

# STATEMENT OF SIGNIFICANCE

## 160 Courtland Avenue East



### Summary of Significance

- Design/Physical Value
- Historical Value
- Contextual Value

- Social Value
- Economic Value
- Environmental Value

**Municipal Address:** 160 Courtland Avenue East

**Legal Description:** Plan 395 Part Lot 1, 2 & 7; Plan 404 Lot 22 and Part Lot 21

**Year Built:** c. 1922-1925

**Architectural Style:** Edwardian Classism

**Original Owner:** Separate School Board

**Original Use:** School

**Condition:** Good

### Description of Cultural Heritage Resource

160 Courtland Avenue East is a two-storey 20<sup>th</sup>-century brick building. The building was originally constructed in the Edwardian Classism architectural style. The building is situated on a 1.71 acre parcel of land located on the north east corner of Courtland Avenue East and Cedar Street South in

the Mill Courtland Woodside Park neighborhood of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the school.

### **Heritage Value**

160 Courtland Avenue East is recognized for its design/physical, historical/associative, and contextual values.

### **Design/Physical Value**

The property municipally addressed as 160 Courtland Avenue East demonstrates design/physical value as an early institutional example of 20<sup>th</sup>-century Edwardian Classicism architectural style, with later additions added to the property. The original building constructed circa 1922-1925 faces Courtland Ave East. Sometime before the construction of the 1974 addition a recessed two storey addition was added on the east façade. Further east of the two-story addition is a 1974 addition that is lower in height and projects forward at both the rear and front façade of the original building and the previous addition. A small addition to the rear façade that projects from the original structure was added sometime after the 1974 addition. Additionally, at an unknown date the roofline of the original circa 1922-1925 building was altered with a half storey addition.

The circa 1922-1925 structure at 160 Courtland Avenue East demonstrates key characteristics of the Edwardian Classicism style including many windows, a more compact and simplified massing, straight rooflines and simple detailing, and some classical features such as voussoirs and keystones.

### **Front (South Elevation) Façade**

The front façade faces Courtland Avenue East where a portion of the roofline, unknown and circa 1974 additions are visible. The circa 1922-1925 building features a symmetrical façade whose massing can be divided into three sections.

The central section features red brick, a cast concrete foundation and stone materials. The central section contains the primary entrance which is comprised of a classical frontispiece raised from the ground features brick and piers with a concrete base topped by an entablature. The entablature features a plain architrave and frieze, and a moulded cornice with dentils. The original building features a classical entryway with rounded transom and sidelights. Above the rounded transom in the entryway is a voussoir arch with a stone keystone. There are two flathead 1/1 basement windows below the entablature, and one flathead 1/1 window siting above each basement window on the first floor flanking the entrance. Both the basement and the first-floor windows feature stone sills and an enclosed transom. Above the entablature is a second-floor window pattern that feature a single flathead 1/1 window, a ribbon of three flathead 1/1 windows, and another single flathead 1/1 window all with an enclosed transom and a stone sill. There is a stone belt course located above the second-floor windows. Above the second-floor belt course, embedded into the roofline addition, a stone sign reads "St. Joesph's School."

The two sections of the original structure on either side of the central section are symmetrical and feature red brick, cast concrete foundation and stone materials. There are three flathead 1/1 basement windows with stone sills and an enclosed transom on either side of the central section. A first and second floor window pattern that features five flathead 1/1 windows with a continuous enclosed transom and a stone sill are above the basement windows. A stone belt course sits above the second-floor windows just below the roofline addition.

### **Side (East) Façade**

This side façade faces east but the circa 1922-1925 building is not visible because the unknown and circa 1974 additions were built on the east façade.

### Side (West) Façade

This side façade of the original building faces the west and features an almost symmetrical façade that can be divided vertically into three sections and possesses a flat roof.

