significant impact to this community
- Founder of Kraus Carpet Mills (largest Canadian-owned carpet manufacture in 2003) and Strudex Fibers
- Contributed to built environment along Margaret Ave, having financed and built several buildings which remain
- Contributed to built environment within the rest of the City through construction of primarily low-rise apartments



Contextual Value

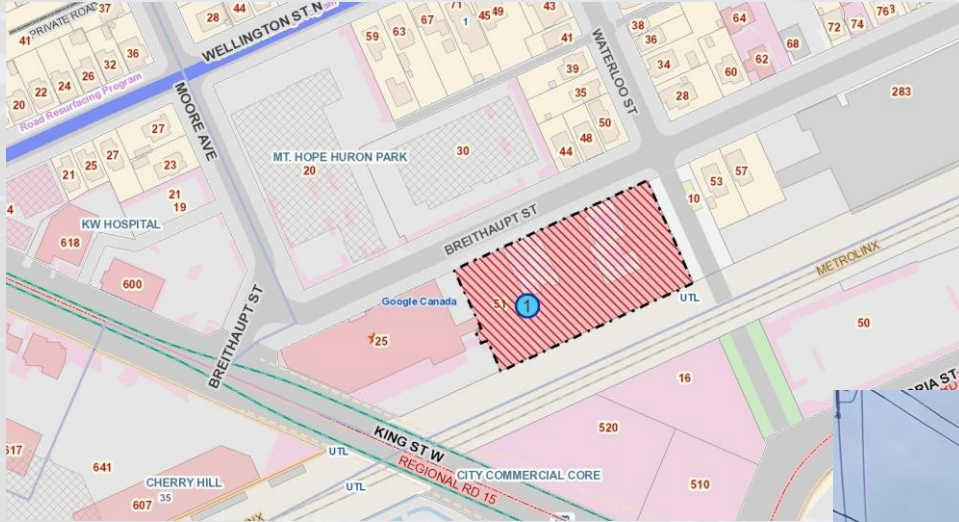
- Contributes to continuity and character of Margaret Avenue streetscape and surrounding area
- Located within Mt Hope/Breithaupt Neighbourhood CHL and consistent with the character of the surrounding area
- Physically, visually, historically, and functionally linked to its surroundings



RECOMMENDATION

That pursuant to Section 29 of the Ontario Heritage Act, the Clerk be directed to publish a Notice of Intention to Designate the property municipally addressed as 148 Margaret Avenue as being of cultural heritage value or interest.

4.4 Notice of Intention to Designate 51 Breithaupt Street



Meet 5 out of 9 criteria for designation.

Recognized for its design, historical/associative, and contextual values.



4.4 Notice of Intention to Designate 51 Breithaupt Street

DESIGN/PHYSICAL VALUE:

- Early representative example of Industrial Vernacular architectural style.
- Consists of a series of buildings built between 1903 and 1977.
- First building built in 1981, but since has been demolished.
- Changes have been made to the property in 1903, 1908, 1909, 1912, 1918, 1929-30, 1093, 1955, 1966, 1999, 2000, 2001.
- Today, the complex contains building from 1903, 1908, 1909, 1918

