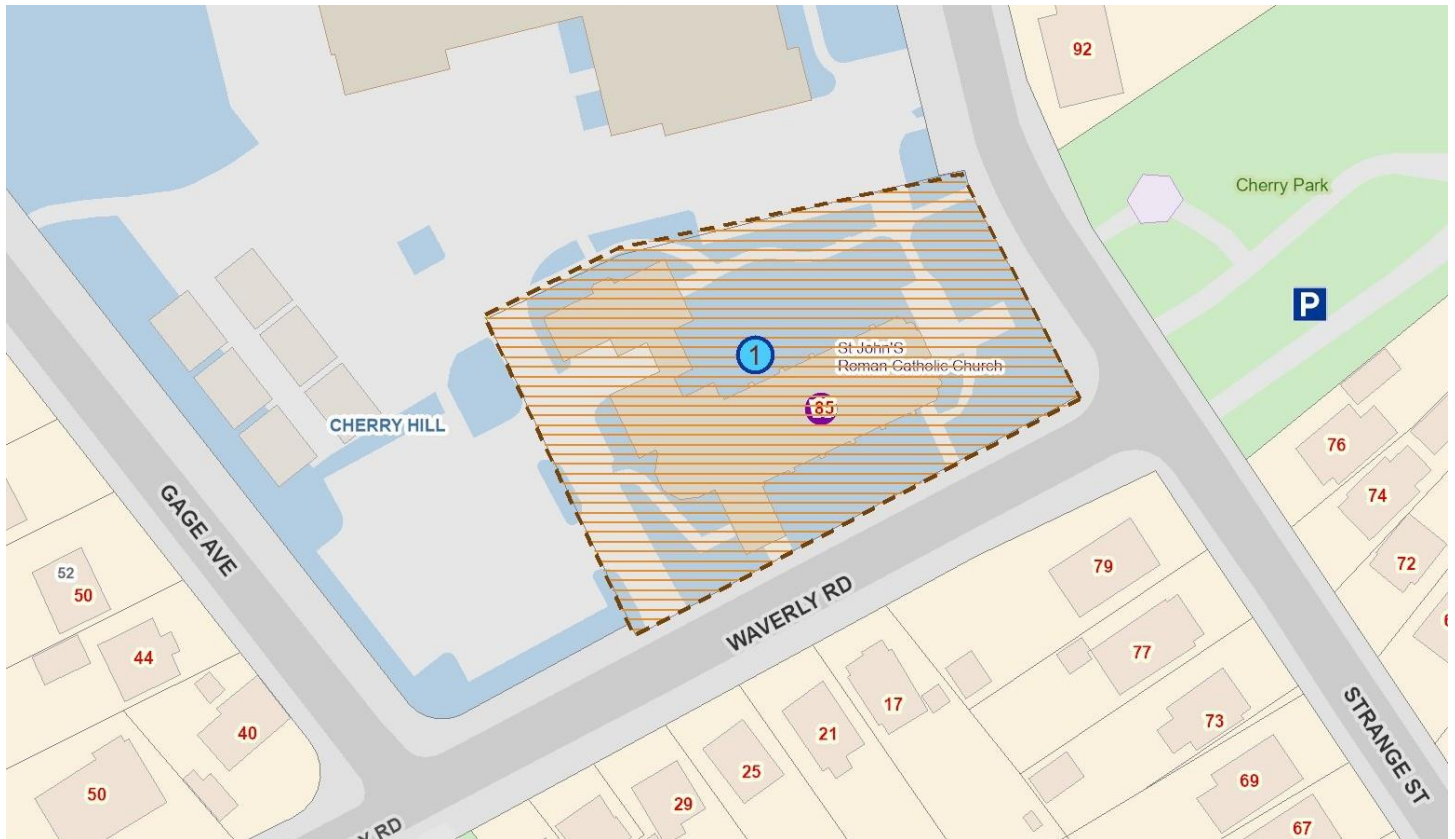


STATEMENT OF SIGNIFICANCE

85 Strange Street



Summary of Significance

- Design/Physical Value
- Historical Value
- Contextual Value

- Social Value
- Economic Value
- Environmental Value

Municipal Address: 85 Strange Street
Legal Description: Plan 375 Lot 1 Part Lot 493
Year Built: 1937 (Church) & 1948 (Rectory)
Architectural Styles: Neo-Gothic
Original Owner: St. John's Roman Catholic Church
Original Use: Institutional
Condition: Good