The central section features red brick, a cast concrete foundation and stone materials. The central section contains the secondary entrance which is topped by an entablature. The entablature features a plain architrave and frieze, and a moulded cornice with dentils. Sitting above the entablature are two flathead 1/1 windows with an enclosed transom and stone sill. These windows have a base and top that sits higher than the first floor windows at the front and rear façade of the original structure. Above these windows are two flathead 1/1 windows with an enclosed transom and stone sills. The top of these windows aligns with the second floor windows at the rear and front façade of the building, but the base of these windows sit higher. There is a stone belt course above the second floor windows.

The two sections on either side of the centre feature red brick, cast concrete foundation and stone materials. There is evidence of two flathead 1/1 basement windows with an enclosed transom and a stone on either side of the central section. However, the basement window closest to the side entrance on the left of this façade has been enclosed to accommodate a ramp. The enclosed transom for this enclosed window is still visible.

### Rear (North) (Façade)

The rear façade faces south where a portion of the rear, unknown and circa 1974 additions are visible. The circa 1922-1925 building features a flat almost symmetrical façade whose window arrangement creates 3 sections, and which possesses a flat roof.

The central bay features red brick with a cast concrete foundation, and stone materials. The rear addition is also visible on this façade. On the left side of the rear addition are two flathead 1/1 basement windows with stone sills and an enclosed transom. A single flathead 1/1 basement window with a stone sill and an enclosed transom is on the right side of the rear addition. Four flathead 1/1 windows with enclosed transom and a stone sill sit above the basement windows and addition on the first and second floor. A stone belt course sits above the second-floor windows.

The two sections on either side of the central section are symmetrical and feature red brick and a cast concrete foundation. These bays each feature a window pattern of two flathead 1/1 basement windows, and a ribbon of two flathead 1/1 basement windows, all with stone sills and an enclosed transom. A window pattern on both the first and second floor, above the basement windows, feature five flathead 1/1 windows with a continuous enclosed transom and stone sill. A stone belt course sits above the second-floor windows.

### Additions (Unknown, c. 1974, Roofline & Rear)

A two-storey addition was built on the east façade of 160 Courtland Avenue East sometime before the construction of the second addition in 1974. The addition is constructed of red brick and features windows of a similar size but more modern style, featuring both stone sills and a belt course above the second floor, but no window heads as is prominent in the circa 1922-1925 building. It is recessed from the circa 1922-1925 building.

Further east, at both the front and rear of the circa 1922-1925 building, the 1974 addition projects forward. The addition is constructed of red brick and is lower in height than the original building and

the unknown addition. Neither addition detracts from the character of 160 Courtland Avenue East, or the character of the Courtland Avenue East streetscape as they are setback or significantly set forward from the original façade, and they do not try to emulate the original circa 1922-1925 building style but are compatible in design.

The roofline of the original circa 1922-1925 structure also appears to have been altered at an unknown date with a half-storey addition. This addition follows the footprint of the original roofline and has red vertical cladding. The stone sign reading “St. Joesph’s School” is embedded into this addition.

Additionally, at the rear façade of the original structure there appears to be a small 1-storey addition that projects slightly from the original structure. This addition was added sometime after the 1974 addition. This addition is off-centre and positioned slightly towards to the west façade in the central section. One flathead 1/1 basement window appears to have been covered to accommodate this addition.

### **Historical/Associative Value**

The historical and associative value of 160 Courtland Avenue East relates to its direct association with public education and the catholic school system within Kitchener. The building was constructed circa 1922-1925 by a separate school board. As new settlers arrived in the area bringing with them Catholic and Lutheran beliefs, these communities identified a need for schools that would offer their children faith-based education and foster both their spiritual and academic growth. Catholic education in Waterloo Region began in 1836 with the creation of the schools St. Agatha in 1835-1836, and St. Boniface in 1836. Both schools, though they have undergone many renovations, still exist today. In 1874 the School Sisters of Notre Dame were brought to the Region after heeding a request from St. Jerome’s Collage founder Father Louis Funcken. The religious sisters shaped the growth and development of Catholic schools in the area and during their time teaching at St. Joesph’s provided invaluable lessons that helped form the values and belief of the students. St. Joesph’s school was in operation until June of 2004, after which it became the St. Louis Learning Centre. In 2014 the site was sold and purchased by the Muslim Association of Canada and renamed Maple Grove School.

