

# STATEMENT OF SIGNIFICANCE

## 20 Linden Avenue



### Summary of Significance

- Design/Physical Value
- Historical/Associative Value
- Contextual Value

- Social Value
- Economic Value
- Environmental Value

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**Municipal Address:** 20 Linden Avenue

**Legal Description:** Plan 418 Part Lot 2

**Year Built:** c. 1889

**Architectural Style:** Ontario Gothic

**Original Owner:** Henry Wilfong

**Original Use:** Residential

**Condition:** Good

### Description of Cultural Heritage Resource

20 Linden Avenue is a two (2) storey late 19<sup>th</sup> century brick house built in the Ontario Gothic architectural style. The house is situated on a 0.08 acre parcel of land located on the northwest corner of Linden Avenue and Oak Street in the Warehouse District Cultural Heritage Landscape of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the house.

## **Heritage Value**

20 Linden Avenue is recognized for its design/physical, historical/associative, and contextual values.

### **Design/Physical Value**

The design value relates to the architecture of the house. The house is built in the Ontario Gothic architectural style. The house is attractive and unique because of its craftsmanship. The house is in good condition. The house is two storeys in height and features: gabled roofline; tongue and groove soffit and plain frieze; 'L' shaped plan; four bays; yellow brick laid in the American Bond Style with every sixth row a "header" course; brick quoins; arched front door opening with brick voussoirs, wood sill and trim; arched window openings with brick voussoirs and wood sills and trim; and, porch.

### **Contextual Value**

The contextual values relate to the contribution that the house makes to the continuity and character of the Linden Avenue streetscape and the Victoria Park Area Heritage Conservation District. The house is also historically and visually linked to the Lang Tannery as it was owned by the Lang Tanning Company between 1912 and 1951 and rented to workers (Shea, 1988).

## **Heritage Attributes**

The heritage value of 20 Linden Avenue resides in the following heritage attributes:

- All elements related to the Ontario Gothic architectural style of the house, including:
  - two-storey height of the house;
  - gabled roofline;
  - tongue and groove soffit and plain frieze;
  - 'L' shaped plan;
  - four bays;
  - yellow brick laid in the American Bond Style with every sixth row a "header" course;
  - brick quoins;
  - arched front door opening and storm door with brick voussoirs, wood sill and trim;
  - arched windows and window openings with brick voussoirs and wood sills and trim; and,
  - porch with Doric columns, wooden shingled balustrade and brackets.
  
- All elements related to the contextual value, including:
  - Location of the house and contribution that it makes to the continuity and character of the Linden Avenue streetscape and the Victoria Park Area Heritage Conservation District.

## **References**

Shea, P. (1988). *Historic Buildings Inventory: 20 Linden Avenue*. Kitchener, Ontario.

Sokvitne, M. (1977). *The Waterloo County Gaol*. Kitchener, Ontario: Waterloo Historical Society, Volume 65.

## Photographs



Front (Linden Avenue) Elevation (Southeast Façade)



Side (Oak Street) Elevation (Southwest Façade)



Side Elevation (Northeast Façade)

# CULTURAL HERITAGE EVALUATION FORM

Address: 20 Linden Avenue Recorder: Michelle Drake

Description: c. 1889, Ontario Gothic Date: December 17, 2025

(date of construction, architectural style, etc)

Photographs Attached:

Front Facade     Left Façade     Right Façade     Rear Facade     Details     Setting

<b>Designation Criteria</b>	<b>Heritage Planning Staff</b>
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.	Yes
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No
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>	No
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>	Unknown (see Notes)
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>	No
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. <i>* Additional archival work may be required.</i>	No

7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area. <i>* E.g. - It helps to define an entrance point to a neighbourhood or helps establish the (historic) rural character of an area.</i>	Yes
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings. <i>* Additional archival work may be required.</i>	Yes
9. The property has contextual value because it is a landmark. <i>*within the region, city or neighborhood.</i>	No

*Notes: The property may be associated with Henry Wilfong or Henry Wildfong. Research mentions both names and indicates they are carpenters. It is not clear if they are the same person or two different people. The research refers to Henry Wilfong as the original owner, and Wilfong and Denges were responsible for the carpentry work during the 1893 renovations of the Court House (Sokvitne, 1977). The Berliner Journal (April 14, 1892) indicates that Mr. Henry Wildfong and Mr. Adam Denges were the carpenters for the Commercial Hotel. The Berliner Journal also lists Wildfong and Denges as carpenters, general contractors, and building contractors.*

<b>Additional Criteria</b>	<b>Heritage Planning Staff</b>
<b>Interior:</b> Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?	Unknown
<b>Completeness:</b> Does this structure have other original outbuildings, notable landscaping or external features that complete the site?	No
<b>Site Integrity:</b> Does the structure occupy its original site? <i>* If relocated, is it relocated on its original site, moved from another site, etc.</i>	Yes
<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.	Yes
<b>Alterations:</b> Are there additional elements or features that should be added to the heritage attribute list?	No
<b>Condition:</b> 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>	Yes
<b>Indigenous History:</b> Could this site be of importance to Indigenous heritage and history?	Unknown

