

STATEMENT OF SIGNIFICANCE

1970 Fischer Hallman Road



Summary of Significance

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

Municipal Address: 1970 Fischer Hallman Road

Legal Description: Beasley's New Survey Part Lot 8 & 9

Year Built: 1872

Architectural Style: Vernacular, Rural Schoolhouse

Original Owner:

Original Use: School

Condition: Good

Description of Cultural Heritage Resource

1970 Fischer Hallman Road is a late 19th century building built in the vernacular architectural style. The building is situated on a 1.68 acre parcel of land located on the north east corner of Fischer Hallman Road and Plains Road in the Dundee Secondary Plan of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the rural school, which is used as a single detached dwelling.

Heritage Value

1970 Fischer Hallman Road is recognized for its design/physical, historical/associative, and contextual values.

Design/Physical Value

The design and physical values relate to the Vernacular architectural style and the rural schoolhouse typology. The building is a representative example of the rural schoolhouse typology in the area. The building continues to clearly express this type despite alterations to the building through the twentieth century. The schoolhouse typology is expressed in the simplicity of the form and massing of the structure, its modest scale, rectangular plan, front gable roof, three bays, brick construction (buff and red brick is currently painted), brick details (quoins, voussoirs), datestone that reads "School Section No 3 1872", and tall, narrow hung windows with brick voussoirs.

Historical/Associative Value

The historical/associative values relate to the theme of education within the City of Kitchener. The property originally featured a log schoolhouse (c. 1842), which was replaced with the existing building built by Thomas Slee of Doon in 1872. Tree planting programs were a common improvement made by communities and the row of spruce trees along Fischer Hallman Road were planted by the community in 1909. The property and schoolhouse served the rural population of the surrounding area, providing education to generations of local children for over 100 years with the existing building serving as School Section No. 3 until 1965. The school served an essential role in the growing community during the nineteenth century. The school had its largest enrollment in 1894, with 45 students, most of whom were from Scottish families. Shortly before the school closed in 1965, the school provided classes for students in grades 1 to 3. The school was closed in 1965 and converted into a single detached dwelling.

Contextual Values

The former Plains Schoolhouse has contextual value for its historical and physical connections to Plains Road. The property's triangular shaped parcel and orientation parallel to Plains Road is characteristic of the historical lot pattern established by the regular grid of concessions which are bisected by the diagonal alignment of Plains Road. The name of the schoolhouse was linked to the property's location on Plains Road. The row of spruce trees along Fischer Hallman Road that were planted by the community in 1909 continue to be present on the property.

Heritage Attributes

The heritage value of 1970 Fischer Hallman Road resides in the following heritage attributes:

- All elements related to the Vernacular architectural style, and the rural schoolhouse typology, including:
 - location and orientation;
 - form and massing;
 - rectangular plan;
 - front and side elevations;
 - roof and roofline, including front gable;
 - number of bays on the front and side elevations;

- buff and red brick, including brick details such as quoins and voussoirs;
 - datestone that reads “School Section No 3 1872”; and,
 - original window openings, including tall narrow hung windows with brick voussoirs.
- Key elements related to the contextual value, including:
 - the location and orientation, including siting of the building on the parcel with the front elevation facing Plains Road;
 - the triangular parcel created by the diagonal alignment of Plains Road; and,
 - the row of spruce trees along Fischer Hallman Road.

References

Archaeological Services Inc. (2026). *Heritage Impact Assessment, Dundee Secondary Plan, City of Kitchener, Ontario, Final Report*. Archaeological Services Inc.: Toronto, Ontario.

Tausky, N. (2010). *Cultural Heritage Background Study: Built Heritage and Cultural Landscapes: Southwest Kitchener Urban Areas Study*. Nancy Z. Tausky: London, Ontario.

Photographs



Front Elevation (Plains Road)



Front and Side Elevation, 1907

CULTURAL HERITAGE EVALUATION FORM

Address: 1970 Fischer Hallman Road Recorder: Michelle Drake

Description: 1872 Vernacular, Rural schoolhouse Date: February 24, 2026

(date of construction, architectural style, etc)

Photographs Attached:

Front Facade Left Façade Right Façade Rear Facade 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. <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>	Yes
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>	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>	Yes
9. The property has contextual value because it is a landmark. <i>* within the region, city or neighborhood.</i>	No

Notes

Additional Criteria	Heritage Planning Staff
Interior: Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?	Unknown
Completeness: Does this structure have other original outbuildings, notable landscaping or external features that complete the site?	Yes. Row of spruce trees along Fischer Hallman Road.
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>	Yes
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.	Yes
Alterations: Are there additional elements or features that should be added to the heritage attribute list?	No
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>	Yes
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>	Unknown
Could there be any urban Indigenous history associated with the property? <i>* Additional archival work may be required.</i>	Unknown

<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>	Residential
<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>	No No

Notes about Additional Criteria Examined

Recommendation

Does the property meet the criteria to be designated under Part IV of the Ontario Heritage Act? (Does it meet two or more of the criteria for determining cultural heritage value or interest outlined 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
