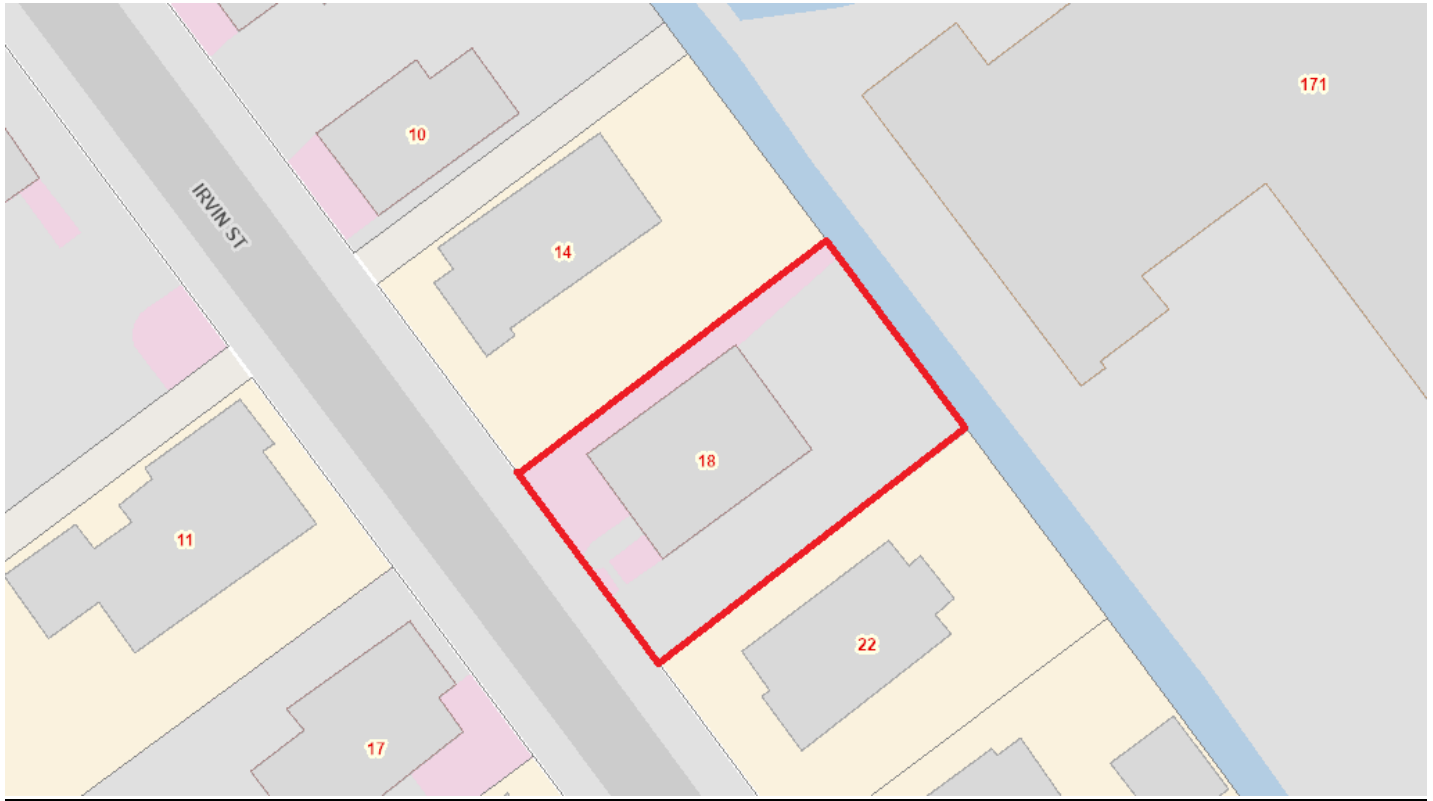


STATEMENT OF SIGNIFICANCE

18 IRVIN STREET



Summary of Significance

☒ Design/Physical Value

☐ Historical Value

☒ Contextual Value

☐ Social Value

☐ Economic Value

☐ Environmental Value

Municipal Address: 18 Irvin Street

Legal Description: PLAN 32 LOT 10

Year Built: c. 1894

Architectural Style: Queen Anne

Original Owner: Unknown

Original Use: Residential

Condition: Good

Description of Cultural Heritage Resource

18 Irvin Street is a two-and-a-half storey late 19th century brick house built in the Queen Anne architectural style. The house is situated on a 0.14 acre parcel of land located on the east side of Irvin Street between Frederick Street and Scott Street in the Central Frederick Planning Community of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value of the property is the house.

Heritage Value

18 Irvin Street is recognized for its design/physical and contextual value.

Design/Physical Value

The design value relates to the architecture of the house. The house is a unique example of the Queen Anne architectural style and is in good condition. The house exemplifies several distinctive elements of the Queen Anne style, including two-and-a-half storey height, multi-pitched roof with dormer and gables, asymmetrical façade, the use of varied materials and decorative elements, and a front verandah. The curved corner and curved glass window are unique features not typical of the Queen Anne style which contribute to the design value of the house.

The house is two-and-a-half storeys in height and is made of buff brick with a stone foundation. The roof is a modified hip, with a gable at the front, a five-sided dormer to the left, and a smaller gable to the right. It has a plain fascia and soffit, but the frieze has a dentil row along the top and is moulded along the bottom. The dormer and gables are faced with scalloped shingles.