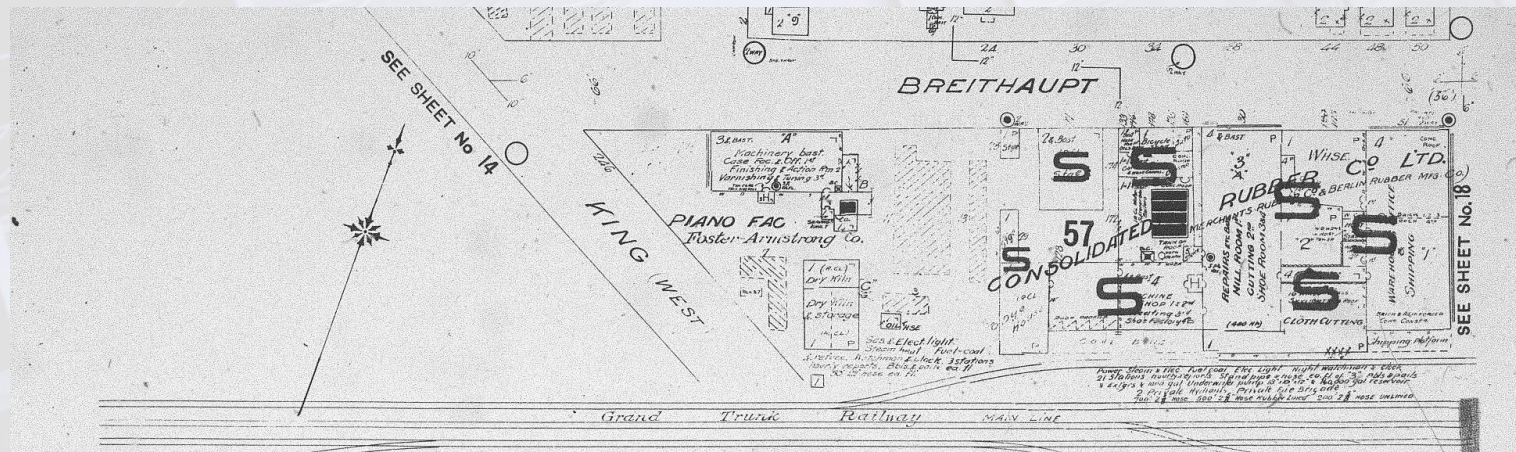


1904 Fire Insurance Maps

4.4 Notice of Intention to Designate 51 Breithaupt Street

HISTORICAL/ASSOCIATIVE VALUE:

- The site has significance historical value for its original use and owners of the property – Berlin Piano and Organ Company, Merchants Rubber Co. Ltd, Jacob Kaufman and Talmon Henry Reider.
- The site also as associative value as it has direct association with the theme of early settlement and economic development in Berlin and then Kitchener.



4.4 Notice of Intention to Designate

51 Breithaupt Street



CONTEXTUAL VALUE:

- Is historically, visually, and physically linked to its surroundings. Still exists in its original location
- Is important in defining, supporting and maintaining the character of the area. Is located within the Warehouse District Cultural Heritage Landscape.
- Due to its presence, prominence and significant historical value, it could be considered a local landmark.



51 Breithaupt Street



RECOMMENDATION

That pursuant to Section 29 of the Ontario Heritage Act, the Clerk be directed to publish a Notice of Intention to Designate the property municipally addressed as 51 Breithaupt Street as being of cultural heritage value or interest.

4.5 Notice of Intention to Designate 53 Church Street



Meets five (5) of nine (9) criteria.

Recognized for its design/physical, historical/associative, and contextual values.



4.5 Notice of Intention to Designate **53 Church Street**



Design/Physical Value

- Early example of a 20th century, religious building
- Vernacular architecture with influences from the Romanesque Revival architectural style (distinguished by its use of round arches)
- Heritage attributes include, but are not limited to,
 - Buff (yellow) brick
 - Brick buttresses
 - Steeply pitched front gable roof
 - Round window openings with brick hoodmoulds, including keystones and dripstones, and angles sills
 - Front entrance

Historical/Associative Value

- Long history of religious use beginning with the Wesleyan Methodists in 1842
- Use of the land and various congregations that have occupied the building
 - Wesleyan Methodist Church
 - United Brethren Christ
 - Congregational Church
 - Grace Tabernacle
 - Mennonite Brethren
 - Bethel Evangelical Lutheran
 - Martin Luther Evangelical Church
- 1952 annex designed by W.H.E. Schmalz and constructed by Oscar Wiles and Sons Ltd.

