

Staff Report



Development Services Department

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REPORT TO: Heritage Kitchener

DATE OF MEETING: March 4, 2025

SUBMITTED BY: Garrett Stevenson, Director of Development and Housing Approvals,
519-741-2200 ext. 7070

PREPARED BY: Michelle Drake, Senior Heritage Planner, 519-741-2200 ext. 7839

WARD(S) INVOLVED: Ward 5

DATE OF REPORT: January 30, 2025

REPORT NO.: [Report Number]

SUBJECT: Notice of Intention to Designate 1434 Trussler Road
Under Part IV of the Ontario Heritage Act

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 1434 Trussler Road as being of cultural heritage value or interest.

REPORT HIGHLIGHTS:

- The purpose of this report is to request that Council publish a Notice of Intention to Designate 1434 Trussler Road under Part IV of the *Ontario Heritage Act*.
- An updated Statement of Significance describing the cultural heritage value or interest of 1434 Trussler Road has been drafted by Heritage Planning staff.
- The key finding of this report is that 1434 Trussler Road meets four (4) of nine (9) criteria for designation under *Ontario Heritage Act Regulation 9/06* (amended by *Ontario Regulation 569/22*) and has been confirmed to be a significant cultural heritage resource recognized for its design/physical, historic/associative, and contextual values.
- There are no financial implications.
- Community engagement included informing residents by posting this report with the agenda in advance of the Heritage Kitchener Committee meeting, providing written correspondence to the property owner, and consulting with Heritage Kitchener at their November 5, 2024 committee meeting. Should Council choose to give Notice of Intention to Designate, such notice shall be served to the property owner and the Ontario Heritage Trust and published in a newspaper.
- This report supports the delivery of core services.

*** This information is available in accessible formats upon request. ***
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

BACKGROUND:

1434 Trussler Road is a mid-19th century frame house with an early 20th century addition built in the Queen Anne architectural style. The building is situated on a 83.52 acre parcel of land located on the east side of Trussler Road between Bleams Road and Huron Road in the City of Kitchener within the Region of Waterloo. The principal resources that contribute to the heritage value are the house (original and addition), barns, outbuildings, silos, tree lined laneway, hedgerows, agricultural fields, and woodlot.

A full assessment of 1434 Trussler Road has been completed, including: field evaluation and archival research. The findings concluded that the subject property meets four (4) of nine (9) criteria for designation under *Ontario Heritage Act Regulation 9/06* (amended by *Ontario Regulation 569/22*). An updated Statement of Significance describing the property's cultural heritage value or interest was presented to the Heritage Kitchener Committee on November 4, 2024. The Committee recommended that pursuant to Section 29 of the *Ontario Heritage Act*, the cultural heritage value or interest of 1434 Trussler Road should be confirmed by pursuing designation of the subject property under Part IV of the *Ontario Heritage Act*. This work was undertaken as part of the City's Municipal Heritage Register (MHR) Review, initiated in February of 2023. The MHR Review is the City's response to amendments to the *Ontario Heritage Act* introduced in January of 2023 through Bill 23, the *More Homes Built Faster Act*. Bill 200, the *Homeowner Protect Act, 2024*, extended the time municipalities have to designate properties listed on their municipal heritage registers until January 1, 2027. The City contacted owners of listed properties through an initial letter dated May 23, 2023, to inform them of this undertaking. Owners of properties recommended for designation were contacted via a second letter. The property owner for 1434 Trussler Road was contacted via second letter sent by mail dated December 19, 2024. This letter was accompanied by the updated Statement of Significance and a "*Guide to Heritage Designation for Property Owners*" prepared in June 2023. The letter invited property owners to contact the City's Senior Heritage Planner with any comments, questions, or concerns.

Per standard procedure, should Council support the Notice of Intention to Designate (NOID), the property owner will be contacted a third time through a letter advising of the City's NOID. An ad for the NOID will be published in a newspaper. Once the letter is served on the property owner and the Ontario Heritage Trust, and the newspaper ad is posted, there will be a 30-day appeal period in which the property owner may object to the designation.

REPORT:

Identifying and protecting cultural heritage resources within our City is an important part of planning for the future, and helping to guide change while conserving the buildings, structures, and landscapes that give the City of Kitchener its unique identity. The City plays a critical role in the conservation of cultural heritage resources. The designation of property under the *Ontario Heritage Act* is the main tool to provide long-term conservation of cultural heritage resources for future generations. Designation recognizes the importance of a property to the local community; protects the property's cultural heritage value or interest; encourages good stewardship and conservation; and, promotes knowledge and understanding about the property. Designation not only publicly recognizes and promotes awareness, but it also provides a process for ensuring that changes to a

property are appropriately managed and that these changes respect the property's cultural heritage value or interest.

