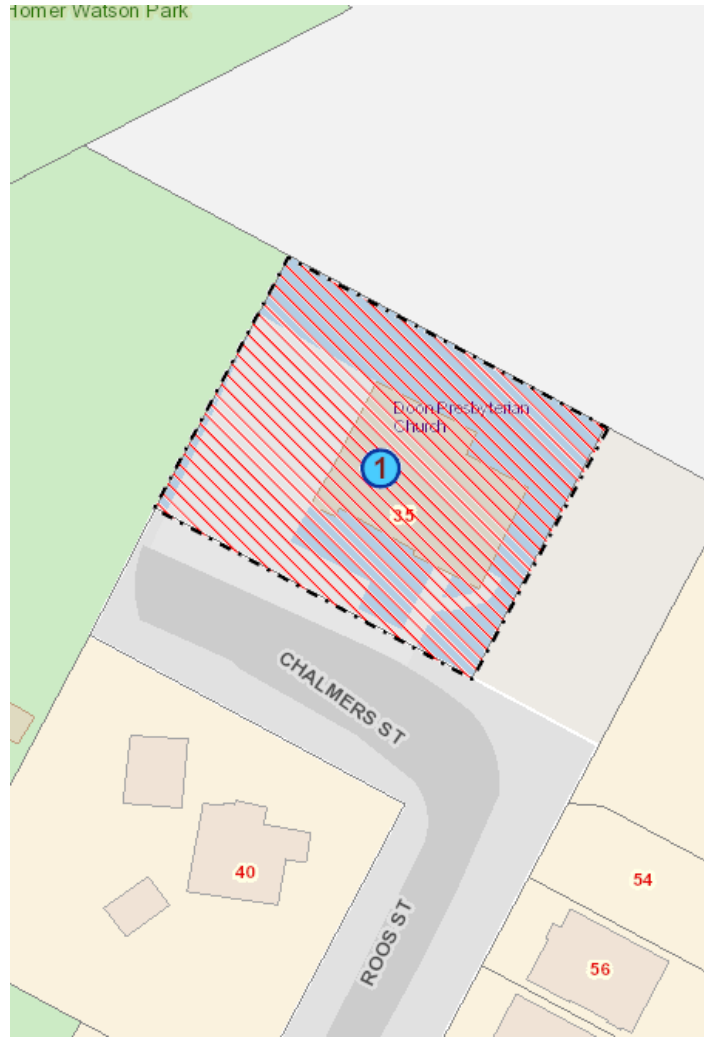


# STATEMENT OF SIGNIFICANCE

## 35 Roos Street



### Summary of Significance

☒ Design/Physical Value

☒ Historical Value

☒ Contextual Value

☒ Social Value

☐ Economic Value

☐ Environmental Value

---

**Municipal Address:** 35 Roos Street

**Legal Description:** Plan 117 Lot 106 and 107, Part Lot 108

**Year Built:** 1853

**Architectural Style:** Gothic

**Original Owner:** Doon Presbyterian Church

**Original Use:** Institutional

**Condition:** Good

## **Description of Cultural Heritage Resource**

35 Roos Street is a mid-19<sup>th</sup> century brick church built in the Gothic architectural style. The building is situated on a 0.50-acre parcel of land located on the north side of Chalmers Street at the end of Roos Street in the Lower Doon Planning Community of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the church.

## **Heritage Value**

35 Roos Street is recognized for its design/physical, historical/associative, and contextual values.

## **Design/Physical Value**

The church has design value as it is an early representative example of the Gothic architectural style. The church is in good condition and retains many of its original elements. It is one-storey in height, has a hipped roof, is of red brick construction with a stone foundation and is located on elevated topography.

## **Front (South) Façade**

The original portion of the front façade of the building includes a central projecting tower with symmetrical bays on each side. The tower includes the entrance to the building with large pointed arched windows with stained glass windows and decorative brick moulding with stone sills. Above with the gothic windows is brick soldier coursing with a quatrefoil window. There are brick buttresses on each corner of the tower. The bays on each side of the central tower feature arched gothic windows with stained glass windows and decorative brick moulding and stone sills, and brick buttresses on each end. In front of the double doors of the original portion of the church, is a staircase that does not appear to be original to the church.

There have been three additions to the church with two of the construction dates unknown. One small addition to the church is located on the lower level of the right bay on the front facade. There is also a portion of a modern 1992 portion which is visible. This addition is a two-storey addition in height and was built in 1992 towards the side and front. The addition is constructed of yellow brick and features square windows. The addition projects forwards and is flush with the original front façade of the building and is lower in height than the original portion of the church.