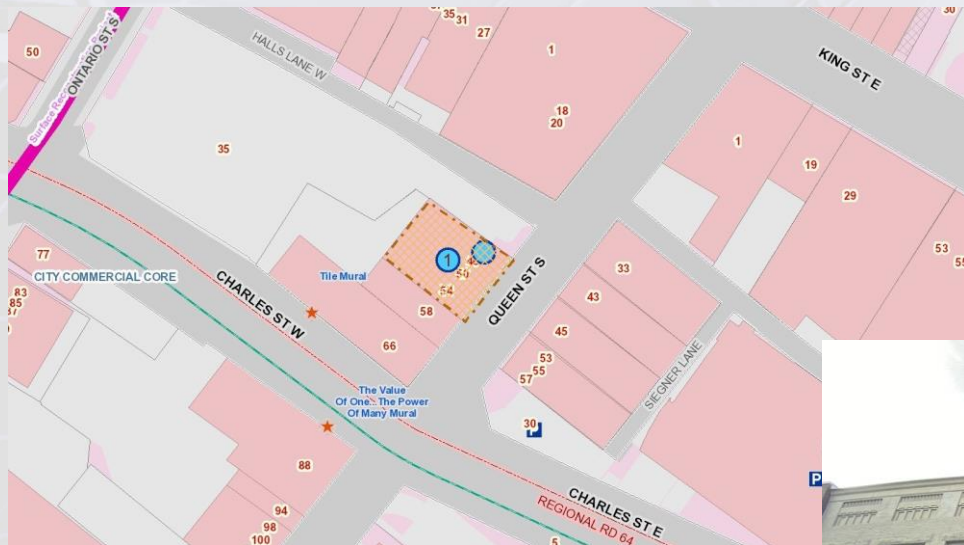
Contextual Value

- Contribution that the church makes to the continuity and character of the Church Street streetscape
- Placement and massing blend with adjacent buildings and much of the building stock on both sides of Church Street, particularly in terms of setback and height

RECOMMENDATION

- That pursuant to Section 29 of the Ontario Heritage Act, the Clerk be directed to publish a Notice of Intention to Designate the property municipally addressed as 53 Church Street as being of cultural heritage value or interest.

4.6 Notice of Intention to Designate 44-54 Queen Street South



Meet 4 out of 9 criteria for designation.

Recognized for its design, associative, and contextual values.

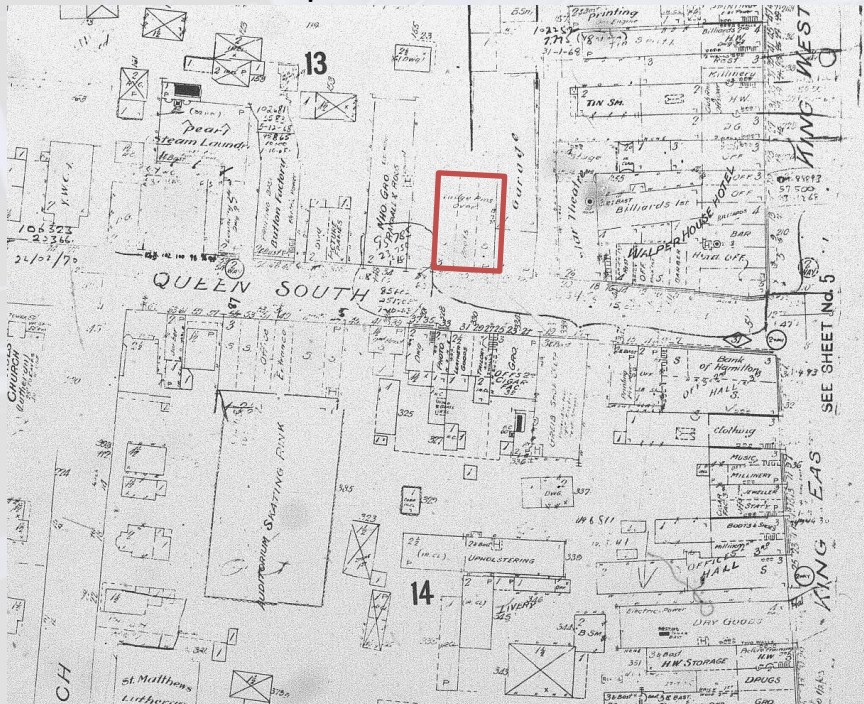


4.6 Notice of Intention to Designate 44-54 Queen Street South



DESIGN/PHYSICAL VALUE:

- Early representative example of Classic Revival architectural style
- Built c. 1904-1907
- Features include brick construction with stone accents, brick buttresses with stone capitals, projecting capital, symmetrical fenestration pattern.



1917 Fire Insurance Maps

HISTORICAL/ASSOCIATIVE VALUE:

- The site has historical value because it has direct associations with the theme of economic development in Berlin and then Kitchener.
- Euler Business College operated out of the building for many years. College was founded by William Daum Euler, who was a member of the Canadian Parliament, and also the first Chancellor of Waterloo Lutheran University (now known as Wilfrid Laurier University).

