

**Scoped Heritage Impact Assessment
58-60 Ellen Street East & 115 Lancaster Street East
City of Kitchener
Region of Waterloo
Lot 3, German Company Tract
Geographic Township of Waterloo
Former Waterloo County**

Prepared for
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EXECUTIVE SUMMARY

Under a contract awarded in December 2021 by Benjamins Real Estate Holdings Inc. – 001 c/o John MacDonald Architect Inc., Archaeological Research Associates Ltd. completed a Heritage Impact Assessment for 58-60 Ellen Street & 115 Lancaster Street East, Kitchener. The Heritage Impact assessment is being prepared as part of the site plan approval and minor variance applications. The proposed development includes three property addresses under 58 and 60 Ellen Street East and 115 Lancaster Street East (the subject property). The subject property is located within the Civic Centre Neighbourhood Heritage Conservation District (CCNHCD) in the City of Kitchener which is designated under Part V of the Ontario Heritage Act.

The subject property is not individually designated under Part IV of the Ontario Heritage Act but is noted in the Civic Centre Neighbourhood Heritage Conservation District as a “fine or very fine example of defined architectural styles” (Stantec 2007:27). The CCNHCD identifies properties within the HCD as Group A or Group B (fine or very fine examples). It should be noted that there is some inconsistency within the CCNHCD regarding the subject property’s grouping as the property includes multiple municipal addresses. Appendix B of the CCNHCD has identified 60 Ellen Street East as Class B and 115 Lancaster Street East as Group A, however an overview map of the Civic Centre neighbourhood identifies the entire building as Group A. As part of the Pre-Consultation meeting with the City of Kitchener on May 11, 2021, the City determined that a scoped Heritage Impact Assessment should be completed as part of a minor variance and site plan application.

The subject property was historically located within the boundaries of Lot 3 of the German Company Tract in the former Town of Berlin, currently the City of Kitchener, in the Regional Municipality of Waterloo.

The scoped Heritage Impact Assessment Terms of Reference outlined by the City of Kitchener includes the following required components:

- Present owner;
- Detailed site history;
- Description of buildings and cultural heritage value and heritage attributes;
- Documentation of subject property including photographs;
- Outline of the proposed development or site alteration and impacts and any adjacent properties;
- Options for conservation and mitigation methods;
- Summary of heritage conservation principles and their use;
- Explanation and Justification of Proposed Alterations;
- Recommendations;
- Qualifications and background of authors/personnel;
- Summary Statement and Conservation Recommendations; and
- Identification and justification for the preferred option.

The Ontario Regulation 9/06 evaluation confirms that 58-60 Ellen Street East and 115 Lancaster Street East have Cultural Heritage Value or Interest and have met criteria for physical and design value, historical/associative value and contextual value.

The proposed development includes the construction of a new two-and-a-half storey addition which will be the same height as the existing building. The proposed development also includes

alterations to the existing building including removing and replacing windows, doors, roof materials, cedar shingles, porches, and the addition of dormers, new porches, windows, and fencing as well as the infill of windows and doorways.

Potential negative impacts to 58-60 Ellen Street East and 115 Lancaster Street East may result from the proposed development including:

- Impact 1 – The proposed development involves the removal of the original wooden sash windows which are heritage attributes of the existing building
- Impact 2 – The conversion of some of the wooden sash windows into doorways and some windows being closed in, both are heritage attributes.
- Impact 3 – The potential for accidental damage to heritage attributes during the construction process and/or as part of the removal or alteration of openings.
- Impact 4 – The proposed development includes multiple alterations to all elevations which do not directly impact heritage attributes but result in the loss of historic materials.
- Impact 5 – The location of the in-ground garbage bin and recycling bins along Ellen Street East streetscape parallel to the streetscape has potential to detract from the character of the streetscape.

Throughout the process a variety of design options and refinements were applied. The proposed development was refined to include the retention and restoration of the prominent façade upper storey and attic windows. Mitigation measures to address the identified impacts have been outlined.

The following mitigation measures are recommended:

- Material salvage and reuse is strongly encouraged. Materials from the building should be salvaged by a salvage company or salvaged and reused within the property (i.e., landscaping elements, reuse of doors within proposed design, outbuilding).
- Cultural Heritage Resource Documentation has been completed as part of this report. It should be confirmed that the existing documentation within this report has been completed to the satisfaction of City staff and should additional photographic documentation be requested, it should be completed as part of the Conservation Plan.
- To protect the adjacent properties from accidental damage during the construction period, construction fencing is recommended.
- Any masonry repointing should be carried out by a tradesperson who has experience working with heritage buildings.
- It is recommended that the Conservation Plan provide guidance on items proposed for removal in a manner which does not cause additional unintended damage to the building. Furthermore, the Conservation Plan should provide short-, medium- and long-term recommendations to ensure the ongoing viability of the heritage resource.
- It is recommended that the landscape plan which incorporated vegetative screening to reduce the visual impact of the garbage and recycling units on Ellen Street East is followed.
- It is recommended that final colours to be used in the design be selected from a heritage palette and/or be in keeping with the neighbourhood.
- It is recommended that City of Kitchener Staff determine if the proposed development warrants vibration monitoring and provide specific direction on how to carry this out.

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GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.
BHR – Built Heritage Resource
CCNHCD – Civic Centre Neighbourhood Heritage Conservation District
CHVI – Cultural Heritage Value or Interest
CHL – Cultural Heritage Landscape
GCT – German Company Tract
HMRC – Historic Sites and Monuments Board of Canada
JMA – John MacDonald Architect Inc.
MTCS – Ministry of Tourism, Culture and Sport
OHA – Ontario Heritage Act
OHT – Ontario Heritage Trust
O. Reg. – Ontario Regulation
OP – Official Plan
PPS – Provincial Policy Statement
RSCHR – Regional Implementation Guideline for Conserving Regionally Significant Cultural Heritage Resources
ROP – Regional Official Plan
ZOI – Zone of Influence

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Two-page Curriculum Vitae (CV) for key team members that demonstrate the qualifications and expertise necessary to perform cultural heritage work in Ontario are provided in