160 Courtland Avenue East also has historical value due to its direct association with St. Joesph’s Church. To the east of the school is St. Joesph’s Church, municipally addressed as 148 Madison Avenue South. The land for the church was purchased from the School Board in 1930, for a total of \$3000. Prior to the construction of a basement chapel on the newly purchased property, mass was held in St. Joesph’s school. Before it closed in 2004, St. Joesph’s school was considered St. Joesph’s “parish school.” Many families whose children attended St. Joesph’s school were also members of the St. Joesph’s congregation.

### **Contextual Value**

The contextual value of 160 Courtland Avenue East relates to its importance in maintaining the character of the Cedar Hill Cultural Heritage Landscape. The subject property and the surrounding area have been identified as being a Cultural Heritage Landscape (CHL) by the 2014 City of Kitchener Cultural Heritage Landscape Study. Key characteristics of this CHL include brick or the appearance of brick, topography of land, and a mingling of early and late housing with institutional buildings; a pattern of development that was not traditionally practiced in Ontario past 1920s in planned communities. The presence of 160 Courtland Avenue East as a school since its establishment contributes to the “completeness” of the Cedar Hill neighborhood.

The school is also physically, functionally, visually, and historically linked to its surroundings. The school is situated at its original location and continues its original function as a school. It maintains its historical connections to adjacent property, specifically St. Joseph's Church.

### **Social Value**

Maple Grove School has social value as a place of education. This building has been providing this service since its construction circa 1922-1925, and its operations were central to the function of the surrounding community. It remains a prominent place of importance within the Cedar Hill neighborhood serving as one of the neighborhoods notable institutional buildings. Schools often provide social value for a community, acting as a source of socialization and learning for children. Additionally, when the school served as the original location of St. Joseph's congregation before the basement chapel was constructed, it served as a place where people gathered and socialized and created community connections that can still be seen today in St. Joseph's church and the surrounding community.

### **Heritage Attributes**

The heritage value of 160 Courtland Avenue East resides in the following heritage attributes:

All elements related to the design/physical value of the original c. 1922-1925 brick school building as an example of the Edwardian Classicism style including:

- The location, massing, and orientation of the building;
- Flat roof and roofline;
- Red brick construction;
- Cast concrete foundation;
- The classical main entryway with rounded transom and sidelights;
- A voussoir arch with a stone keystone;
- Piers and entablature that features a plain architrave and frieze;
- Moulded cornice with dentils;
- A stone sign that reads "St. Joseph's School";
- A stone course belt above the second floor windows;
- Fenestration pattern of the windows with stone sills and an enclosed transom on the front (south) façade, side (west) and rear (north) elevations:
  - o 5 window openings on each storey on each side of the front façade;
  - o The central window openings with two windows openings on each side on the central portion of the upper storey of the front facade;
  - o Windows openings on either side of the central door surround on the front façade;
  - o Rectangular window openings on the concrete foundation;
  - o 2/2 window openings on the side (west elevations);
  - o 5 window openings on either side of the each storey on the rear façade, with four openings on each storey in the central portion of the building.

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

- Original location of the school; and
- Orientation of the school with the front elevation facing Courtland Avenue East.

## **References**

*Architectural style*. Ontario Heritage Trust. (n.d.). <https://www.heritagetrust.on.ca/places-of-worship/places-of-worship-database/architecture/architectural-style?id=9>

*Cultural Heritage Landscapes Data Sheets*. City of Kitchener. (2014, December). [https://www.kitchener.ca/en/resourcesGeneral/Documents/DSD\\_PLAN\\_CHL\\_Study\\_Appendix\\_6\\_CHL\\_Data\\_Sheets.pdf](https://www.kitchener.ca/en/resourcesGeneral/Documents/DSD_PLAN_CHL_Study_Appendix_6_CHL_Data_Sheets.pdf)