CONTEXTUAL VALUE:

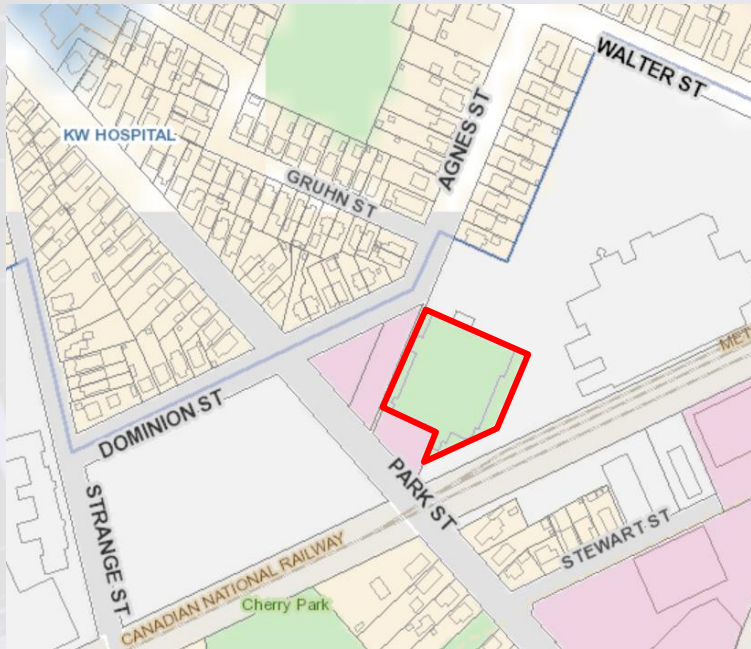
- Important in maintaining and supporting the character of the areas. King and Queen Streets was the main commercial intersection when the town was first established and continues to be an important historic transportation route.
- It is physically, functionally and visually linked to its surroundings. It exists in its original location, and is located within the Downtown Cultural Heritage Landscape.

RECOMMENDATION

That pursuant to Section 29 of the Ontario Heritage Act, the Clerk be directed to publish a Notice of Intention to Designate the property municipally addressed as 44-54 Queen Street South as being of cultural heritage value or interest.

4.7 Municipal Heritage Register Review November 2024 Update

69 Agnes Street



Criteria Met: 5 / 9

Value: Design/Physical, Historical/Associative, and Contextual Values

4.7 Municipal Heritage Register Review

November 2024 Update



CRITERIA	MET?	DESCRIPTION
1. The 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.	Yes	The 1927 portion of the building is an example of the Vernacular architectural style with Art Deco influences.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	Does not display a level of craftsmanship or artistic merit beyond what is typical for the architectural style.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	Does not display a high degree of technical or scientific achievement, being crafted using material and methods typical for the time.
4. This property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	Associated with the sports of curling and badminton within the Region, as well as the Athletic Association of Kitchener and Waterloo, the K-W Granite Club, and the K-W Badminton Club.

4.7 Municipal Heritage Register Review

November 2024 Update



CRITERIA	MET?	DESCRIPTION
5. This 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.	Yes	The building can contribute towards an understanding of the development and progression of sports and sport associations/clubs within Kitchener and Waterloo.
6. The property has historical value or associative value because it demonstrates or reflects the work of an architect, artist, builder, designer, or theorist who is significant to the community	Yes	Bernal Ambrose Jones was the architect of the original building. It was constructed by the Dunker Construction Company. The reconstruction was overseen by the architecture firm of Jenkins and Wright.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No	The property is located within the Warehouse District CHL and adjacent to the Gruhn Neighbourhood CHL. It does not contribute towards the identified characteristic of either of these CHL's.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	The building remains in-situ and maintains its original institutional use as a recreational complex. The K-W Badminton Club, which purchased the property in 2023, had leased space from and operated within the building for over 80 years.
9. The property has contextual value because it is a landmark	No	The property is not a landmark.

4.7 Municipal Heritage Register Review November 2024 Update



10 Bingeman Street / 138-140 Lancaster Street East



Criteria Met: 4 / 9

Value: Design/Physical, Historical/Associative, and Contextual Values

4.7 Municipal Heritage Register Review

November 2024 Update



CRITERIA	MET?	DESCRIPTION
1. The 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.	Yes	Representative example of Italianate architectural style with complementary additions.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	Does not display a high degree of craftsmanship or merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	Does not demonstrate a high degree of technical or scientific achievement.
4. This property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	Associated with the theme of early development, and the Bingeman and Bowman families.