CITY OF KITCHENER MINIMUM REPORT REQUIREMENTS CHART

City of Kitchener Minimum Requirements (HIA ToR)	Relevant ARA Section
Present owner	1.0 Project Context
Detailed site history	5.0 Site History
Description of buildings and cultural heritage value and heritage attributes	4.0 Consultation 6.0 Field Survey 7.0 Property Description 8.0 Heritage Assessment
Documentation of subject property including photographs	Appendix A: Maps and Figures Appendix B: Subject Property Images
Outline of the proposed development or site alteration and impacts	9.0 Proposed Development 10.0 Analysis of Potential Impacts
Options for conservation and mitigation methods	11. Alternative Designs and Considerations 12.0 Mitigation Measures
Summary of heritage conservation principles and their use	2.0 Policy 11.0 Alternative Designs and Considerations
Summary Statement and Conservation Recommendations	12.0 Summary Statement and Conservation Recommendation
Qualifications and background of authors/personnel	Appendix C: Key Team Member's CVs

1.0 PROJECT CONTEXT

Under a contract awarded in December 2021 by John MacDonald Architect Inc. (JMA), Archaeological Research Associates Ltd. (ARA) completed a scoped Heritage Impact Assessment (HIA) for 58-60 Ellen Street East and 115 Lancaster Street East in the City of Kitchener. The HIA is required as part of a minor variance and site plan approval for a proposed development. The current owners are proposing the renovation of the existing six-unit dwelling and new construction of a two-and-a-half storey addition containing an additional four units to create a twelve-unit multiple dwelling building.

The location of the proposed development is municipally known as 58-60 Ellen Street East and 115 Lancaster Street East (henceforth subject property) and located on one property parcel lot (see Map 1–Map 2). The subject property was historically located within the boundaries of Lot 3 of the German Company Tract in the former Town of Berlin, currently the City of Kitchener, in the Regional Municipality of Waterloo.

The subject property is located within the Civic Centre Neighbourhood Heritage Conservation District (CCNHCD) and designated under Part V of the *Ontario Heritage Act*. The CCNHCD identifies properties within the HCD as Group A or Group B (fine or very fine examples). It should be noted that there is some inconsistency within the CCNHCD regarding the subject property's grouping as the property includes multiple municipal addresses. Appendix B of the CCNHCD has identified 60 Ellen Street East as Class B and 115 Lancaster Street East as Group A, however an overview map of the Civic Centre neighbourhood identifies the entire property as Group A. The neighbourhood was also included in the City of Kitchener *Cultural Heritage Landscape Study*. As part of the Pre-Consultation meeting with the City of Kitchener (henceforth the City) on May 11, 2021, the City determined that a Scoped HIA would be required as part of the minor variance and site plan application. The HIA will be prepared in accordance with the scoped *Heritage Impact Assessment – Terms of Reference* provided by the City.

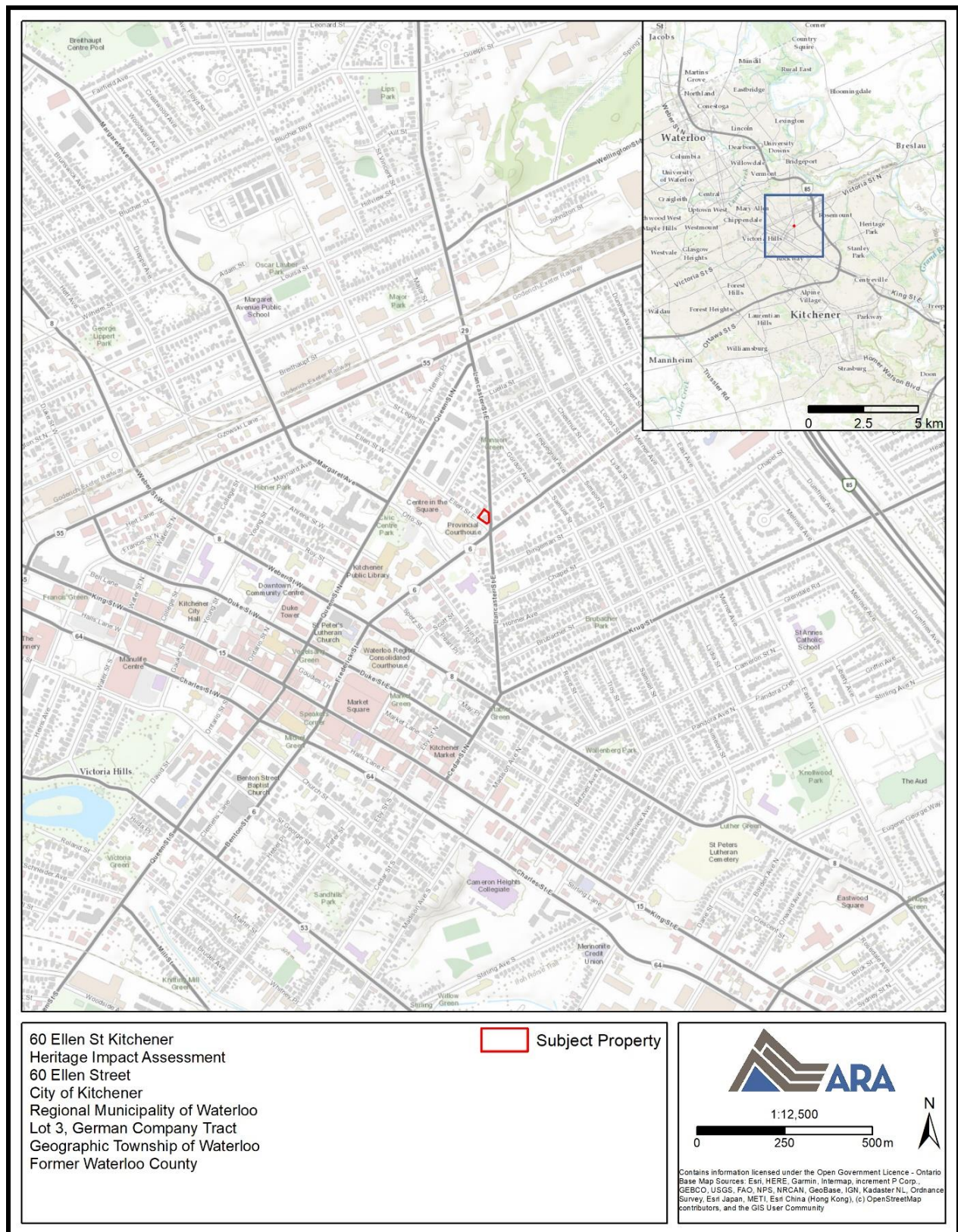
Based on the *Heritage Impact Assessment – Terms of Reference (City of Kitchener, 2021)* the following components were waived by the City of Kitchener Planner- Heritage:

- Section 2.3: Statement addressing the value and significance of adjacent protected heritage properties
- Section 3.0: Summary Statement and Conservation Recommendations for adjacent heritage properties
- Section 4.0: All Mandatory Recommendations

The proposed development is being completed by:

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The purpose of the scoped HIA is to identify any existing built or cultural heritage resources on the subject property, identify any impacts of the proposed development, and provide mitigative measures. This assessment was conducted in accordance with the aims of the *Planning Act* R.S.O. 1990, c. P.13, *Provincial Policy Statement* (2020), *Ontario Heritage Act*, R.S.O. 1990, c. O.18, the *City of Kitchener Official Plan* (2018), and the City of Kitchener, *Heritage Impact Assessment – Terms of Reference*.



