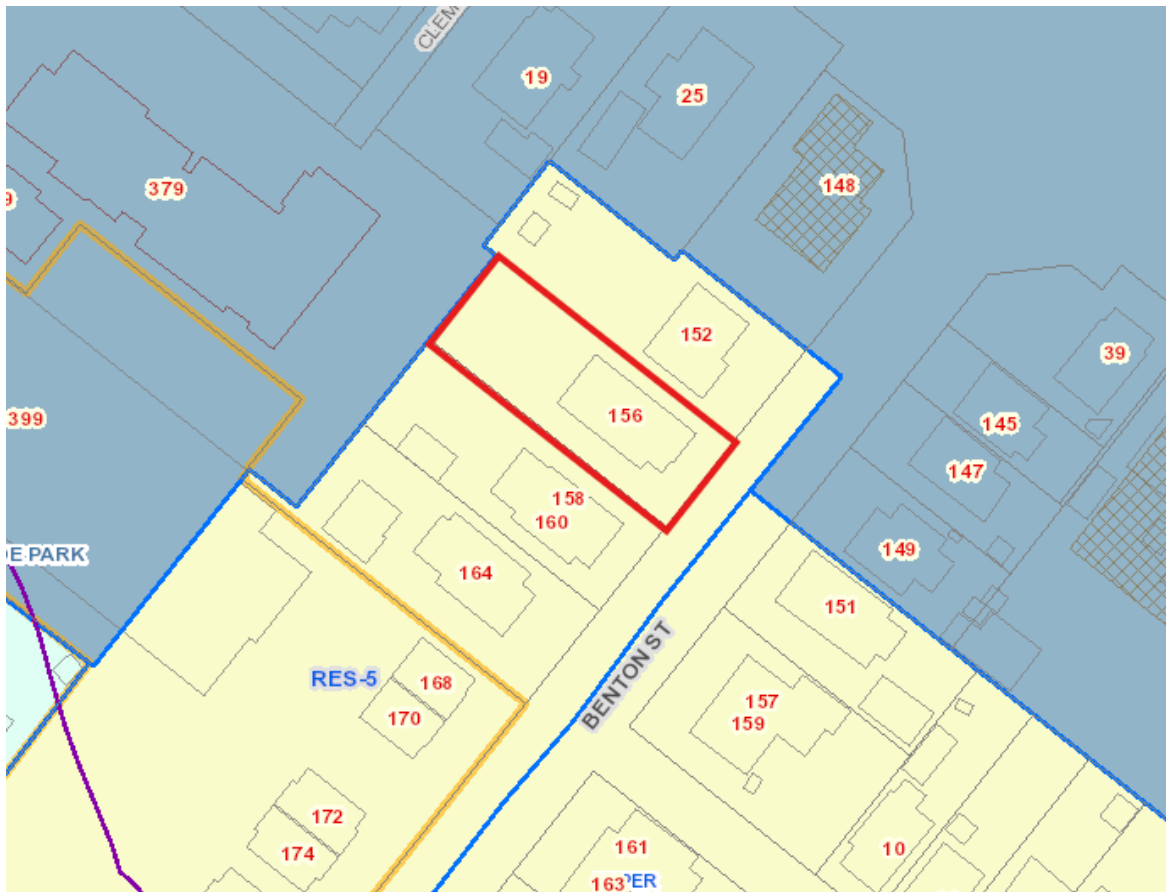


Statement of Significance

156 BENTON STREET



Summary of Significance

- | | |
|---|--|
| <input checked="" type="checkbox"/> Design/Physical Value | <input type="checkbox"/> Social Value |
| <input type="checkbox"/> Historical/Associative Value | <input type="checkbox"/> Economic Value |
| <input checked="" type="checkbox"/> Contextual Value | <input type="checkbox"/> Environmental Value |

Municipal Address: 156 Benton Street, Kitchener

Legal Description: Plan 397 Part Lot 6

Year Built: 1895

Architectural Style: Decorative Berlin Vernacular

Original Owner: Unknown

Original Use: Residential

Condition: Good

Description of Cultural Heritage Resource

156 Benton Street is a one storey early 20th century brick building built in the Decorative Berlin Vernacular architectural style. The building is situated on a 0.13 acre parcel of land located on

the west side of Benton Street between Courtland Avenue and Martin Street in the Cedar Hill Schneider Creek Neighbourhood Cultural Heritage Landscape of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the residential building.