4.7 Municipal Heritage Register Review

November 2024 Update



CRITERIA	MET?	DESCRIPTION
5. This 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.	No	Does not yield, or have the potential to yield information that contributes to the understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work of an architect, artist, builder, designer, or theorist who is significant to the community	No	Does not reflect the work of an architect, artist, builder, designer, or theorist who is significant to the community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	Contributes to the continuity and character of the Bingeman Street and Lancaster Street East streetscapes. The setting is noteworthy as the house is located on an unusual sized lot with a prominent presence on the corner.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	Remains in-situ and is physically and historically linked to its surrounding lands originally owned by Jonas B. Bingeman and the street (Bingeman Street) named after him. Located within the Central Frederick Neighbourhood CHL.
9. The property has contextual value because it is a landmark	No	The property and building are not landmarks.

4.7 Municipal Heritage Register Review November 2024 Update



79-81 St. George Street



Criteria Met: 4 / 9

Value: Design/Physical, Historical/Associative, and Contextual Values

4.7 Municipal Heritage Register Review

November 2024 Update



CRITERIA	MET?	DESCRIPTION
1. The 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.	Yes	Rare example of a late 19th century semi-detached building, and a representative example of the Italianate architectural style.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	Does not display a high degree of craftsmanship or merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	Does not demonstrate a high degree of technical or scientific achievement.
4. This property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	Direct associations with the theme of early development and housing typologies, more specifically the semi-detached dwelling typology. The semi-detached dwelling typology was an early demonstration of multiple dwellings, which were not common in Ontario, but that could blend into the existing single detached dwelling stock due to similarities in plan, massing, and design.

4.7 Municipal Heritage Register Review

November 2024 Update

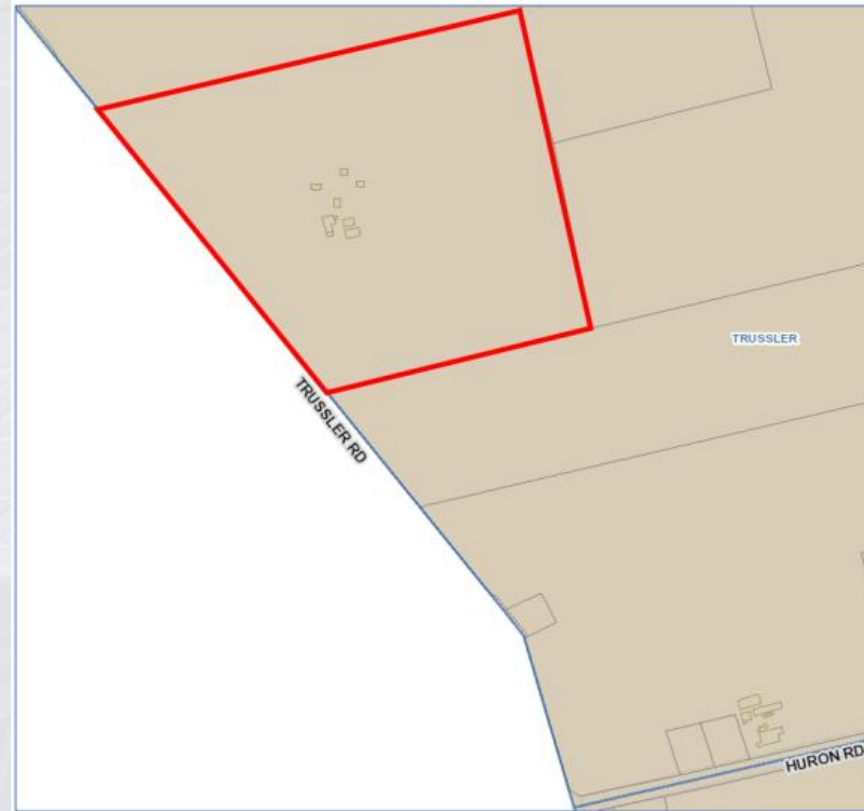


CRITERIA	MET?	DESCRIPTION
5. This property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	Does not yield, or have the potential to yield information that contributes to the understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work of an architect, artist, builder, designer, or theorist who is significant to the community	No	Does not reflect the work of an architect, artist, builder, designer, or theorist who is significant to the community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	The location, orientation, massing, and setback of the building, help to define and maintain the consistent street edge on the south side of St. George Street. The orientation, massing, setback, design, and materials contribute to the continuity and character of the St. George streetscape and the Cedar Hill Schneider Creek Neighbourhood Cultural Heritage Landscape.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	In-situ providing a physical, visual and historic link to its surroundings (e.g., St. George Street and the Cedar Hill Schneider Creek Neighbourhood Cultural Heritage Landscape).
9. The property has contextual value because it is a landmark	No	The property and building are not landmarks.