Map 1: Subject Property in the City of Kitchener, ON
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Map 2: Aerial Photo of the Subject Property
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri; Region of Waterloo 2020)

2.0 LEGISLATION AND POLICY REVIEW

The framework for this assessment is provided by federal guidelines, provincial planning legislation and policies as well as regional and local municipal Official Plans and guidelines.

2.1 Federal Guidelines

At the national level, *The Standards and Guidelines for Conservation of Historic Places in Canada* (Parks Canada 2010) provides guidance for the preservation, rehabilitation, and restoration of historic places, including cultural heritage landscapes (CHLs) and built heritage resources (BHRs). Such guidance includes the planning and implementation of heritage conservation activities.

Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* outlines "General Standards for Preservation, Rehabilitation, and Restoration," and provides an explanation on how to fulfill these standards in alignment with principles supported by The Canadian Association for Conservation (CAC) and the Canadian Association of Professional Conservators (CAPC). These guidelines include the following:

1. *Conserve the heritage value of an historic place. Do not remove, replace, or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character-defining element.*
2. *Conserve changes to an historic place that, over time, have become character-defining elements in their own right.*
3. *Conserve heritage value by adopting an approach calling for minimal intervention.*
4. *Recognize each historic place as a physical record of its time, place, and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.*
5. *Find a use for an historic place that requires minimal or no change to its character-defining elements.*
6. *Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.*
7. *Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.*
8. *Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.*
9. *Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference (Parks Canada 2010:22).*

2.2 Provincial Policies and Guidelines

2.2.1 The Planning Act

In Ontario, the *Planning Act* (Government of Ontario 2018b) is the primary document used by provincial and municipal governments in land use planning decisions. The purpose of the *Planning Act* is outlined in Section 1.1 of the Act, which states:

1.1 The purposes of this Act are,

- (a) to promote sustainable economic development in a healthy natural environment within the policy and by the means provided under this Act;
- (b) to provide for a land use planning system led by provincial policy;
- (c) to integrate matters of provincial interest in provincial and municipal planning decisions;
- (d) to provide for planning processes that are fair by making them open, accessible, timely and efficient;
- (e) to encourage co-operation and co-ordination among various interests;
- (f) to recognize the decision-making authority and accountability of municipal councils in planning. 1994, c. 23, s. 4.

Part I Provincial Administration, Section 2 states:

“The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under the Act, shall have regard to, among other matters, matters of provincial interest such as,

- (d) the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest”. 1990: Part I (2. d)

Part I Provincial Administration, Section 3, 5 Policy statements and provincial plans states:

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

- (a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and
- (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be. 2006, c. 23, s. 5; 2017, c. 23, Sched. 5, s. 80.

The current *Provincial Policy Statement* (PPS), issued under section 3 of the *Planning Act*, came into effect May 1st, 2020.

2.2.2 The Provincial Policy Statement (2020)

The *Provincial Policy Statement* (PPS 2020) contains a combined statement of the province's land use planning policies. It provides the provincial government's policies on a range of land use planning issues, including cultural heritage, outlined in Section 1.7 c) which states: “Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits” (MMAH 2020:24). The PPS 2020 promotes the conservation of cultural heritage resources through detailed policies in Section 2.6, such as “2.6.1 Significant

built heritage resources and significant cultural heritage landscapes shall be conserved” and “2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved” (MMAH 2020:31).

2.2.3 Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O. 1990, c.018 (OHA) is the guiding piece of provincial legislation for the conservation of significant cultural heritage resources in Ontario. The *OHA* gives provincial and municipal governments the authority and power to conserve Ontario’s heritage. The Act has policies which address individual properties (Part IV), heritage districts (Part IV), and allows municipalities to create a register of non-designated properties which may have cultural heritage value or interest (Section 27).

In order to objectively identify cultural heritage resources, O. Reg. 9/06 made under the *OHA* sets out three principal criteria with nine sub-criteria for determining CHVI (MTCS 2006a:20–27). The criteria set out in the regulation were developed to identify and evaluate properties for designation under the *OHA*. Best practices in evaluating properties that are not yet protected employ O. Reg. 9/06 to determine if they have CHVI. In the absence of specific Cultural Heritage Landscape (CHL) evaluation criteria, O. Reg 9/06 is also applied to consider the built and natural features and the property as a whole. The O. Reg. 9/06 criteria includes: design or physical value, historical or associative value and contextual value.

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark. O. Reg. 9/06, s. 1 (2).

The *OHA* provides three key tools for the conservation of built heritage resources (BHRs) and cultural heritage landscapes (CHLs). It allows for protection as:

1. A single property (i.e., farmstead, park, garden, estate, cemetery), a municipality can designate BHRs and CHLs as individual properties under Part IV of the *OHA*.
2. Multiple properties or a specific grouping of properties may be considered a CHL, as such, a municipality can designate the area as a Heritage Conservation District (HCD) under Part V of the *OHA*.
3. Lastly, a municipality has the authority to add an individual or grouping of non-*OHA* designated property(ies) of heritage value or interest on their Municipal Heritage Register.

An OHA designation provides the strongest heritage protection available for conserving cultural heritage resources.

2.3 Municipal Policies

2.3.1 Region of Waterloo Official Plan

The *Regional Official Plan - 2031* (ROP) Chapter 3 contains policies that address cultural heritage resources, such as Policy 3.G.1 indicating that: “The Region and Area Municipalities will ensure that cultural heritage resources are conserved” (Region of Waterloo 2015:48).