*Heart of the Community: A Brief History of Waterloo Region's Catholic Schools*. Waterloo Catholic District School Board. (2020, February 7). <https://www.wcdsb.ca/about-us/history/>

*History of St Joseph*. St Joseph Kitchener. (2023, May 2). <https://stjosephkitchener.org/history>

*Ontario Architectural Style Guide*. Heritage Resources Centre. (2009, January). <https://www.therealtydeal.com/wp-content/uploads/2018/06/Heritage-Resource-Centre-Achitectural-Styles-Guide.pdf>

*Vernon's City of Kitchener and Town of Waterloo Directory*. Vernon Directories Limited, assessed via Kitchener Public Library Archives.



Front Elevation (South)



Rear Elevation (North)



Side Elevation (East)



Side Elevation (East)



Front Elevation (South) – View of unknown and 1974 addition.

# CULTURAL HERITAGE EVALUATION FORM

Address: 160 Courtland Avenue East Recorder: Kirsten Hoekstra

Description: School c. 1922-1925 Edwardian Classism Date: August 19, 2024  
(date of construction, architectural style, etc)

Photographs Attached:  
 Front Façade   
 Left Façade   
 Right Façade   
 Rear Façade   
 Details   
 Setting

| <i><b>Designation Criteria</b></i>  | <i><b>Recorder – Planning Student</b></i>   | <i><b>Heritage Planning Staff</b></i>  |
|---|---|--|
| <p>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.</p>   | <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/><br/> Yes <input checked="" type="checkbox"/></p> | <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/><br/> Yes <input type="checkbox"/></p> |
| <p>2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.</p>   | <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/><br/> Yes <input type="checkbox"/></p> | <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/><br/> Yes <input type="checkbox"/></p> |
| <p>3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.</p> <p><i>* E.g. - constructed with a unique material combination or use, incorporates challenging geometric designs etc.</i></p> | <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/><br/> Yes <input type="checkbox"/></p> | <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/><br/> Yes <input type="checkbox"/></p> |
| <p>4. The property has historical value or</p>  | <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/><br/> Yes <input checked="" type="checkbox"/></p> | <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/><br/> Yes <input type="checkbox"/></p> |

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| <p>associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.</p> <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 checked="" type="checkbox"/></p> <p>Yes <input type="checkbox"/></p> | <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/></p> <p>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 checked="" type="checkbox"/></p> <p>Yes <input type="checkbox"/></p> | <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/></p> |
| <p>7. The property has contextual value because it is important in defining, maintaining or</p>   | <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input checked="" type="checkbox"/></p> | <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/></p> |

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

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| <b><i>Additional Criteria</i></b>  | <b><i>Recorder</i></b>  | <b><i>Heritage Kitchener Committee</i></b>  |
|--|---|---|
| <p><b>Interior:</b> Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?</p>   | <p>N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/></p> <p>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>Completeness:</b> 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 checked="" type="checkbox"/></p> <p>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>Site Integrity:</b> Does the structure occupy its original site?</p> <p><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"/></p> <p>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> |

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| <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"/><br/>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"/><br/>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"/><br/>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 type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/><br/><input checked="" type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/><br/><input checked="" type="checkbox"/> Additional Research Required</p> | <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/><br/><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"/><br/><input type="checkbox"/> Additional Research Required</p> |
| <p><b>Function:</b> 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"/><br/>Commercial <input type="checkbox"/><br/>Office <input type="checkbox"/> Other <input checked="" type="checkbox"/> -<br/><u>School</u></p>  | <p>Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/><br/>Office <input type="checkbox"/> Other <input type="checkbox"/> -<br/>_____</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</i></p>                 | <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/><br/><input checked="" type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/><br/><input checked="" type="checkbox"/> Additional Research Required</p> | <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/><br/><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"/><br/><input type="checkbox"/> Additional Research Required</p> |

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| of the Muslim community in the area. |  |  |
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Notes about Additional Criteria Examined

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**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

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TO BE FILLED BY HERITAGE PLANNING STAFF:

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