1434 Trussler Road is recognized for its design/physical, historical/associative value and contextual values. It satisfies four (4) of nine (9) criteria for designation under the *Ontario Heritage Act Regulation 9/06* (amended by *Ontario Regulation 569/22*). A summary of the criteria that is or is not met is provided in the table below.

Criteria	Criteria Met (Yes/No)
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, material, or construction method.	Yes
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	Unknown
3. The property has design or physical value because it demonstrates a high degree of technical or scientific achievement.	Unknown
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.	Yes
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.	Unknown
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.	Unknown
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes
9. The property has contextual value because it is a landmark.	No

Table 1: Criteria for Designation under *Ontario Regulation 9/06* (Amended by *Ontario Regulation 569/22*)

Design/Physical Value

The property demonstrates design/physical value as a rare and early example of a mid-19th century one-and-one-half storey frame house constructed with lathe and horsehair covered with stucco while the circa 1910 two-and-a-half storey Queen Anne house is a rare example of a construction method that used a machine to cut an exterior wythe of rock-faced concrete block to clad the wood frame construction beneath (likely used a machine from Sears). The property further demonstrates design/physical value as a rare and early example of mixed architectural styles, including the original one-and-a-half-storey house and the two-and-a-half-storey addition built in the Queen Anne architectural style. Together, the original house and the c. 1910 addition provide a unique example of a single house composed of structures of radically different styles and dates in a way that

conserves crucial qualities of each and forms a picturesque whole. The barn has physical value as an early example of a barn and its solid construction.

The one-and-a-half-storey frame house is constructed with lathe and horsehair, is clad with stucco, features a four-paned round window on the front (south) and rear (north) elevation, and a one-storey verandah with posts and spandrels that physically and visually connects the two houses. The frame house was converted to a summer kitchen and woodshed when the addition was built. The addition was built in the Queen Anne architectural style. In 1991, the addition featured: L-shaped plan; high hipped roof with three projecting gables with return eaves; a single pedimented dormer with foliated scroll decoration; decorative undulant shingling, bargeboard and pendants in the gables; rock-faced concrete block cladding; two-storey verandah with frieze, scroll brackets, spun posts, spandrel, and spindle work; flat headed and semi-circular window openings with voussoirs and sills; and, double hung sash wood windows and wood frames.

In 1991, the interior featured: panelled doors with black ceramic knobs, moulded trim with corner blocks, casings with corner rosettes, panelled wainscotting, heavy turned newel post, turned balusters, beechwood and maple floors, a single staircase, and a 9/6 window and frame on the rear (north) elevation.

In 1991, the property featured three original red tin roof drive sheds, a colony house, and a smokehouse that had been converted to a fuel shed. In 2010, the original barn was still standing and described as “impressive in the solidity of its construction” with a foundation of large split stones laid in courses and joists that are flattened tree trunks. Aerial imagery from 2023 and Google Earth Lidar and satellite imagery from 2024 reveal several outbuildings and structures of various sizes and functions including, but not limited to, barns, drivesheds, and silos. At least one of the barns appears to be a similar era of the house given the presence of a split stone foundation.

Historical/Associative Value

The historical/associative values relate to its history and association with early pioneer settlement, architectural and social development, and original, previous, and existing owners of the property. These values were researched and reported in the “*Cultural Heritage Background Study: Built Heritage and Cultural Heritage Landscapes: Southwest Kitchener Urban Areas Study*” prepared by Nancy Z. Tausky dated August 2010. The original, previous, and existing owners of the property were well documented in the Helena Feasby Women’s Institute Tweedsmuir History (1981).

The subject property is located within the German Company Tract with Lot 136 being originally owned by a member of the Brubacher family.

The property was purchased by Oliver Clemens (b. 20 April 1830; d. 26 September 1904) in 1853. Oliver was a direct descendant of George Clemens (b. 17 July 1777; d. 10 August 1863) who was among the first settlers in Waterloo County arriving c. 1800. Oliver along with Henry McNally, Angus McNally and Moses Eschelmann bought a former grist mill and sawmill and converted it to the Blair Woolen Mills in 1875 and operated until Angus McNally died in April 1903.