There are additional policies that are for the identification and protection of Regionally Significant Cultural Heritage Resources. The ROP policy information below is also outlined in the “*Regional Implementation Guideline for Conserving Regionally Significant Cultural Heritage Resources (RSCHR)*” (2018:9).

- 3.G.2 *The Region will prepare and update a Regional Implementation Guideline for Conserving Regionally Significant Cultural Heritage Resources. In accordance with the Ontario Heritage Act, this guideline will outline the criteria and processes the Region will follow to identify and conserve cultural heritage resources of Regional interest including regional roads that have cultural heritage value or interest.*
- 3.G.3 *Area Municipalities will identify cultural heritage resources by establishing and maintaining a register of properties that are of cultural heritage value or interest. Area Municipalities will include on their register properties designated under Part IV, V or VI of the Ontario Heritage Act, and will consider including, but not be limited to, the following additional cultural heritage resources of cultural heritage value or interest:*
 - a) *properties that have heritage conservation easements or covenants registered against title;*
 - b) *cultural heritage resources of Regional interest; and*
 - c) *cultural heritage resources identified by the Grand River Conservation Authority and the Federal or Provincial governments.*
- 3.G.4 *The Region will coordinate and maintain a region-wide inventory of cultural heritage resources that are:*
 - a) *listed on registers established and maintained by Area Municipalities;*
 - b) *identified by the Federal or Provincial governments, and the Grand River Conservation Authority;*
 - c) *identified through research by the Region, Area Municipalities, post-secondary institutions or local historical societies;*
 - d) *of Regional interest; or*
 - e) *owned by the Region (Region of Waterloo 2015:48-49).*

The ROP includes policies related to potential impacts to cultural heritage resources within the region. Policy 3.G.13 states: “Area Municipalities will establish policies in their official plans to require the submission of a *Cultural Heritage Impact Assessment* in support of a proposed development that includes or is adjacent to a designated property or includes a non-designated resource of cultural heritage value or interest listed on the Municipal Heritage Register” (ROP

2015:51). Where a cultural heritage resource is of Regional interest there are policies that address the circulation and the contents of a CHIA and mitigative recommendations to conserve the resource, where feasible (ROP 2015:51-52). The subject property is not a resource of regional significance.

2.3.2 City of Kitchener Official Plan

The *City of Kitchener Official Plan* outlines goals of the OP which includes providing:

...a framework for the creation and maintenance of a safe and healthy urban environment within which opportunities are provided for people to satisfy their social, economic, cultural and physical needs and for maintaining and conserving the integrity of the natural and cultural heritage (City of Kitchener 2014:2-4).

Section 12 of *City of Kitchener Official Plan* contains policies addressing cultural heritage resources. Within this section there are objectives for the conservation of cultural heritage resources including:

- 12.C.1.1. To conserve the city's cultural heritage resources through their identification, protection, use and/or management in such a way that their heritage values, attributes and integrity are retained.*
- 12.C.1.2. To ensure that all development or redevelopment and site alteration is sensitive to and respects cultural heritage resources and that cultural heritage resources are conserved. (2014:12-1).*

The City of Kitchener's OP supports identifying and addressing potential impacts to cultural heritage resources through Policy 12.C.1.23 which states:

The City will require the submission of a Heritage Impact Assessment and/or a Heritage Conservation Plan for development, redevelopment and site alteration that has the potential to impact a cultural heritage resource and is proposed:

- a) on or adjacent to a protected heritage property; (2014:12-5).*

As outlined in the OP, Heritage Impact Assessments (HIAs) are to have the following contents:

- a) historical research, site analysis and evaluation;*
- b) identification of the significance and heritage attributes of the cultural heritage resource;*
- c) description of the proposed development or site alteration;*
- d) assessment of development or site alteration impact or potential adverse impacts;*
- e) consideration of alternatives, mitigation and conservation methods;*
- f) implementation and monitoring; and,*
- g) summary statement and conservation recommendations (2014:12-6).*

Additionally, the OP states:

- 12.C.1.27. Any conclusions and recommendations of the Heritage Impact Assessment and Heritage Conservation Plan approved by the City will be incorporated as mitigative and/or conservation measures into the plans for development or redevelopment and into the requirements and conditions of approval of any application submitted under the Planning Act (2014:12-6).*

The protection of CHLs is outlined in policies 12.C.1.8. – 12.C.1.12. which provide for inventorying and listing of CHLs on the Municipal Heritage Register, their mapping and their conservation through legislation and along the Grand River (2014:12-2 - 12-3). Beyond these policies the OP contains cultural heritage policies within Section 12 that address Heritage Conservation Districts; archaeology; conservation measures for cultural heritage resources; Heritage Impact Assessments and Heritage Conservation Plans; Heritage Permit application process; the demolition/damage of cultural heritage resources; public infrastructure; incentives; the role and resources of Kitchener including leading by example with the care and management of City-owned cultural heritage resources; and the design and integration of cultural heritage resources in the City.

2.3.3 City of Kitchener Civic Centre Heritage Conservation District Plan (CCNHCD)

The following policies found within the Civic Centre HCD Plan have been considered as part of the assessment.

Section 3:0 *Heritage District Objectives, Principles and Policies*, provides a framework for the conservation of the “Civic Centre Neighbourhood’s unique heritage attributes over the long term, and are integral to the conservation plan and associated guidelines” (2007:3.1). Section 3.3 includes several policies which address specific issues. Specific to the proposed alteration is Section 3.3.2. *Additions and Alterations to Existing Buildings* and the associated policies. Section 3.3.2 states:

It is inevitable that dwellings will be altered and additions will be made, as it is unreasonable to expect that they can remain static in the face of contemporary living arrangements and the evolution of a community. However, it is important that additions and alterations do not detract from the overall heritage character of the neighbourhood and that they do not result in the loss of key heritage attributes. At present, the Civic Centre Neighbourhood Secondary Plan includes policies and zoning regulations that restrict the extent of alterations and additions to any properties within the Low Rise Residential Preservation and Office Residential Conversion designations. These policies, where they pertain to additions and alterations, are also included in this Plan to reinforce their continued relevance.

