

## Statement of Significance 42 Francis Street North



**Municipal Address:** 42 Francis Street North

**Legal Description:** Plan 374 Part Lot 120 & 121

**Year Built:** 1901

**Architectural Style:** Queen Anne

**Original Owner:** Daniel Hibner

**Original Use:** Residential

**Condition:** Good

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### Description of Historic Place

42 Francis Street North is a two-storey early 20<sup>th</sup> century brick house built in the Queen Anne architectural style. The house is situated on a 0.17-acre parcel of land located on the corner of Francis Street North and Duke Street West adjacent to the Warehouse District Cultural Heritage Landscape in the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the house.

## **Heritage Value**

42 Francis Street North is recognized for its design/physical, historic/associative and contextual values.

### **Design/Physical Value**

The design/physical value relates to the house as a representative example of the Queen Anne architectural style. The house is in good condition. The house is two storeys in height and features: cross gabled roofline; soffits, frieze and brackets; brick construction; flat headed window openings; large picture windows on front elevation with semi-circular and flat headed transoms and stone sills; 1/1 windows with brick voussoirs and stone sills; square stained glass window; flat headed door opening with wood door on main floor; and, rusticated stone foundation. The majority of windows were replaced sometime before 2020. Soffits, frieze and brackets, window openings and sills have been painted black. The second floor wooden storm door has been replaced by a single window pane. The wood shingles in the gable ends have been replaced with horizontal siding. Previously existing stained glass windows on the west side of the building and the semi-circular stained glass at the front of the building have been removed. A single square window with stained glass remains on the front elevation.

### **Historic/Associative Value**

The historic/associative value relates to the original owner, Daniel Hibner. He founded a furniture factory in 1887 adjacent to the railway at what is now the corner of Duke Street West and Breithaupt Street (Noonan, 1975). The factory was called the D. Hibner Furniture Co. Ltd. and operated until circa 1935 (Noonan, 1975). He was also Mayor of the town in 1894 and long term park commissioner (Noonan, 1975). He was a member of the first Board of Park Commissioners and therefore instrumental in the creation of Victoria Park. Hibner Park at the intersection of Young Street, Ahrens Street and Maynard Avenue is named after him because he donated the funds to purchase a fountain for the park (Noonan, 1975). Hibner was also among the donation list for the inclusion of the Kaiser Wilhelm bust and Emperor Victoria statue at Victoria Park (Berliner Journal, 1896/97).

### **Contextual Value**

The contextual value relates to the contribution that the house makes to the continuity and character of the Francis Street North streetscape. The contextual value also relates to the historic and visual link between the home of Daniel Hibner at 42 Francis Street North and the D. Hibner Furniture Co. Ltd. down the street at 283 Duke Street West.

## **Heritage Attributes**

The heritage value of 42 Francis Street North resides in the following heritage attributes:

- All elements related to the house, including:
  - two-storey height of the house;
  - cross gabled roofline;
  - soffits, frieze and brackets;
  - brick construction;
  - flat headed window openings;
  - large picture windows on front elevation with flat headed transoms and stone sills;
  - 1/1 windows with brick voussoirs and stone sills;
  - square stained glass window on front elevation;
  - flat headed door opening with wood door on main floor; and,

- rusticated stone foundation.
- All elements related to the contextual value, including:
  - location, setback and orientation of the building on Francis Street North and Duke Street West;
  - Location of the house and contribution that it makes to the continuity and character of the Francis Street North streetscape; and,
  - The historic and visual link between the home of Daniel Hibner, the D. Hibner Furniture Co. Ltd. at 283 Duke Street West, and the Warehouse District Cultural Heritage Landscape.

## **References**

Noonan, G. (1975). *A History of Kitchener*. Waterloo, Ontario: Wilfrid Laurier University Press.

Berliner Journal (September 10, 1896). Page 1, Column 6.

Berliner Journal (December 30, 1897). Page 8, Column 1.