John (also spelled Johann) Philipp Lautenschlager (b. 1808 December 20; d. 1895 August 27) came to Waterloo County in 1831 and was both a cooper and a farmer. In 1834 John married Barbara Stoltz (b. 1808 December 20; d. 1885 January 5) and together they had six children: Magdalena, Jacob, Philip Stoltz, Elizabeth, August, and Frederick. Their first son was Jacob (b. 7 March 1837; d. 25 January 1930) and he purchased the subject property in 1864 and thereafter his occupation is listed as a farmer. Jacob married Elizabeth Rosenberger (b. 1841 January 29; d. 1880 February 21) and together they had seven children: William A., Melinda, Isaac Samuel, Lydia A., Albert, Annetta R. "Nettie", and Rosetta M.. The property passed to their second son Isaac in 1901. Isaac (b. 1864 June 10; d. 1943 May 8) married Mary Ann Schweitzer (b. 1865 April 2; d. 1951 September 23) in 1886 and together they had three children: Rev. Stanton S., Rev. Roy, and Rev. Earl Schweitzer. Isaac was a founding member and a director of The Farmer's Co-operative Creamery Company Limited (also known as the New Dundee Creamery), which operated between 1908 and 1998. Other founding members and directors included: Daniel D. Snyder, Roseville; and, Jacob C. Hallman, William Goettling and Edwin B. Hallman, New Dundee. Together, these men obtained permission to manufacture butter, cheese and other dairy products with their brand being well-known until the late 1940s. The New Dundee Creamery produced the largest volume of butter annually in Ontario and won prizes at the Royal Winter Fair, the Canadian National Exhibition, and the Royal Dairy Show.

Isaac and Mary Ann's second son, Roy Launtenschlager (b. 1889 December 20; d. 1978 June 23), was born on the family farm. He attended Rosebank public school, Huntington College and the University of Michigan. He was a member of the Mannheim church, the United Brethren church, and later the American Presbyterian church. He became a Presbyterian missionary in China between 1922 and 1951 and was a political prisoner in a Shanghai camp (1942-1943) during the Sino-Japanese war. During this time, he wrote a poem about his "sweet home" on the "Old Town Line," in which he credits his mother with the design of the 1910 addition. The poem reads:

*"On the Old Town Line
I cherish a farm on the "Old Town Line"
'Twi'xt Wilmot and Waterloo
Remove from roaring motor-ways
Amongst hills secluded too,
Where earth gave richly toil's reward
Broad hills were verdant green
Barns bulged with grain and scented hay
None better have we seen.*

*It was a sweet home on the "Old Town Line"
Blessed childhood, youth and prime –
With song on my lips I ruffled the soil
And gathered in harvest time;
We built the new house to Mother's plan
Kept stables and fences renewed
Fine horses always were Dad's delight
In this rural habitude.*

*The farm still lives on the "Old Town Line"
Though the Ls eschewed its worth
A hearth forsaken but never forgot
This lap of nourishing earth;
There we were schooled in nature's ways
Learned the toil with spirit free
Where the web of life was patterned true
In honest, homespun sanctity."*

(In honor of Father and Mother,
Shanghai 1942)

R. S. L. (Helena Feasby Women's
Institute, 1981)

Gottlieb Goettling (b. 1827 April 11; d. 1909 April 7) and his wife Johanna Katharina Krauss (b. 1834 April 22; d. 1918 December 31) wanted their children to escape inscription with the German army chose to send them overseas to meet with family and friends. Gottlieb and his family took up residence in the top storey of his friend, Fritz Kaiser's, blacksmith shop in Roseville (now the Township of North Dumfries). Gottlieb's youngest son, Albert Goettling (b. 27 August 1877; d. 24 May 1976), married Anna Magdalena Myers (b. June 1907; d. 19 May 1940) and together they had four children: Violet Marceline, Earl Clare, Gertrude Elizabeth, and Sangster Albert.

Albert purchased the 92-acre Isaac Lautenslager farm for \$8300 in 1916. Albert was a member of the Wilmot Centre United Brethren Church and later the Roseville Church, he taught Sunday School, and was a member of the Roseville Church Board. His appreciation for music lead him to donate, the Hallman organ, that was still in use at the Roseville Church in 1967. Albert was instrumental in starting the New Dundee Creamery before it became a co-op. He wanted New Dundee farmers to acquire dividends and profits and spent hours talking and hanging posters promoting the creation of the New Dundee Creamery. As noted earlier in this report, the Farmer's Co-operative Creamery Company Limited operated between 1908 and 1998. The founding members and directors included: Isaac Lautenschlager; Daniel D. Snyder, Roseville; and, Jacob C. Hallman, William Goettling and Edwin B. Hallman, New Dundee. Together, these men obtained permission to manufacture butter, cheese and other dairy products with their brand being well-known until the late 1940s. The New Dundee Creamery produced the largest volume of butter annually in Ontario and won prizes at the Royal Winter Fair, the Canadian National Exhibition, and the Royal Dairy Show. Albert was an active member of the Rosebank farm forum and director of the Waterloo Township Plowing Match for 25 years.