Policies:

- (a) Minor exterior alterations and additions to single detached dwellings shall be permitted provided such alterations are not within any front or side yard (Section 13.1.2.1 of the Municipal Plan).*
- (b) Structural alterations to the exterior of buildings are not permitted in the event of residential conversions. Any exterior stairs or fire escapes are to be enclosed and kept away from the façade of the structure (Section 13.1.2.1 of the Municipal Plan).*
- (c) Major structural alterations to the exterior of buildings are not permitted for conversions in the Office-Residential Conversion designation (Section 13.1.2.7 of the Municipal Plan).*

Additional policies regarding alterations and additions that are to apply to all areas of the District are provided below:

- (d) Additions shall be subordinate to the original structure to allow the original heritage features and built form to take visual precedence on the street.*

(e) Design guidelines provided in Sections 6.4 and 6.5 of this Plan will be used to review and evaluate applications for additions and alterations to ensure that the proposed changes are compatible with the existing dwelling and do not result in the irreversible loss of heritage attributes (2007:3.6-3.7).

Section 6.0 *Architectural Design Guidelines* notes that one of the goals of the HCD is “to preserve an adequate stock of the heritage features that define the character of the area to preserve the cohesive nature of the district” (2007:6.1).

Section 6.2, *Key Elements*, provides an understanding of the unique and specific architectural elements which contribute to the overall cultural heritage value of the HCD. The key elements contribute to the guidelines, and the policies associated with alterations and additions, will be evaluated. Section 6.2 states

Architectural elements contribute to the heritage character of a building, the streetscape grouping of buildings, and the district. The elements are listed in order from the items of large scale and dramatic impact to the items of small scale and subtle impact on the surrounding built form. As in all discussions of artistic pursuits and emotional responses, there are differences in personal interpretation and relative values. However, the purpose of this study is to acknowledge both the individual key elements contributing to the heritage character, and the cumulative effect of those elements (2007: 6.2).

Section 6.4, *Alterations*, outlines the recommended practices and design guidelines associated with alterations to a property. This section states:

Alterations to the facade of buildings visible from the public realm (typically the front of the house or front and side of the house on corner lots) have the potential to dramatically affect the appearance of not only the building itself, but the entire streetscape. In a heritage conservation district, it is very important to ensure that alterations preserve the essential character of the house, and are complementary to adjacent dwellings (2007:6.1.2).

Section 6.4 outlines multiple recommended practices and design guidelines when considering an alteration. These guidelines have been evaluated in Table 7 of this report. The guidelines include:

- *Research the original style and appearance of the building to determine “authentic limits” of restoration or alteration so that the appropriate style is maintained.*
- *In the absence of historical data, use forensic evidence available from the building itself to suggest appropriate restoration or alteration.*
- *Seek similar properties (same age, same design, and same builder) for evidence of details that may still exist as samples for reconstruction.*
- *Avoid “new” materials and methods of construction if the original is still available.*
- *Retain and restore heritage attributes wherever possible rather than replacing them, particularly for features such as windows, doors, porches and decorative trim.*
- *Where replacement of features (e.g. – doors, windows, trim) is unavoidable, the replacement components should be of the same general style, size, proportions and material whenever possible.*
- *Incorporate similar building forms, materials, scale and design elements in the alteration that exist on the original building.*

- *Avoid concealing or irreversibly altering original heritage attributes of buildings, such as entrances, windows, doors and decorative details when undertaking alterations.*
- *If in doubt, use discretion and avoid irreversible changes to the basic structure.*
- *Keep accurate photos and other records, and samples of original elements that have been replaced. (2007:6.1.2)*

Section 6.5, *Additions*, outlines the policies and guidelines associated when there is a proposed addition. The section states:

Additions to dwellings are typically undertaken by homeowners to provide more space and/or to increase the functionality of their dwellings. Similar to alterations, additions can also have a major impact on both the dwelling itself and streetscape. Care must be taken in heritage conservation districts to ensure that additions respect the surrounding context, particularly with respect to scale and form, and are complementary to the dwelling itself (2007:6.17).

Section 6.5.1 outlines multiple recommended practices and design guidelines when considering an addition. These guidelines have been evaluated in Table 9 of this report. The guidelines include:

- *Additions should be located away from principal façade(s) of heritage properties, preferably at the rear of the building, to reduce the visual impact on the street(s).*
- *Form and details of the addition should be complementary to the original construction, with respect to style, scale, and materials but still distinguishable to reflect the historical construction periods of the building.*
- *The height of any addition should be similar to the existing building and/or adjacent buildings to ensure that the addition does not dominate the original building, neighbouring buildings or the streetscape.*
- *Additions should not obscure or remove important architectural features of the existing building.*
- *Additions should not negatively impact the symmetry and proportions of the building or create a visually unbalanced facade.*
- *New doors and windows should be of similar style, orientation and proportion as on the existing building. Where possible, consider the use of appropriate reclaimed materials.*
- *New construction should avoid irreversible changes to original construction (2007:6.18).*

Section 6.9.3, *Ellen Street East*, includes street specific design guidelines. These guidelines were reviewed; and included:

- *The original appearance and character of the existing buildings should be maintained or integrated into any redevelopment proposals.*
- *Building facades at the street level should incorporate consistent roof lines and step backs if required to establish a cohesive streetscape.*
- *New development shall have entrances oriented to the street.*
- *To better reflect the historic development pattern and address potential issues relating to privacy and access to sunlight in the event of any redevelopment, any redevelopment greater than 3 storeys is encouraged to maintain a rear yard setback greater than 7.5 metres where feasible.*

- *Locate loading, garbage and other service elements (HVAC, meters, etc.) away from the front façade (2007:6.1.3)*

Section 8, *Conservation Guidelines*, provides a wide variety of information and guidelines to help understand the best practices and approach to maintaining, modifying, preserving, restoring and/or protecting a heritage property. Subsections 8.3 to 8.9 provides an in depth understanding of specific architectural features.

2.4 Policy Summary

Provincial legislation and guidelines and municipal policies of the *Region of Waterloo Official Plan* and the *City of Kitchener Official Plan* call for the consideration of identified cultural heritage resources, the retention and promotion of heritage resources and provide policies related to potential development impacts to cultural heritage resources. Through careful analysis of the heritage values and attributes of identified resources and landscapes, coupled with an analysis of project impacts and an outline of potential mitigation measures, the requirements of the *PPS*, these Official Plans, the CCNHCD and their guidelines can be met.