Description of Cultural Heritage Resource

85 Strange Street consists of two buildings, which were once individual buildings but are now connected: the 1937 Church and the 1948 Rectory. Both buildings were built in the 20th century in the Neo-Gothic architectural style. The buildings are situated on a 0.88 acre parcel of land located on the

west side of Strange Street between Dominion Street and Waverly Road in the Cherry Hill Planning Community of the City of Kitchener within the Region of Waterloo. The principal resources that contribute to the heritage value are the institutional buildings.

Heritage Value

85 Strange Street is recognized for its design/physical, historic/associative, and contextual values.

Design/Physical Value

The design and physical values relate to the Neo-Gothic architectural style that is in good condition with many intact original elements. The Church building features: a rectangular plan; red brick construction; one large gothic arch window per bay; buttressing between bays; wood front entrance door with concrete gothic arch door surround; large gothic arch stained glass window above front entrance door; two small octagonal steeples with bells flank the front façade; and, decorative concrete details. The Rectory building features: a square plan; hip roof with dormers; red brick construction; front entrance concrete pediment with cross and inscription reading “St. John’s Rectory”; wood paneled door with sidelights; and, hung windows with concrete surrounds.

Main Church

The main church building is of red brick construction, and features a steep gable roof with a rectangular plan. On the front façade, two small octagonal steeples flank each side of the façade, with a large central gothic arched stained glass window. Below the centrally located gothic arched stained glass window is a projecting central entrance with concrete door surround. There are two small gothic arched stained glass windows on each side of the central door with decorative concrete surrounds. There is also a large, mounted cross above the main entrance mounted on a concrete parapet. Decorative details include horizontal concrete banding that extends throughout the façade.

The side elevations have seven (7) buttresses, dividing the elevations into 6 bays, with a projecting side entrance on each façade. The projecting entrance has decorative concrete banding that extends from the main façade, and two concrete quatrefoil motifs. There is a single arched gothic window with horizontal concrete banding on the upper levels. Each bay of these elevations include long arched gothic stained glass windows with brick lintels. The concrete foundation is visible with a pair of square 3-over-3 windows on the lower level. Towards the rear of the façades, there is another projecting area with a flat roof. The rear façade of the church has hexagonal in massing with a small gothic arched window on each side a chimney.

The Rectory Building

The Rectory was built in the Neo-Gothic architectural style and is 2.5 storeys in height, and is of red brick construction. It includes a central projecting gable entrance made of concrete, with a cross carved in the gable end. There are paired 3-over-3 hung windows on each side of the entrance, as well as on the upper floor, with decorative concrete surround. There appears to be a small dormer on each elevation of the residence. The building also appears to have a single-storey addition with a flat roof and four (4) single pane windows that connects it to the main church. The side elevations of the building include paired 3-over-3 hung windows with decorative concrete surround and a bay window on one of the side elevations. The rear elevation of the building includes a garage attached to the main building with a steep gable roof pitch and square windows.

Historical Value

The historic and associative values relate to the original and continued use of the building as church. The St. John's church was the fourth church to be constructed in the City, necessitated by the growth of the City in 1937. The parish of approximately 220 families living within the boundaries of Highland Road, Victoria park, and Waterloo, and King Street was formed in May 1937, by the late Most Rev. J. T. McNally. Father William F. Gleason was the first pastor of the church. He had come from the Church of Our Lady in Guelph, and he held this position until he died in 1965.