4.7 Municipal Heritage Register Review November 2024 Update



1434 Trussler Road



Criteria Met: 4 / 9

Value: Design/Physical, Historical/Associative, and Contextual Values

4.7 Municipal Heritage Register Review November 2024 Update

1434 Trussler Road



Criteria Met: 4 / 9

Value: Design/Physical, Historical/Associative, and Contextual Values

4.7 Municipal Heritage Register Review

November 2024 Update



CRITERIA	MET?	DESCRIPTION
1. The 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.	Yes	Rare and early example of a mid-19th century one-and-one-half storey frame house constructed with lathe and horsehair covered with stucco. Unique construction method of the circa 1910 two-and-a-half storey Queen Anne house that likely used a machine from Sears to cut an exterior wythe of rock – faced concrete block to the clad the wood frame construction beneath. Rare and early example of mixed architectural styles. Early and rare example of a barn.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	Does not display a high degree of craftsmanship or merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	Does not demonstrate a high degree of technical or scientific achievement.
4. This property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	Direct association with early pioneer settlement, architectural and social development, and original, previous, and existing owners of the property, including the Brubacher, Clemens, Lautenschlager, and Goettling families.

4.7 Municipal Heritage Register Review

November 2024 Update

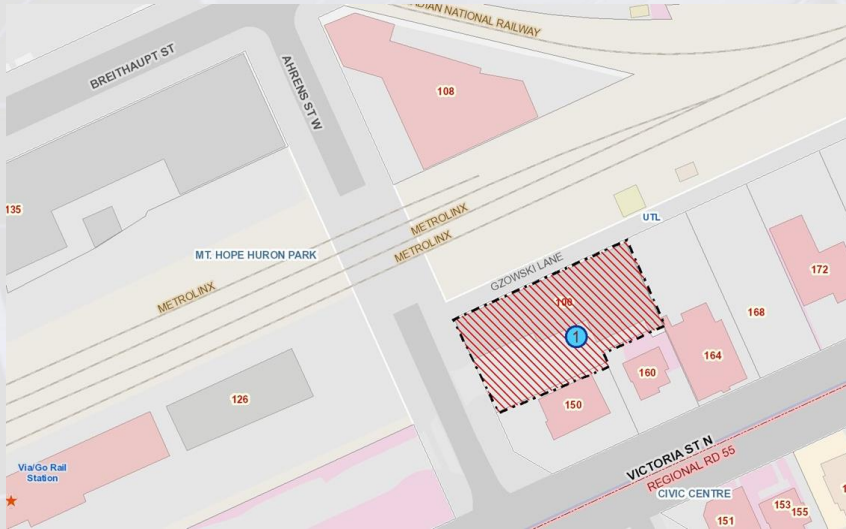


CRITERIA	MET?	DESCRIPTION
5. This property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	Does not yield, or have the potential to yield information that contributes to the understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work of an architect, artist, builder, designer, or theorist who is significant to the community	No	Does not reflect the work of an architect, artist, builder, designer, or theorist who is significant to the community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	Specific elements that maintain the rural character include: the layout of buildings, the long tree lined laneway terminating at the farm complex with the house on one side and the barn on the other, the south facing house oriented towards the lane, the location of the house within a grove of trees, undulating topography, agricultural fields, hedgerows, and forests.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	Heritage attributes are physically, visually, functionally, and historically linked to the rural character of the property and area.
9. The property has contextual value because it is a landmark	No	The property and building are not landmarks.