Heritage Value

156 Benton Street West is recognized for its design/physical, historical/associative, and contextual values.

Design/Physical Value

The design/physical value relates to the building that is a representative example of the Decorative Berlin Vernacular architectural style that is in good condition with many intact heritage attributes. The building features: brick construction; front gable roofline with shingle gabled ends; decorative brickwork; verandah with brick piers, tapered square columns and shingle handrail; pediment above verandah leading to front door; 3/1 and 1/1 hung windows; front picture window with stained glass; and, wood work including brackets and sunburst. The building suffered significant damage due to neglect but was rehabilitated into a four-unit residential building while still maintaining the design elements that contribute to the Decorative Berlin Vernacular style. Work includes the replacement of windows and repainting of wood work on the facades. Internal work is described as including the uncovering and displaying the original internal brick walls throughout the house, preserving the stained-glass window, and preserving much of the ornamental wood work.

Contextual Value

The contextual value relates to the building's contribution to the character of the Benton Street streetscape. It's location, orientation and setback are similar to adjacent buildings helping to define the street edge and contribute to architectural rhythm on the street. The building is the same architectural style as the adjacent building municipally addressed 158-160 Benton Street. It is also a part of the resident-formed Schneider Creek community, which is in the Cedar Hill Schneider Creek Neighbourhood Cultural Heritage Landscape, and is adjacent to the Victoria Park Area Heritage Conservation District.

Heritage Attributes

The heritage value of 156 Benton Street resides in the following heritage attributes:

- All elements related to the construction and Decorative Berlin Vernacular architectural style of the building, including:
 - brick construction;
 - front gable roofline with shingle gabled ends;
 - decorative brickwork;
 - verandah with brick piers, tapered square columns and shingle hand rail;
 - pediment above verandah leading to front door;
 - windows and window openings, including:
 - 3/1 and 1/1 hung windows; and,
 - front picture window with stained glass; and,
 - wood work including brackets and sunburst.

References

[Harley, Douglas T. | History in the Making | Kitchener Public Library](#)

RFB Development. (n.d.). *156 Benton Street*. <https://www.rfbdevelopment.com/156-benton>

Photographs



Front Elevation (South East Façade)



Front Elevation (South East Façade)



Front and Side Elevation (South East and North East Façades)

CULTURAL HERITAGE EVALUATION FORM

Address: 156 Benton Street
 Description: Decorative Berlin Vernacular
 (date of construction, architectural style, etc)

Recorder: JM
 Date: December 4, 2025

Photographs Attached:

Front Façade Left Façade Right Façade Rear Façade Details Setting

Designation Criteria	Heritage Planning Staff
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. * E.g. - constructed with a unique material combination or use, incorporates challenging geometric designs etc.	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>	No
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

<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>	No
<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>	Yes
<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>	Yes
<p>9. The property has contextual value because it is a landmark.</p> <p><i>* within the region, city or neighborhood.</i></p>	No

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

<p>Condition: 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></p>	<p>Yes</p>
<p>Indigenous History: Could this site be of importance to Indigenous heritage and history? <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? <i>* Additional archival work may be required.</i></p>	<p>No</p> <p>Unknown</p>
<p>Function: What is the present function of the subject property? <i>* Other may include vacant, social, institutional, etc. and important for the community from an equity building perspective.</i></p>	<p>Residential</p>
<p>Diversity and Inclusion: 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? <i>* E.g.- Waterloo Masjid (Muslim Society of Waterloo & 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>No</p> <p>No</p>

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

TO BE FILLED BY HERITAGE PLANNING STAFF