Sangster Albert Goettling (b. 1920 January 23; d. 2007 November 20) was born at this property. By 1946 Sangster had gradually started to take over the farm from his father. Sangster married Helen Marie Eckstein (b. 1925 April 19; d. 2005 June 23) on November 29, 1947, and together they had three children: Ronald W., Robert Carl, and Karen. Sangster farmed his entire life on the farm where he was born and was a longtime member of the Wilmot Centre Missionary Church. According to the Vernon's 2014 Kitchener and Waterloo City Directory, the property remains in the Goettling family.

Contextual Value

The contextual value relates to the rural character of the property and area. 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. The contextual value also relates to how the heritage attributes are physically, visually, functionally, and historically linked to the rural character of the property and area.

Heritage Attributes

The heritage value of 1434 Trussler Road resides in the following heritage attributes:

All elements related to the construction, materials and architectural styles of the house, including:

- 1 ½ storey frame house:
 - lathe and horsehair construction;
 - stucco cladding;
 - four-paned round window on the front (south) and rear (north) elevation;
 - 9/6 wood window and wood frame on the rear (north) elevation; and,
 - 1 storey verandah with posts and spandrels.
- 2 ½ storey addition:
 - L-shaped plan;
 - high hipped roof with three projecting gables with return eaves;
 - a single pedimented dormer with foliated scroll decoration;
 - decorative undulant shingling, bargeboard, and pendants in the gables;
 - rock-faced concrete block cladding;
 - two-storey verandah with frieze, scroll brackets, spun posts, spandrel, and spindle work;
 - flat headed and semi-circular window openings with voussoirs and sills; and,
 - double hung sash wood windows and wood frames.
- Interior:
 - original panelled doors with black ceramic knobs;
 - moulded trim with corner blocks;
 - panelled wainscot;
 - beechwood and maple floors; and,
 - staircase (Ryan, 1991).

All elements related to the 19th century and early 20th century outbuildings (e.g., barns, drivesheds, silos, etc.), including:

- location and orientation;
- height and massing; and,
- design, materials and colours.

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

- 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 laneway;
- the location of the house within a grove of trees;
- undulating topography;
- agricultural fields;
- hedgerows; and,
- forests.

STRATEGIC ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City’s website with the agenda in advance of the Heritage Kitchener committee meeting.

CONSULT– Heritage Planning staff have consulted with the Heritage Kitchener committee regarding designation under the *Ontario Heritage Act*. Property owners were invited to consult via two separate letters dated May 23, 2023 and December 19, 2024.

Section 29(2) of the *Ontario Heritage Act* requires Council to consult with the Municipal Heritage Committee (Heritage Kitchener) before giving *Notice of Intention to Designate* (NOID) a property. Heritage Kitchener will be consulted via circulation and consideration of this report (see INFORM above). Members of the community will be informed via circulation of this report to Heritage Kitchener and via formal consideration by Council. Should Council choose to proceed with a NOID, such notice will be served on the property owner, the Ontario Heritage Trust, and published in the local newspaper (The Record). Once notice has been served, the property owner has the right object to the designation. Should Council decide not to proceed with a NOID then the building will remain on the City’s Municipal Heritage Register (MHR) until January 1, 2027, after which it will be removed in accordance with the legislative changes enacted by Bill 200. Once removed from the MHR, it cannot be re-listed on the MHR for five (5) years (i.e., January 1, 2032).

PREVIOUS REPORTS/AUTHORITIES:

- *Ontario Heritage Act, 2022*
- *Ontario Regulation 9/06 (Amended by Ontario Regulation 569/22)*
- Bill 23 – Municipal Heritage Register Review (DSD-2023-225)
- Municipal Heritage Register Review – August 2023 Update (DSD-2023-309)

- Municipal Heritage Register Review – January 2024 Update (DSD-2024-022)
- Municipal Heritage Register Review – February 2024 Update (DSD-2024-056)
- Municipal Heritage Register Review – March 2024 Update (DSD-2024-093)
- Municipal Heritage Register Review – April 2024 Update (DSD-2024-131)
- Municipal Heritage Register Review – May 2024 Update (DSD-2024-194)
- *Bill 200, Homeowners Protection Act, 2024*
- Municipal Heritage Register Review – June 2024 Update (DSD-2024-250)
- Municipal Heritage Register Review – August 2024 Update (DSD-2024-333)
- Municipal Heritage Register Review – September 2024 Update (DSD-2024-361)
- Municipal Heritage Register Review – October 2024 Update (DSD-2024-413)
- Municipal Heritage Register Review – November 2024 Update (DSD-2024-444)

APPROVED BY: Justin Readman, General Manager, Development Services Department

ATTACHMENTS:

Attachment A – Statement of Significance for 1434 Trussler Road