The windows are primarily single hung with flat tops, brick soldier-course headings and stone sills. Some windows feature semi-arched tops, such as those on the five-sided dormer on the northwest side façade and some on the first and second floor of the southeast façade. Those on the southeast façade have brick voussoirs capped with simple decorative masonry elements. There is a two-storey bay window under the five-sided dormer on the northwest side façade.

To the left of the front façade, the brick wall of the house curves to become the side wall, creating a distinctive corner. On each storey of the curved wall is a large, curved glass window, another unique feature. The main roof line and the verandah also follow this curve. Many Queen Anne style homes feature corner turrets or towers, but the continuation of a straight wall into a curved corner is unusual and contributes significantly to the design value of the house.

The unique building footprint and architectural features are also present at the neighbouring 14 Irvin Street. It is likely that they were built at the same time and by the same builder. The two homes have a relationship with each other which will be further discussed in the contextual value section.

Contextual Value

The contextual value relates to the contribution that the house makes to defining, maintaining and supporting the Irvin Street streetscape as well as the surrounding Central Frederick Neighbourhood Cultural Heritage Landscape. It also has a unique contextual relationship with the neighbouring 14 Irvin Street.

The Central Frederick Neighbourhood is largely comprised of late-nineteenth century low-density residences. There is a limited range of architectural styles present, including Queen Anne, Arts and Crafts, and Berlin Vernacular. Distinctive architectural features of the residences in this neighbourhood include attic gabled roofs, decorative trim, brick construction, porches, and other details associated with the era in which they were developed. The houses in the Central Frederick neighbourhood are notable for the consistency of their scale, materials, features, massing and surrounding landscapes. The features unique to each dwelling, however, allow for an orderly sense of individuality among the houses. The house at 18 Irvin Street exemplifies these characteristics. The height, massing, materiality, and setback of the house are consistent with others on the street, contributing to the uniformity. However, its distinctive curved wall and window are unique features which contribute to a sense of individuality.

The subject property is physically, visually and historically linked to its surroundings. It is located in situ and has undergone little alteration. Although it is now used as a multiple-unit commercial building, the exterior of the house has undergone few alterations as a result of the change of use and continues to contribute visually to the residential character of Irvin Street and of the Central Frederick Neighbourhood.

18 Irvin Street also has a unique contextual relationship to the neighbouring 14 Irvin Street. The two houses have the same footprint, including the distinctive curved wall. They share almost all the heritage attributes listed below, with the exception of a front balcony, some windows and the scalloped shingles on the side dormers which have been replaced with different siding at 14 Irvin Street. From the archival research conducted, it is very likely that the two houses were built at the same time and by the same family (the Roos family). The unique relationship between these two houses contributes to the overall contextual value of 18 Irvin Street.

Heritage Attributes

The heritage value of 18 Irvin Street resides in the following attributes:

- All elements related to the Queen Anne architectural style of the house, including:
 - Two-and-a-half height of the house;
 - Irregular hip roof;
 - Massing including the two-storey bay with five-sided hip roof dormer and curved corner;
 - Buff brick construction;
 - Front verandah;
 - Plain fascia and soffit;
 - Moulded frieze with dentils;
 - Gables with scalloped shingles;
 - Window openings with brick voussoirs and stone sills; and
 - Stone foundation.
- All elements related to the contextual value, including:
 - Location of the house and contribution that it makes to the continuity and character of the Irvin Street streetscape; and
 - Proximity to 14 Irvin Street.

Photographs



Front Elevation (West Façade)



Front & Side Elevation (Northwest Façade)



Fron Elevations of 14 and 18 Irvin Street (West Façades)



Side Elevations of 14 and 18 Irvin Street (Southeast Façades)



Side Elevations of 14 and 18 Irvin Street (Northwest Façades)

CULTURAL HERITAGE EVALUATION FORM

Address: 18 Irvin Street

Recorder: Ella Francis

Description: Queen Anne style single detached house c. 1894
(date of construction, architectural style, etc)

Date: March 17, 2025

Photographs Attached:

☒ Front Façade ☒ Left Façade ☒ Right Façade ☐ Rear Façade ☐ Details ☐ Setting

<i>Designation Criteria</i>	<i>Recorder – Heritage Kitchener Committee</i>	<i>Heritage Planning Staff</i>
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. <i>* Additional archival work may be required.</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"/>

<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 Very similar to 14 Irvin Street.

Additional Criteria	Recorder	Heritage Kitchener Committee
Interior: Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?	N/A <input checked="" 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 type="checkbox"/>
Completeness: Does this structure have other original outbuildings, notable landscaping or external features that complete the site?	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>
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>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>
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.	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>
Alterations: Are there additional elements or features that should be added to the heritage attribute list?	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>
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>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>
Indigenous History: Could this site be of importance to Indigenous heritage and history? <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> Could there be any urban Indigenous history associated with the property?	N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required

* Additional archival work may be required.		
Function: What is the present function of the subject property? <i>* Other may include vacant, social, institutional, etc. and important for the community from an equity building perspective.</i>	Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Office <input checked="" type="checkbox"/> Other <input type="checkbox"/> - _____	Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Other <input type="checkbox"/> - _____
Diversity and Inclusion: Does the subject property contribute to the cultural heritage of a community of people? Does the subject property have intangible value to a specific community of people? <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>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required

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: _____