3.0 KEY CONCEPTS

The following concepts require clear definition in advance of the methodological overview and proper understanding is fundamental for any discussion pertaining to cultural heritage resources:

- **Built Heritage Resource (BHR)** can be defined in the *PPS* as: “a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including Indigenous community. Built heritage resources are located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial and/or federal and/or international registers” (MMAH 2020:41).
- **Cultural Heritage Landscape (CHL)** is defined in the *PPS* as: “a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.” (MMAH 2020:42).
- **Cultural Heritage Value or Interest (CHVI)**, also referred to as Heritage Value, is identified if a property meets one of the criteria outlined in O. Reg. 9/06 namely historic or associate value, design or physical value and/or contextual value. Provincial significance is defined under *Ontario Heritage Act (OHA)* O. Reg. 10/06.
- **Conserved** means “the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by relevant planning authority and/or decision-makers. Mitigative measures and/or alternative development approaches can be included in these plans and assessments” (MMAH 2020:41).
- **Heritage Attributes** are defined in the *PPS* as: “the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may

include the property's built constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., significant views or vistas to or from a protected heritage property)" (MMAH 2020:44-45).

- **Protected heritage property** is defined as "property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites" (MMAH 2020:49).
- **Significant** in reference to cultural heritage is defined as: "resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act" (MMAH 2020:51).

Key heritage definitions from the *Region of Waterloo Official Plan* are as follows:

- **Built heritage resources** are defined as "one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to the community. These resources may be identified through designation or heritage conservation easement under the *Ontario Heritage Act*, or listed by local, regional, provincial or federal jurisdictions" (2015:G-4).
- **Cultural Heritage Impact Assessment** is detailed as "a study to determine if cultural heritage resources will be negatively impacted by a proposed development or site alteration. It can also demonstrate how the cultural heritage resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development approaches may also be recommended" (2015:G-5).
- **Cultural heritage landscape** is "a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts" (2015:G-5).
- **Cultural heritage resources** are "the physical remains and the intangible cultural traditions of past human activities. These include, but are not limited to:
 - buildings (residential, commercial, institutional, industrial and agricultural);
 - cultural heritage landscapes (designed, organic/evolved);
 - structures (water tower; bridge, fence and dam);
 - monuments (cenotaph, statue and cairn);
 - archaeological resources;
 - cemeteries;
 - scenic roads;
 - vistas/viewsheds;
 - culturally significant natural features (tree and landform);
 - movable objects (archival records and artifacts); and
 - cultural traditions (language, stories, music, dance, food, celebrations, art and crafts)" (2015:G-6).
- **Conserve/conserved** (for the purposes of Chapter 3) means "the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment" (2015:G-4).

Key heritage definitions from the *City of Kitchener Official Plan* are as follows:

- **Cultural Heritage Resources** “includes buildings, structures and properties designated under the Ontario Heritage Act or listed on the Municipal Heritage Register, properties on the Heritage Kitchener Inventory of Historic Buildings, built heritage resources and cultural heritage landscapes as defined in the Provincial Policy Statement.” (2014:A-5).
- **Heritage Impact Assessment** is defined as “a document comprising text and graphic material including plans, drawings, photographs that contains the results of historical research, field work, survey, analysis, and description(s) of cultural heritage resources together with a description of the process and procedures in deriving potential effects and mitigation measures as required by official plan policies and any other applicable or pertinent guidelines. A heritage impact assessment may include an archaeological assessment where appropriate” (2014:A-11).

4.0 CONSULTATION

BHRs and CHLs are broadly referred to as cultural heritage resources. A variety of types of recognition exist to commemorate and/or protect cultural heritage resources in Ontario. As part of consultation ARA reviews relevant online sources and databases to determine if the subject property is recognized.

The Minister of the Environment, on the advice of the Historic Sites and Monuments Board of Canada (HSMBC), makes recommendations to declare a site, event or person of national significance. The National Historic Sites program commemorates important sites that had a nationally significant effect on, or illustrates a nationally important aspect of, the history of Canada. A National Historic Event is a recognized event that evokes a moment, episode, movement or experience in the history of Canada. National Historic People are people who are recognized as those who through their words or actions, have made a unique and enduring contribution to the history of Canada. The Parks Canada’s online *Directory of Federal Heritage Designations* captures these national commemorations as well as lists Heritage Railway Stations, Federal Heritage Buildings and Heritage Lighthouses. The subject property does not appear on these lists.

Another form of recognition at the federal level is the Canadian Heritage Rivers System program. It is a federal program to recognize and conserve rivers with outstanding natural, cultural and recreational heritage. It is important to note that federal commemoration programs do not offer protection from alteration or destruction. Additionally, there is the *Canadian Register of Historic Places* which contains properties recognized by federal, provincial and territorial governments. As noted above, recognition in the Register does not offer protection from alteration/destruction but these properties may have other government designations/protections that do offer protections. The subject property does not appear on the register.

The Ontario Heritage Trust (OHT) operates the Provincial Plaque Program that has over 1,250 provincial plaques recognizing key people, places and events that shaped the province. Additionally, properties owned by the province may be recognized as a “provincial heritage property” (MTCS 2010). The OHT plaque database and the Federal Canadian Heritage Database were searched. The subject property is not commemorated with an OHT plaque, nor is it recognized as a National Historic Site (OHT 2021; Parks Canada 2021). It does not appear that the subject property is subject to an OHT or municipal easement.

Under *Section 27* of the *OHA*, a municipality must keep a Municipal Heritage Register. A Municipal Heritage Register lists designated properties as well as other properties of cultural heritage value or interest in the municipality. Properties on this Register that are not formally designated are commonly referred to as “listed.” Listed properties are flagged for planning purposes and are afforded a 60-day delay in demolition if a demolition request is received. The City of Kitchener Heritage Register was consulted, and it was confirmed that the subject property is not listed.

Protected properties are those protected by Part IV (individual properties) or Part V (Heritage Conservation District) designation under the *OHA*. Once designated, a property cannot be altered or demolished without the permission of the local council. The subject property is not recognized under Part IV of the *OHA*. MTCS’s current list of Heritage Conservation Districts was consulted. It was confirmed that the subject property is located within the Civic Centre Neighbourhood Heritage Conservation District (CCNHCD) designated under Part V of the *OHA* through By-Law 2008-39 (MTCS 2021). The list of properties designated by the MTCS under Section 34.5 of the *OHA* was consulted and the property is not included in this list.

