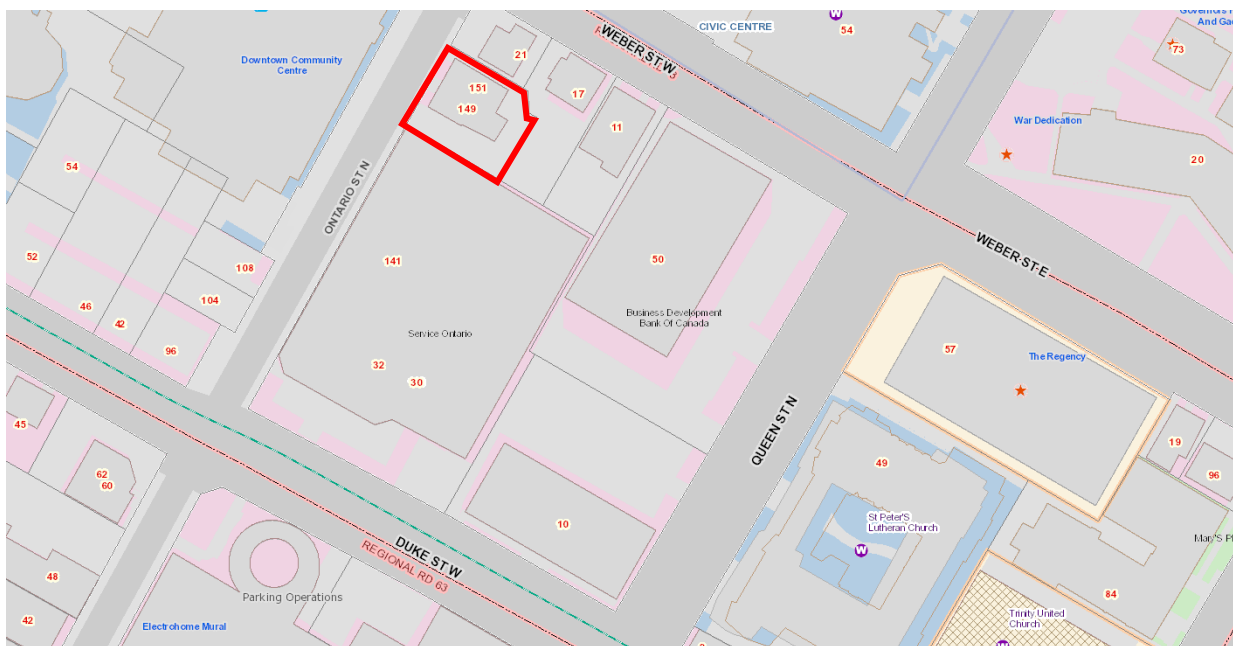


STATEMENT OF SIGNIFICANCE

2219 OTTAWA STREET SOUTH / 808 BLEAMS ROAD



Summary of Significance

☒ Design/Physical Value

☒ Historical Value

☒ Contextual Value

☐ Social Value

☐ Economic Value

☐ Environmental Value

Municipal Address: Part of 2219 Ottawa Street South / 808 Bleams Road

Legal Description: Part 1 of Lot 129 German Company Tract within a submitted draft Reference Plan

Year Built: c. 1968-1969

Architectural Style: Mid-century Modern Prairie

Original Owner: Keith Shantz and Winnifred Shantz

Original Use: Residential

Condition: Fair-Good

Description of Cultural Heritage Resource

Part 1 of Lot 129 German Company Tract within the submitted draft Reference Plan (currently municipally addressed as 2219 Ottawa Street South / 808 Bleams Road) is a mid-century modern prairie style building constructed c. 1968-1969. The building is situated on a parcel of land approximately 26.26 acres in size, located on the east side of Trussler Road and south side of Ottawa Street South within the Laurentian West planning community of the City of Kitchener, Region of Waterloo. The principal resource that contributes to the heritage value of the property is the building.

Heritage Value

Part 1 of Lot 129 German Company Tract within the submitted draft Reference Plan (currently municipally addressed as 2219 Ottawa Street South / 808 Bleams Road) is recognized for its design/physical, historical/associative, and contextual values. It satisfies seven of the nine criteria for designation under Ontario Regulation 9/06 (amended by Ontario Regulation 569/22)..

Design / Physical Value

The subject property possesses design and physical value as a notable, rare, and unique local example of a mid-century modern residential dwelling, constructed in the 'Prairie' style. It further displays a high degree of craftsmanship and technical achievement. The prairie architectural characteristics of the building can be seen in its long horizontal lines, emphasized by a flat roof and horizontal trim, overhanging eaves, the use of natural materials and integration with the landscape. The building is panoramically cantilevered from a hillside, and its orientation, massing, and other design elements establish a close relationship between the built structure and the surrounding environment. This trend of integration is continued on the interior, with stone and wood being brought inside for built in cabinetry and other interior detailing.