4.7 Municipal Heritage Register Review November 2024 Update



100 Ahrens Street West



Criteria Met: 3 / 9

Value: Design/Physical, Associative, Contextual

4.7 Municipal Heritage Register Review

November 2024 Update



CRITERIA	MET?	DESCRIPTION
1. The 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.	Yes	Representative example of Industrial Vernacular architectural style.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	Does not display a high degree of craftsmanship or merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	Appears to be constructed using material and methods standard for the time.
4. This property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	Has associative value as it has direct associations with the economic development of Kitchener in the early 20th century. The building was constructed to house a wholesale fruit business, and was strategically designed so that it fronted onto Ahrens and had direct access to the Grand Trunk Railway, which ran directly behind the building.

4.7 Municipal Heritage Register Review

November 2024 Update



CRITERIA	MET?	DESCRIPTION
5. This 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.	No	Does not yield, or have the potential to yield information that contributed to the an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work of an architect, artist, builder, designer, or theorist who is significant to the community	No	The architect is unidentified.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No	The property is rather isolated, and is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	Remains in-situ and is physically and historically linked to its surroundings. Located within the Warehouse District CHL.
9. The property has contextual value because it is a landmark	No	It is not a landmark.

4.7 Municipal Heritage Register Review November 2024 Update



160 Courtland Avenue East



Criteria Met: 4 / 9

Value: Design/Physical, Associative, Contextual

4.7 Municipal Heritage Register Review

November 2024 Update



CRITERIA	MET?	DESCRIPTION
1. The 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.	Yes	Representative example of Edwardian Classism architectural style.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	Does not display a high degree of craftsmanship or merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	Appears to be constructed using material and methods standard for the time.
4. This property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	Has associative value as it has direct association with the development of public education and the catholic school system within Kitchener. It also has historical value due to its direct association with St. Joesph's Church. 160 Courtland Ave E was the church's parish school and was the location where the first members of the congregation gathered before the basement chapel at St. Joesphs was constructed.

4.7 Municipal Heritage Register Review

November 2024 Update



CRITERIA	MET?	DESCRIPTION
5. This 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.	No	Does not yield, or have the potential to yield information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work of an architect, artist, builder, designer, or theorist who is significant to the community	No	The property does not demonstrate or reflect the work of an architect, artist, builder, designer, or theorist who is significant to the community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	Key characteristics of the Cedar Hill CHL include a mingling of early and late housing with institutional buildings; a pattern of development that was not traditionally practiced in Ontario past 1920s in planned communities. The presence of 160 Courtland Avenue East as a school since its establishment contributes to the character of the Cedar Hill CHL.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	The original building remains in-situ and is physically, functionally, visually and historically linked to its surroundings. Located within the Cedar Hill CHL.
9. The property has contextual value because it is a landmark	No	It is not a landmark.

4.7 Municipal Heritage Register Review November 2024 Update

35 Roos Street



Criteria Met: 4 / 9

Value: Design/Physical, Associative, Contextual

4.7 Municipal Heritage Register Review

November 2024 Update



CRITERIA	MET?	DESCRIPTION
1. The 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.	Yes	Representative example of Gothic architectural style.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	Does not display a high degree of craftsmanship or merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	Appears to be constructed using material and methods standard for the time.
4. This property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	Has associative value as it relates to the direct association with the early establishment of the presbyterian community in Kitchener. Also, the Church has historical value due to its direct association with Adam Ferrie.

4.7 Municipal Heritage Register Review

November 2024 Update



CRITERIA	MET?	DESCRIPTION
5. This 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.	Yes	Has the potential to yield information that contributes to the understanding of the presbyterian community in Kitchener.
6. The property has historical value or associative value because it demonstrates or reflects the work of an architect, artist, builder, designer, or theorist who is significant to the community	No	The property does not demonstrate or reflect the work of an architect, artist, builder, designer, or theorist who is significant to the community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No	The property is rather isolated, and is not important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	The original building remains in-situ and is physically , functionally, and historically linked to its surroundings.
9. The property has contextual value because it is a landmark	No	It is not a landmark.

RECOMMENDATION

The pursuant to Section 29 of the Ontario Heritage Act, the cultural heritage value or interest be recognized, and designation be pursued for the following properties:

- 69 Agnes Street
- 10 Bingeman Street/138-140 Lancaster Street East
- 79-81 St. George Street
- 1434 Trussler Road
- 100 Ahrens Street West
- 160 Courtland Avenue East
- 35 Roos Street

Thank you!