At project commencement, ARA contacted the City of Kitchener Heritage Planner to inquire about the site-specific scope of work required for the HIA and to gather any information which warrants consideration. Since a Conservation Plan is required for this project, the current Terms of Reference for Conservation Plans was provided.

5.0 SITE HISTORY

The site history of the subject property was constructed using background information obtained from aerial photographs, historical maps (i.e., illustrated atlases), archival sources (i.e., historical publications, census records, land registry records), and published secondary sources (online and print). Given the limited time frame for the production of this HIA report and the current Covid-19 restricted access to research materials, there is always the possibility that additional historical information exists, but may not have been identified.

5.1 Settlement History

The City of Kitchener and Waterloo County have a long history of settlement including pre-contact and post-contact Indigenous campsites and villages. The cultural heritage resources are tied to the early 20th century history of the Town of Berlin (City of Kitchener today). Accordingly, this historical context section spans the Euro-Canadian settlement history to present.

5.1.1 Post-Contact

The arrival of the European explorers and traders at the beginning of the 17th century triggered widespread shifts in Indigenous lifeways and set the stage for the ensuing Euro-Canadian settlement process. Documentation for this period is abundant, ranging from the first sketches of Upper Canada and the written accounts of early explorers to detailed township maps and lengthy histories. The early history of the study area can be effectively discussed in terms of major historical events. The principal characteristics associated with these events are summarized in Table 1.

Table 1: Post-Contact Settlement History

(Smith 1846; Coyne 1895; Lajeunesse 1960; Janusas 1988; Ellis and Ferris 1990; Surtees 1994; Bloomfield 2006; AO 2015)

Historical Event	Timeframe	Characteristics
Early Exploration	Early 17 th century	Brûlé explores southern Ontario in 1610; Champlain travels through in 1613 and 1615/1616, encountering a variety of Indigenous groups (including both Iroquoian-speakers and Algonquian-speakers); European goods begin to replace traditional tools
Increased Contact and Conflict	Mid- to late 17 th century	Conflicts between various First Nations during the Beaver Wars result in numerous population shifts; European explorers continue to document the area, and many Indigenous groups trade directly with the French and English; 'The Great Peace of Montreal' treaty established between roughly 39 different First Nations and New France in 1701
Fur Trade Development	Early to mid-18 th century	Growth and spread of the fur trade; Peace between the French and English with the Treaty of Utrecht in 1713; Ethnogenesis of the Métis; Hostilities between French and British lead to the Seven Years' War in 1754; French surrender in 1760
British Control	Mid-18 th century	<i>Royal Proclamation</i> of 1763 recognizes the title of the First Nations to the land; Numerous treaties arranged by the Crown; First acquisition is the Seneca surrender of the west side of the Niagara River in August 1764
Loyalist Influx	Late 18 th century	United Empire Loyalist influx after the American Revolutionary War (1775–1783); British develop interior communication routes and acquire additional lands; 'Between the Lakes Purchase' orchestrated by Haldimand in 1784 to obtain lands for Six Nations (the Haldimand Tract); <i>Constitutional Act</i> of 1791 creates Upper and Lower Canada
County Development	Late 18 th to early 19 th century	Became part of York County's 'West Riding' in 1792; Additional lands acquired in the second 'Between the Lakes Purchase' in 1792; Brant surrenders Blocks 1–6 of the Haldimand Tract to the Crown in 1798; Became part of Gore District and Halton County in 1816; Wellington District and Waterloo County created in 1840; Waterloo County independent after the abolition of the district system in 1849
Township Formation	Early 19 th century	Waterloo was originally Block 2 of the Haldimand Tract; Block 2 sold to United Empire Loyalist Richard Beasley and his partners in 1798; Nearly 5,750 ha sold to Pennsylvania Mennonites and non-Mennonites in 1800; German Company formed to facilitate the bulk sale of 24,281 ha in 1805, represented by Daniel Erb and Samuel Bricker; Lots drawn by shareholders in Pennsylvania; Steady and rapid stream of settlers ensued, disrupted only by the Napoleonic Wars and War of 1812
Township Development	Mid-19 th to early 20 th century	Twenty sawmills and eight grist mills in operation by 1846; Population was 4,424 at that time; the arrival of the Grand Trunk Railway, the Galt & Guelph Railway and the Preston & Berlin Railway in the 1850s ushered in a golden era; Prominent communities existed at Berlin, Breslau, Shantz, Williamsburg, New Aberdeen, Strasburg, German Mills, Freeport, Oregon (Upper Doon), Doon, Blair, Preston and Hespeler in 1881

5.2 German Company Tract

The German Company Tract (GCT) was formed as a land holding group composed of wealthy Mennonites who immigrated to Upper Canada from Pennsylvania. The GCT encompassed 60,000 acres which was bought from Richard Beasley in the year 1805 (WHS 1934:110). The acreage was divided into 160 Lots and offered for distribution between the GCT's members. Lots 1-128 were composed of 448 acres each with the remaining lots composed of 83 acres (WHS 1934:92). Daniel and Jacob Erb served as Trustees for the GCT company and began distributing lots on July 20th, 1805 (WHS 1934:110).

5.3 Berlin

Berlin developed along the Great Road between Preston and Waterloo (later King Street) on a sandy and swampy site that was of little value to the Mennonite farmers. As late as 1816, the swamp was the only landmark in the area (Cumming 1972:7). Due to the conditions, it was relatively easy for non-Mennonites to buy or rent small lots from the first settlers, including Benjamin Eby, Abraham Weber and Joseph Schneider. Schneider, for example, allowed a man known locally as Phineas Varnum to establish a smithy and tavern along the Great Road in the early 1820s, and sold this lot to Frederick Gaukel for an inn in 1833. Benjamin Eby also allowed a few stores on his land fronting the Great Road, including John Hoffman's cabinet shop in the later 1820s and Jacob Hailer's chair and spinning wheel shop (Bloomfield 2006:81). John Hoffman is credited with building at least 50 houses within the village prior to 1857 (Cumming 1972:7).