The church used the adjacent school's (St. John's Catholic School) basement for Sunday mass until February 1938, while the new church was being constructed. Even though the superstructure of the church was unfinished, the cornerstone was laid on August 15, 1937 by Reverend W. Beninger, C.R., and dedicated by Reverend Joseph Ryan on February 20, 1938. The basement of the school was used until February, 1938. The finishing touches on the church were complete in 1953, transforming the interior of the church from a plain concrete-block structure into a complete church. The start and completion of the construction of church was done under Father Gleason.

Father Gleason was also responsible for constructing the rectory on the property. He rented a house which served as a temporary rectory, and then moved into the present building in May 1948, when it was constructed.

Contextual Value

85 Strange Street has contextual value because it is physically, functionally, visually and historically linked to its surroundings. The building is in its original location, and has continued to serve as a church since it was built. In particular, part of its contextual value is tied to the adjacent St. John's Catholic School. These buildings were built around the same time, and have served the same communities since their construction. Due to this, the buildings maintain a relationship to each other.

Heritage Attributes

The heritage value of 85 Strange Street resides in the following heritage attributes:

- All elements related to the construction and Neo-Gothic architectural style of the Church building, including:
 - Its location, orientation, and massing;
 - a rectangular plan;
 - red brick construction;
 - roof and roofline;
 - windows and window openings, including:
 - one large gothic arch window per bay;
 - large gothic arch stained glass window above front entrance door;
 - Appearance of the 3-over-3 square hung windows.
 - buttressing between bays;
 - door openings, including:
 - wood front entrance door with concrete gothic arch door surround;
 - two small octagonal steeples with bells flank the front façade;
 - Horizontal concrete banding; and
 - Decorative concrete quatrefoil motifs; and
 - Any other decorative concrete details.

- All elements related to the construction and Neo-Gothic architectural style of the Rectory building, including:
 - a square plan;
 - roof and roofline, including:
 - hip roof with dormers;
 - red brick construction;
 - front entrance concrete pediment with cross and inscription reading “St. John’s Rectory”;
 - doors and door openings, including:
 - wood paneled door with sidelights; and,
 - window openings, including:
 - hung windows with concrete surrounds.
- All elements related to the contextual value of the buildings, including:
 - It’s location on the Strange Street streetscape, and
 - It’s relationship to the adjacent St. John’s Catholic School.

Photos



85 Strange Street



85 Strange Street

CULTURAL HERITAGE EVALUATION FORM

Address: 85 Strange Street Recorder: Deeksha Choudhry

Description: Institutional Date: July 1, 2025

Photographs Attached:

Front Façade Left Façade Right Façade Rear Façade Details Setting

Designation Criteria	Recorder – Heritage Kitchener Committee	Heritage Planning Staff
<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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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>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 checked="" 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</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 type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>

<p>or historically linked to its surroundings.</p> <p><i>* Additional archival work may be required.</i></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 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 checked="" type="checkbox"/></p> <p>Yes <input type="checkbox"/></p>

Notes

Additional Criteria	Recorder	Heritage Kitchener Committee
<p>Interior: 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 checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/></p>
<p>Completeness: 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"/></p> <p>Yes <input checked="" type="checkbox"/></p>
<p>Site Integrity: 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 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"/></p> <p>Yes <input checked="" type="checkbox"/></p>
<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</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"/></p> <p>Yes <input checked="" type="checkbox"/></p>

<p>still existing and which ones have been removed.</p>		
<p>Alterations: Are there additional elements or features that should be added to the heritage attribute list?</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 type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>
<p>Condition: 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 checked="" 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>Indigenous History: 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 checked="" 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 checked="" 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 type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <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"/> <input checked="" type="checkbox"/> Additional Research Required</p>
<p>Function: 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"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Other <input type="checkbox"/> Church</p>	<p>Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Other <input checked="" type="checkbox"/> - Industrial</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?</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>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>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p>

<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>	<input type="checkbox"/> Additional Research Required	
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Notes about Additional Criteria Examined

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:

Date of Property Owner Notification: _____