## **Side (East) Façade**

This façade has three sets of two (2) pointed arch long windows with stained glass with decorative brick detailing above the arches of each set and with stone sills. Above the windows there is a brick stringcourse that extends from one end of the façade to the other end with brick buttresses on each end of the façade. The stone foundation contains three (3) sets of double 2x3 square pane windows with soldier coursing on top. These windows do not appear to be original.

## **Rear (North) Façade**

The rear portion of the church has been altered. There is a storage section clad with clapboard, and a portion of the 1992 addition extends to this façade with square windows on each storey. The original portion of the church includes a central projecting brick buttress with two long pointed gothic arched windows on each side. These windows have decorative brick detailing above the arch and are currently boarded up. Only a small portion of the stone foundation is visible on this façade, and has one set of double 2x3 square pane windows.

### Side (West) Façade

The 1992 addition covers up this façade of the original church entirely. The addition is “H” shaped, with a recessed gable roof. There are square windows on each storey of the addition with a central entrance.

### **Historical/Associative Value**

The church has significant historical value because it has direct associations with the Presbyterian Church, Adam Ferrie, and the Village of Doon. The church is perhaps one of the oldest buildings in the Region. It was built and operational even before Canada was became an independent country. The first Presbyterian worship service in Doon was conducted on July 7, 1853, by Dr. John Bayne of Galt. Two days later it was decided that a church should be built during an organizational meeting. The Doon Presbyterian Church was constructed the same year 1853 on land donated by Adam Ferrie. Construction was completed in 1854 and the church held its first service in December of that year with Dr. Bayne and Reverend D. McRuer presiding over the services. The church has been attended by many local families of the Village of Doon including: Robert Ferrie (miller), James Goodfellow, John Chapman, Mrs. Joseph Perine, Mrs. M.B. Perine (wife of the cordage manufacturer), William Linton (teacher), Homer Watson (famous Canadian artist), the Tilts (brickmakers of Oregon), the Weavers, the Wildfongs and the Wolfes (Simpson, 1981).

The church was originally part of a dual parish with the Presbyterian Church of New Hope (Hespeler) until 1892. Then, the church linked with the Knox Presbyterian Church in Preston, and continues to be linked to that church.

The church also has associative value because it has direct associations with the theme of early settlement within the Region of Waterloo. The name ‘Doon’ was chosen by Adam Ferrie, who was of Scottish descent, after he arrived and settled in the region. The area was initially settled by German Mennonites from Pennsylvania, and later by English and Scottish settlers. These settlers established an array of businesses along the Preston and Berlin (present day Kitchener) railway that passed through the town. The Ferrie family also established a number of businesses which included but is not limited to included a distillery, a tavern, a general store, and a mill. These industries were crucial to the success and growth of Doon. Doon is also the lifetime home of Homer Watson, one of the most prominent and successful landscape painters of the country, and a Person of National Historic Significance. The church is located immediately behind the home of Homer Watson, which was designated as a National Historic Site of Canada in 1980. In 1968, the Village of Doon was amalgamated into the City of Kitchener.

### **Adam Ferrie**

The Doon Presbyterian Church holds associative value due to its direct associations with Adam Ferrie, a prominent businessman in the early settlement of Doon. Born in Glasgow, Scotland, on December 11, 1813, Adam Ferrie arrived in the area which would eventually be known as the Village of Doon circa 1830, and acquired a 300-acre property in which, he would build a grist mill, sawmill, and distillery. In 1837, in Preston (present-day Cambridge), Adam Ferrie was appointed as the postmaster. He later became the commonly named founder of Doon as, he established the Doon Mill, from which the village derived its name. It is also noted that he built the house that would eventually be bought by Homer Watson. With the influx of economic activity, prior to 1853, the Ferrie family donated a portion of the land they acquired to facilitate the construction of the Presbyterian Church within the Village of Doon.

Today, Doon still serves as a church and as a place for community activities. With a history of over 170 years, this building is one of the oldest in the City of Kitchener, and perhaps the Region of Waterloo.

### **Contextual Value**

The church has contextual value because it is physically, functionally and historically linked to its surroundings. The church is located in its original location and has always been used as a church. The location of the church was significant due to its strategic position atop a hill within the Village of Doon. Additionally, it was situated within close proximity to the former Adam Ferrie's Mill, which was an important business in Doon during its early years of establishment.