The exterior of the home is clad in a mix of deep brown cedar fascia board around the roof and deck edges and dark brown vertical board and batten siding. The wood elements are stained instead of painted. Fieldstone form the foundation and chimney tower. Both the cedar and granite fieldstone were locally sourced, and their use as primary building material can be considered unusual. Largely devoid of decorative detailing, the building instead provides pure, simple geometric lines and an emphasis on the intrinsic beauty of the natural material used.

The main structural members of the building are unique polystyrene blocks filled with reinforced concrete, which provides both strength and insulating properties. This construction method was inspired by the business of the original owner, Keith Shantz. He was the proprietor of Morval-Durofoam Ltd., which manufactured polystyrene picnic coolers.

Historical / Associative Value

The historical and associative value of the subject property lies with its original owners, Keith and Winnifred Shantz. As stated previously, Keith was a local industrialist and the proprietor of Morval-Durofoam Ltd. In addition to this, he was an active member of the community, filling the role at different times as chairman for the Parks & Recreation Board of the City of Kitchener, chairman for Centre in the Square, director of the K-W Community Foundation, and a life member of the University of Waterloo President's Committee.

Winnifred Shantz was a potter, and the couple together were renowned for their support of the arts. Winnifred and Keith were founders of the Canadian Clay and Glass Gallery. Her patronage of the performing arts was wide-ranged and included support for the Kitchener-Waterloo Symphony, the Grand River Baroque Festival, and the Kitchener-Waterloo Art Gallery. In addition, she established the Winnifred Shantz Award for Ceramics, and the Keith and Winifred Shantz International Research Scholarship. The Winnifred Shantz Award for Ceramics is the only national award for emerging ceramic artists in Canada, and its bestowment is considered a prestigious honour within the arts community. The Keith and Winifred Shantz International Research Scholarship provides opportunities for Fine Art students from the University of Waterloo to work with established artists globally. Both awards are still being provided at the date of this report, supporting the development of young and emerging artist careers.

The building on the property is also a demonstration of the work of a prominent local architect, John Lingwood. A prolific local architect in the mid-20th century, Lingwood's architectural firm completed more than 700 projects in its lifetime, with a large portion of the work being within the Waterloo Region. The body of work produced by his firm is a comprehensive cross-section of the mid-century modern architectural style and represents a break from earlier, more traditional styles. Projects completed by Lingwood ranged in function and scale, and included homes, university buildings, civic buildings, and churches. Some of his most recognizable work – which remain standing at the time this Statement of Significance was written – includes the Carmel New Church located at 40 Chapel Hill, TD Bank at the intersection of King Street West and Francis Street, and the former provincial courthouse at the intersection of Frederick and Lancaster Street now operating as the Waterloo Regional Police Central Division. As such, it can be reasonably summarized that John Lingwood contributed to the existing appearance of Kitchener and the larger Region's built landscape.

Contextual Value

The contextual value of the heritage resource relates to its physical and visual links to its surroundings. Located in-situ, built-into and cantilevered from the natural topography of the site, the building maintains its relationship to and natural harmony with the natural landscape. Further, being located at a high point within the area, visible from two major roads, and of a unique and notable design, the heritage resource could be classified as a local landmark.

Heritage Attributes

The heritage value of Part 1 of Lot 129 German Company Tract within the submitted draft Reference Plan (currently municipally addressed as 2219 Ottawa Street South / 808 Bleams Road) resides in the following attributes.

Contextual

- Topography of the immediate environs of the house providing the setting into and cantilevering over the hillside;
- Style of the immediate environs walks and gardens which respond to the topography of the land, but not including the plant or walkway materials; and
- Views to and from Trussler Road;

Exterior

- Scale and irregular massing of the mid-century modern residence, including the garage;
- Load-bearing, reinforced concrete filled polystyrene block foundation;
- Granite fieldstone chimney and 'tower' wall expressed on both the exterior and interior;
- Stained wood board and batten siding;
- Flat roofs with stained cedar fascia board;
- Aluminum-framed windows and window openings;
- Expansive wood deck on west and south sides.

Interior

- Stained birch doors;
- Suspended tread staircase to upper floor;
- Sunken living room;
- South facing skylight;
- Granite fieldstone chimney and 'tower' wall expressed on both the exterior and interior;
- Exposed cedar rafters in the original bedroom ceiling.