**Photos**



**Figure 1: 42 Francis Street North (Front Elevation)**



**Figure 2: 42 Francis Street North (Front and Side Elevation)**



**Figure 3: 42 Francis Street North (Side Elevation)**



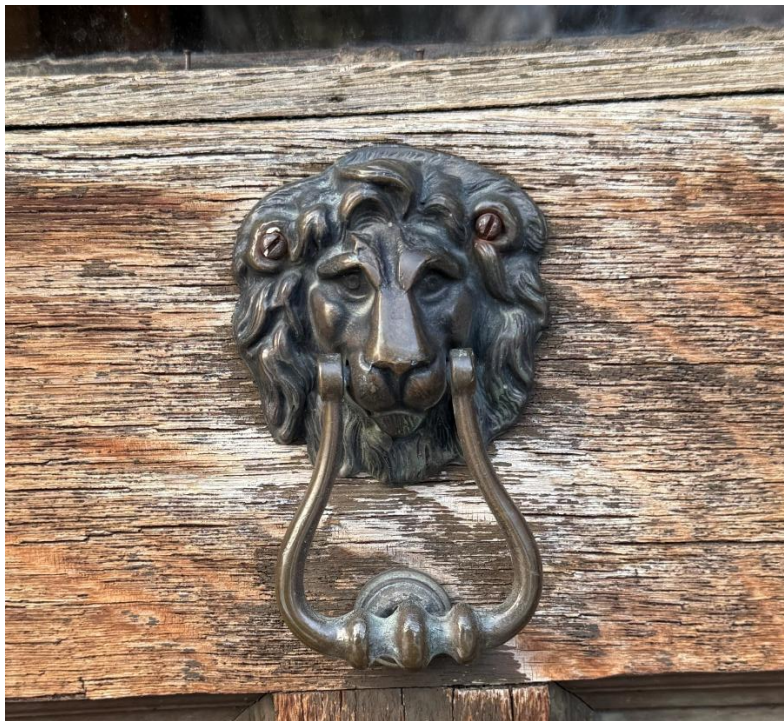
**Figure 4: 42 Francis Street North (Front Elevation)**



**Figure 5: 42 Francis Street North, image showing cornice detail.**



**Figure 6: 42 Francis Street North, image showing original wooden door, and square stained glass window.**



**Figure 7: 42 Francis Street North, image showing original door knocker detail.**



Figure 8: 42 Francis Street North, image showing square stained glass window detail.

# CULTURAL HERITAGE EVALUATION FORM

Address: 42 Francis Street North

Recorder: Maitland Graham

Description: 1901, Queen Anne Revival  
(date of construction, architectural style, etc)

Date: December 4, 2025

Photographs Attached:

Front Façade    Left Façade    Right Façade    Rear Facade    Details    Setting

<b>Designation Criteria</b>	<b>Recorder – Heritage Kitchener Committee</b>	<b>Heritage Planning Staff</b>
<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"/> 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>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 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>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 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>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.</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>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 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>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**

red mortar with brownstone/beige brick and stone foundation; stone window sills; visual link from house to former D. Hibner Furniture Co. Ltd. at 283 Duke Street West

<b>Additional Criteria</b>	<b>Recorder</b>	<b>Heritage Kitchener Committee</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"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input checked="" 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 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><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"/> 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><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 type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" 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 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><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 type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" 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</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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p>

<p><i>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"/></p> <p><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"/></p> <p><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"/></p> <p>Commercial <input type="checkbox"/></p> <p>Office <input type="checkbox"/> Other <input type="checkbox"/> -</p> <hr/>	<p>Unknown <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/></p> <p>Office <input type="checkbox"/> Other <input type="checkbox"/> -</p> <hr/>
<p><b>Diversity and Inclusion:</b></p> <p>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 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 checked="" 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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p>

Pressure treated decks added on rear; missing front lower and upper porches; original fenestration replaced; soffits, frieze and brackets, window openings and sills have been painted black; second floor wooden storm door has been replaced by a window pane; previously existing stained glass windows on the west side of the building and the semi-circular stained glass at the front of the building have been removed; connection to D. Hibner, Hibner Furniture Co. and warehouse district; 1910 and 1918 Vernon's Directories confirm home of D. Hibner; 1901 Berliner Journal confirms D. Hibner built home on Francis Street North

**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: \_\_\_\_\_

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TO BE FILLED BY HERITAGE PLANNING STAFF:

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