

# STATEMENT OF SIGNIFICANCE

## 285 Simeon Street



### Summary of Significance

Design/Physical Value

Historical/Associative Value

Contextual Value

Social Value

Economic Value

Environmental Value

**Municipal Address:** 285 Simeon Street

**Legal Description:** Plan 386 Lots 1 to 3, 58R-18236 Part 1

**Year Built:** 1950

**Architectural Style:** Mid-Century Ranch / Contemporary Ranch

**Original Owner:** W. Stuart Jenkins

**Original Use:** Residential

**Condition:** Good

## **Description of Cultural Heritage Resource**

285 Simeon Street is a one storey mid-20<sup>th</sup> century house built in the Mid-Century Ranch / Contemporary Ranch architectural style. The building is situated on a 0.18 acre parcel of land located on the west side of Simeon Street between Stirling Avenue North and Weber Street East in the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the house.

## **Heritage Value**

285 Simeon Street 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 a unique example of the Mid-Century Ranch / Contemporary Ranch architectural style. The house is in good condition. The house is one storey in height and features: irregular plan; long linear asymmetrical façade; flat roof with wide eave overhang; yellow brick and stone cladding; stone chimney; large picture windows with concrete sills; ribbon windows with concrete sills that wrap around the building corner; floor to ceiling windows; breezeway; and, single bay attached garage.

### **Historical/Associative Value**

The associative value relates to the original owner who was also the architect for the building and the original builder of the building. The building was originally owned and designed by William Stuart Jenkins of the architectural firm Jenkins and Wright. William Stuart Jenkins and Sherman W. Wright formed a partnership in 1945 and opened an office in Kitchener (Hill, 2009). They were best known for their designs of municipal arena complexes in several Ontario towns, including the Kitchener Memorial Auditorium, for the restoration in 1952 of Woodside, the home of William Lyon MacKenzie King (Hill, 2009), and for the rebuilding of the Granite Club after the 1955 fire. They were also responsible for the design of many schools within the Region. The building was built by Oscar Wiles (City of Kitchener, 1948). Oscar Wiles founded Oscar Wiles General Contractor in 1927, which later became Oscar Wiles and Sons Ltd. (KW Record, 1982). The company's first job was at the former KW Record building at Duke Street and Queen Street (KW Record, 1982). Oscar's five sons: Arthur, Donald, Peter, Bill and Richard, assisted with the family business, which built houses, churches, schools and factories.

## **Heritage Attributes**

The heritage value of 285 Simeon Street resides in the following heritage attributes:

- All elements related to the Mid-Century Ranch / Contemporary Ranch architectural style of the building, including:
  - irregular plan;
  - long linear asymmetrical façade;
  - flat roof with wide eave overhang;
  - yellow brick and stone cladding;
  - stone chimney;
  - windows and window openings, including:
    - large picture windows with concrete sills;

- ribbon windows with concrete sills that wrap around the building corner;
  - floor to ceiling windows;
  - breezeway; and,
  - single bay attached garage.
- All elements related to the contextual value, including:
    - Landscaping and mature trees.

## **References**

City of Kitchener. (1948). *Building Permit #8623 – 285 Simeon Street*. City of Kitchener: Kitchener, Ontario.

Hill, R. (2009). *Biographical Dictionary of Architects in Canada 1800-1950*. Retrieved from <http://www.dictionarofarchitectsincanada.org/architects/view/173> on October 4, 2013.

KW Record. (1982, July 3). *Workers at \$900 weekly force developer to quit*. KW Record: Kitchener, Ontario.

## **Photographs**



Front Elevation



Front Elevation

# CULTURAL HERITAGE EVALUATION FORM

Address: 285 Simeon Street Recorder: Michelle Drake

Description: 1950, Mid-Century Modern Ranch / Contemporary Ranch Date: February 27, 2026

(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>	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
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>	Yes

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

Notes

<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? <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>	Unknown
Could there be any urban Indigenous history associated with the property? <i>* Additional archival work may be required.</i>	Unknown

<p><b>Function:</b> 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>	Residential
<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?  <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>	No  No

Notes about Additional Criteria Examined

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## **Recommendation**

**Does this property meet the criteria for designation under Part IV of the Ontario Heritage Act? (Does it meet two or more of the criteria described in O. Reg. 9/06?)**

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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