The church also has contextual value because it helps maintaining and supporting the character of the area of Doon. Doon remains a low-rise residential area with mix of housing style and construction eras. The church contributes to the continuity and character of the low-rise residential character of Lower Doon. The mature trees and it being situated on the banks of the Grand River all contributes towards maintaining the existing setting of the property.

### **Other Values**

#### **Social Values**

Doon Presbyterian Church has a significant social value as a place of worship that has been in the Region for over 170 years. This building has been supporting these services for all these years within the community and has become a prominent place of importance within the Doon neighborhood serving as a notable institutional building. Places of worship often provide intangible community value as a place where people gather and are often a central piece of a community.

### **Heritage Attributes**

The heritage value of the Doon Presbyterian Church resides in the following heritage attributes:

All elements related to the design/physical value of the original portion of the 1854 church in the Gothic architectural style include:

- The location, orientation, and massing of the original 1854 portion of the church;
- Red brick construction, including brick banding, and all decorative details;
- Hipped roof;
- Rectangular plan of the original portion of the church;
- Projecting tall central tower with quatrefoil window;
- Pointed arch window openings with stained glass windows, brick detailing and stone sills, and all other pointed arch window openings;
- Segmentally arched double door opening with soldier coursing;
- Square window openings on the lower level with soldier coursing on top of these windows at the foundation and,
- Stone foundation.

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

- Original location of the Church atop elevated topography;
- Proximity of the Church near the banks of the Grand River.

## Photographs



Front Elevation (South Façade)





Side Elevation (East Façade)



Rear Elevation (North Façade)





Side Elevation and Front Façade (including the 1992 addition)

# **CULTURAL HERITAGE VALUE EVALUATION FORM**



Address: 35 Roos Stree

Recorder Name: Ben Suchomel

Description: Gothic

Date: August 19, 2024

(additional details of the date of Construction, architectural style, etc)

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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
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.  <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>	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 checked="" type="checkbox"/>

<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 checked="" 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 checked="" 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 checked="" 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

<b><i>Additional Criteria</i></b>	<b><i>Recorder</i></b>	<b><i>Heritage Kitchener Committee</i></b>
<b>Interior:</b> Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?	N/A <input type="checkbox"/> Unknown <input checked="" 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"/>
<b>Completeness:</b> 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 checked="" type="checkbox"/> Yes <input type="checkbox"/>
<b>Site Integrity:</b> Does the structure occupy its original site?	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"/>

<p><i>* If relocated, is it relocated on its original site, moved from another site, etc.</i></p>		
<p><b>Alterations:</b> 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 checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>
<p><b>Alterations:</b> 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 checked="" type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>
<p><b>Condition:</b> Is the building in good condition?</p> <p><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 checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>
<p><b>Indigenous History:</b> 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 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>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><b>Function:</b> What is the present function of the subject property?</p>	<p>Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/>  Office <input type="checkbox"/> Other <input checked="" type="checkbox"/> Institutional</p>	<p>Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/>  Office <input type="checkbox"/> Other <input type="checkbox"/></p>

<p><i>* Other may include vacant, social, institutional, etc. and important for the community from an equity building perspective.</i></p>		
<p><b>Diversity and Inclusion:</b> 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 &amp; 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 checked="" type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p> <p><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"/></p> <p><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"/></p> <p><input type="checkbox"/> Additional Research Required</p>

Notes about Additional Criteria Examined

---



---



---

**Does this property meet the definition of a significant built heritage resource, as identified in the Provincial Policy Statement under the Planning Act?**

N/A ☐ Unknown ☐ No ☐ Yes ☒

**Recommendation**

**Should this property be designated under Part IV of the Ontario Heritage Act?**

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: \_\_\_\_\_

Other General Comments

---



---



---



---



TO BE FILLED BY HERITAGE PLANNING STAFF:

Date of Property Owner Notification: \_\_\_\_\_

## **References**

Cleghorn, H. G. *A History of Doon Presbyterian Church- Doon, Ontario*, accessed from The Kitchener Public Library Archives, (pp. 15–18).

Hodgson, S. (2003). *Doon Presbyterian Church: Celebrating 150 years, 1853-2003*. The Church.

Moyer, B. (1978, June 16). Yesterday Revisited. *K-W Real Estate News*.

Shantz, C. (1980). Historic Property Report: 1784 Old Mill Road. LACAC: Kitchener, Ontario.

Simpson, S. (1981). Historic Property Report: 1784 Old Mill Road. LACAC: Kitchener, Ontario.

WHS Annual Volumes 1941, pg. 63, accessed from The Kitchener Public Library Archives.