

STATEMENT OF SIGNIFICANCE

79-81 St. George Street



Summary of Significance

- | | |
|--|--|
| <input checked="" type="checkbox"/> Design/Physical Value | <input type="checkbox"/> Social Value |
| <input checked="" type="checkbox"/> Historical/Associative Value | <input type="checkbox"/> Economic Value |
| <input checked="" type="checkbox"/> Contextual Value | <input type="checkbox"/> Environmental Value |

Municipal Address: 79-81 St. George Street (formerly Mary Street)

Legal Description: GCT Sub Lot 17 Part Lot 205

Year Built: 1887

Architectural Style: Italianate

Original Owner: John Seage (Sage)

Original Use: Residential

Condition: Good

Description of Cultural Heritage Resource

79-81 St. George Street is a two-storey late 19th century brick semi-detached dwelling built in the Italianate architectural style. The semi-detached dwelling is situated on a 0.29-acre parcel of land located on the south side of St. George Street between Peter Street and Hebel Place in the Cedar Hill Schneider Creek Neighbourhood Cultural Heritage Landscape of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the semi-detached dwelling.

Heritage Value

79-81 St. George Street is recognized for its design/physical, contextual, and historical/associative values.

Design/Physical Value

The property municipally addressed as 79-81 St. George Street demonstrates design/physical value as a rare example of a late 19th century semi-detached building and as a representative example of the Italianate architectural style. The building is in good condition. The building is two storeys in height and features: square plan; hipped roof; and, one-storey rear addition with two enclosed verandahs.

Front Elevation (North Façade)

The front of the building faces St. George Street and is built with buff (yellow) brick and features a three bay wide symmetrical façade with central porch entrances between two one-storey projecting bays. The façade features: wood soffits, fascia and decorative brackets; buff (yellow) brick; 2/2 segmentally arched wood windows with brick voussoirs and wood sills; two one-storey trapezoid shaped projecting bays with low pitched hipped (pyramidal) roof with wood soffits, fascia and decorative brackets, buff (yellow) brick, 2/2 segmentally arched wood windows with brick voussoirs and wood sills, and foundation; centred one-storey hipped roof verandah with decorative wood posts, brackets and guard; two wood paneled doors with semi-circular lites and segmentally arched transoms with brick voussoirs; and, two wood storm doors.

Side Elevation (West & East Façades)

The side elevations are two bays wide and separated by the chimney. The chimney is not functional as the top above the roofline has been removed. The bay closest to the street is plain with wood soffits, fascia and decorative brackets; yellow (buff) brick; one flatheaded rectangular basement window opening and window; and, foundation. The bay closest to the one-storey addition features wood soffits, fascia and decorative brackets; yellow (buff) brick; one segmentally arched 2/2 wood window with brick voussoirs and wood sill on the second storey; two segmentally arched 2/2 wood windows with brick voussoirs and wood sills on the first storey; two flatheaded rectangular basement window; and, foundation.

Historical/Associative Value

The property municipally addressed as 79-81 St. George Street has historical/associative value because it has direct associations with the theme of early development and housing typologies, and more specifically the semi-detached dwelling housing typology. In Berlin (now Kitchener), the Berliner Journal documented building progress in the 1870s and referred to semi-detached dwellings as “2 family dwelling”, “houses built for 2 residences” or “double houses.” The semi-detached building typology was rare with less than two dozen being constructed between 1878 and 1903. 79-81 St. George Street was documented as the sixth semi-detached dwelling built in Berlin and it was built by John Sage as a “2-storey brick house, setup as 2-family dwelling” for a cost of \$2000 in the south ward (Berliner Journal, 1887). The semi-detached dwelling typology was an early demonstration of multiple dwellings, which were not common in Ontario (Fram, 1988), but that could blend into the existing single detached dwelling stock due to similarities in plan, massing, and design.

Contextual Value

The contextual values relate to the location, orientation, massing, and setback of the building, which help to define and maintain the consistent street edge (e.g., similar building setbacks) on the south side of St. George Street. In addition, the orientation, massing, setback, design, and materials contribute to the continuity and character of the St. George Street streetscape and the Cedar Hill Schneider Creek Neighbourhood Cultural Heritage Landscape. The building is in its original location 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).

Heritage Attributes

The heritage value of 79-81 St. George Street resides in the following heritage attributes:

- All elements related to the design/physical value of the semi-detached dwelling building typology as a early representation of a multiple dwelling that blended with the predominantly single detached dwelling typology on St. George Street and within the Cedar Hill Schneider Creek Neighbourhood Cultural Heritage Landscape;
- All elements related to the design/physical value of the semi-detached dwelling as a late 19th century representative example of the Italianate architectural style, including:
 - square plan;
 - hipped roof;
 - one-storey rear addition with two enclosed verandahs;
 - Front Elevation (North Façade)
 - buff (yellow) brick;
 - three bay wide symmetrical façade;
 - central porch with front door entrances between two one-storey projecting bays;
 - wood soffits, fascia and decorative brackets;
 - 2/2 segmentally arched wood windows with brick voussoirs and wood sills;
 - two one-storey trapezoid shaped projecting bays with low pitched hipped (pyramidal) roof with wood soffits, fascia and decorative brackets, buff (yellow) brick, 2/2 segmentally arched wood windows with brick voussoirs and wood sills, and foundation;
 - centred one-storey hipped roof verandah with decorative wood posts, brackets and guard;
 - two wood paneled doors with semi-circular lites and segmentally arched transoms with brick voussoirs; and,
 - two wood storm doors.
 - Side Elevation (West & East Façades)
 - two bay width separated by the remnants of a chimney;
 - the bay closest to the street is plain with wood soffits, fascia and decorative brackets; yellow (buff) brick; one flatheaded rectangular basement window opening and window; and, foundation; and,
 - the bay closest to the one-storey addition features wood soffits, fascia and decorative brackets; yellow (buff) brick; one segmentally arched 2/2 wood window with brick voussoirs and wood sill on the second storey; two segmentally arched 2/2 wood windows with brick voussoirs and wood sills

on the first storey; two flatheaded rectangular basement window; and, foundation.

- All elements related to the contextual value, including:
 - location, orientation, massing, and setback of the building, which help to define and maintain the consistent street edge (e.g., similar building setbacks) 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 Street streetscape and the Cedar Hill Schneider Creek Neighbourhood Cultural Heritage Landscape; and,
 - the original building location 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).

References

Berliner Journal. (1887). *New Buildings in Berlin*. Berliner Journal: Kitchener, Ontario.

Fram, M. (1988). *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation*. The Boston Mills Press: Erin, Ontario.

Photographs



Front Elevation (North Façade) – 79-81 St. George Street



Side Elevation (East Façade) – 79-81 St. George Street



Side Elevation (West Façade) – 79-81 St. George Street



CULTURAL HERITAGE EVALUATION FORM

Address: 79-81 St. George Street

Recorder: Michelle Drake

Description: 1887, Italianate, semi-detached dwelling

Date: September 24, 2024

(date of construction, architectural style, etc)

Photographs Attached:

Front Facade
 Left Façade
 Right Façade
 Rear Facade
 Details
 Setting

Designation Criteria	Recorder – Heritage Kitchener Committee	Heritage Planning Staff
1. This property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement. <i>* E.g. - constructed with a unique material combination or use, incorporates challenging geometric designs etc.</i>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>
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.	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>

<p><i>* Additional archival work may be required.</i></p>		
<p>5. The property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.</p> <p><i>* E.g - A commercial building may provide an understanding of how the economic development of the City occurred. Additional archival work may be required.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>
<p>6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</p> <p><i>* Additional archival work may be required.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>
<p>7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.</p> <p><i>* E.g. - It helps to define an entrance point to a neighbourhood or helps establish the (historic) rural character of an area.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>
<p>8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.</p> <p><i>* Additional archival work may be required.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>
<p>9. The property has contextual value because it is a landmark.</p>		

<p><i>*within the region, city or neighborhood.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>
---	---	--

Notes

Additional Criteria	Recorder	Heritage Kitchener Committee
<p>Interior: Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>
<p>Completeness: Does this structure have other original outbuildings, notable landscaping or external features that complete the site?</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>
<p>Site Integrity: Does the structure occupy its original site? <i>* If relocated, is it relocated on its original site, moved from another site, etc.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>
<p>Alterations: Does this building retain most of its original materials and design features? Please refer to the list of heritage attributes within the Statement of Significance and indicate which elements are still existing and which ones have been removed.</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>
<p>Alterations: Are there additional elements or features that should be added to the heritage attribute list?</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>
<p>Condition: Is the building in good condition? <i>*E.g. - Could be a good candidate for adaptive re-use if possible and contribute towards equity-building and climate change action.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>

<p>Indigenous History: Could this site be of importance to Indigenous heritage and history?</p> <p><i>*E.g. - Site within 300m of water sources, near distinct topographical land, or near cemeteries might have archaeological potential and indigenous heritage potential.</i></p> <p>Could there be any urban Indigenous history associated with the property?</p> <p><i>* Additional archival work may be required.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p>	<p>N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p>
<p>Function: What is the present function of the subject property?</p> <p><i>* Other may include vacant, social, institutional, etc. and important for the community from an equity building perspective.</i></p>	<p>Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Other <input type="checkbox"/> - _____</p>	<p>Unknown <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Other <input type="checkbox"/></p>
<p>Diversity and Inclusion: Does the subject property contribute to the cultural heritage of a community of people?</p> <p>Does the subject property have intangible value to a specific community of people?</p> <p><i>* E.g.- Waterloo Masjid (Muslim Society of Waterloo & Wellington Counties) was the first established Islamic Center and Masjid in the Region and contributes to the history of the Muslim community in the area.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p>

Notes about Additional Criteria Examined

Recommendation

Does this property meet the definition of a significant built heritage resource, and should it be designated under Part IV of the Ontario Heritage Act? (Does it meet two or more of the designation criteria?)



N/A Unknown No Yes

If not, please select the appropriate action for follow-up

- Keep on the Municipal Heritage Register
- Remove from the Municipal Heritage Register
- Additional Research Required

Other: _____

General / Additional Notes

TO BE FILLED BY HERITAGE PLANNING STAFF:

Date of Property Owner Notification: _____