The resulting settlement was known as Ebytown, Ben Eby's and Sandhills. Three Miller brothers bought land from Benjamin Eby for a store in 1832, and the legal transaction included the first use of the name 'Berlin'. Samuel Herner bought 5 acres from Abraham Weber in 1833, and the settlement contained a wide variety of businesses and 25 houses by 1835. The first postmaster was appointed in 1842, and Berlin quickly became a market centre. The lack of waterpower was offset by the introduction of steam power, first documented at John Hoffman's furniture factory in 1845 (Bloomfield 2006:81–83). The Court House and county buildings were established on a ridge running parallel to King Street (which was in a valley) and led to the beginning of a residential area. The first homes were mostly wood frame, although the emergence of local brickyards ca. 1846 resulted in the construction of many brick homes (English and McLaughlin 1983).

The population of Berlin reached 400 in 1846, 782 in 1850 and over 1,000 by 1855. The street system was well-developed in the early 1850s, and the streets were formally surveyed in 1855. Berlin was incorporated as a village in 1854 (Bloomfield 2006:83). The arrival of the Grand Trunk Railway in the mid-1850s resulted in increased growth and prosperity (Cumming 1972:7). The arrival of three brickmakers in the late 1850s and the danger of fire resulted in ever-increasing brick construction, and wooden buildings were forbidden in 1872. Henry Bowman built a 3-storey brick mercantile block in 1858, which was the first major commercial building of its kind (English and McLaughlin 1983). The population of Berlin was approximately 5,000 by 1881 (Cumming 1972). The town changed its name to Kitchener during the First World War due to hostile feelings towards the Kaiser and the war (Janusas 1988:179).

5.4 Subject Property

In an attempt to reconstruct the historic land use of the subject property and its context, ARA examined six historical maps documenting past residents, structures (e.g., homes, businesses and public buildings) and features during the 19th century and early 20th century, a topographic map from the early 20th century and two aerial images from the mid-20th century. Specifically, the following resources were consulted:

- M.C. Schofield's *Map of Part of the Town of Berlin, Capital of the County of Waterloo* (1853-54) (UW 2022)
- G.R. and G.M. Tremaine's *Tremaine's Map of the County of Waterloo, Canada West* (1861) (OHCMP 2022);
- Herman Brosius' *Map of Berlin, Waterloo Co., Ontario* (1875) (UW 2022)
- G.M. Hopkins *Map of the Town of Berlin, Waterloo Co., Ontario* (1879) (UW 2022)

- H. Parsell & Co.'s *Illustrated Historical Atlas of the County of Waterloo, Ont.* (1881) (McGill University 2001);
- The Town of Berlin, Canada (ca. 1892) (WRG 2020a);
- Topographic map from 1916 (OCUL 2021);
- Aerial photos from 1945, 1955 (UW 2016)

Further, ARA completed a Summary of Land Transactions for the subject property at 60 Ellen Street East (see Table 2).

The Crown Patent for Lot 3, German Company Tract, was a part of Block No. 2 in the County of Waterloo comprising 94,012 acres and was granted to Richard Beasley, James Wilson and John B. Rousseau in February of 1793 (see Table 2). Richard Beasley provided a Deed of Bargain or Sale for Part of Block No.2 to Daniel and Jacob Erb, who are recorded as trustees for the German Company Tract. Daniel and Jacob Erb divided portions of the tract into lots and Lot 3 was granted to Jacob Hershey on July 25, 1805. Jacob Hershey retained ownership of various parcels within Lot 3, until July 8, 1818, when a portion of the lot was sold to Samuel Eby. The Eby family has purchased numerous lots in the GCT, often buying speculatively in order to provide land for their descendants (WHS. 1934:113). Samuel Eby owned the portion of Lot 3 for over two decades, however Samuel Eby is noted for residing on Lot 1 of the GCT, suggesting he did not reside on Lot 3 (WRG 2022b). In 1841, Samuel Eby sold portions of Lot 3 to Frederick Gaukel, an innkeeper and businessman (WRG 2022c). Gaukel was a German immigrant who travelled to Philadelphia before moving to Upper Canada and settling in Waterloo County. Between 1841 and 1846, Gaukel took an interest in municipal development and acquired masses of land to subdivide, including the triangular area of land bounded by the current streets of Ellen, Mansion and Lancaster Street (WRG 2022c).

The property is located at the intersection of Ellen Street East, Lancaster Street East and Frederick Street, an area that is referenced in historical writings as the 'five points intersection' or simply 'five points' (WRG 1930:199). Maps from 1853, 1861, 1875 and 1879 indicate that this distinctive street patterns was intact, though no structures are indicated as being constructed on the subject property at this time (see, Map 3 and Map 4). Early maps of the area display the area now known as Ellen Street East as Pine Street. The street was renamed at an unknown time.

The 1879 Map of Berlin provides the first indication of development on the subject lands and reflects the land survey undertaken by Frederick Gaukel (see Map 4). The land bound by Ellen, Lancaster and Mansion is divided into three sections, numbered 30, 31 and 32. H.E. Eby is listed on the map as being the owner of property number 31 and 32, however transactions regarding this ownership could not be located in land registry records (see Table 2). An 1881 map of the area depicts the subject property as being part of the developed lands within the town of Berlin (see Map 5).

In 1887 Louis J. Breithaupt, a politician and leather goods manufacturer who was also serving as Mayor of Berlin at the time, filed a survey that further subdivided Part Lots 31 and 32 from Gaukel's Survey (WRG 2022d). The subject property lot was sold to Peter Saugel in 1888 (see Table 2). Peter Saugel worked as a contractor/carpenter in the City of Berlin (AO 1880, WRG 2022e). It is during Saugel's ownership that the first depiction of the two-and-a-half storey brick residence is found. An 1892 birds-eye map of the Town of Berlin clearly displays a residential structure facing the five-points intersection (see Map 4). A photograph of the building was also published in 1897 as part of a Berlin jubilee souvenir published by the Berlin News Record (see Figure 13). The photograph is captioned "Residence of Peter Saugel".

Saugel sold the property the following year to Wilhelmina Steubing in June 1898 (see Table 2). Wilhelmina (or Mina, Minna) Steubing (nee Schneider) was married to Louis Steubing, a stationary engineer and later commercial traveler (WRG 2022f, LAC 1901). The property transferred ownership in 1900 to William Schneider and was then transferred back to Wilhelmina Steubing in 1901. Any relation between William Schneider and Wilhelmina Steubing (nee Schneider) could not be determined. In 1905, Wilhelmina and Louis Steubing sold the property parcel to Anna Cairnes (see Table 2). Anna Cairnes (nee Rothaermel) was born in 1866 in South Easthope Township, Perth County (WRG 2022g). Cairnes (see Figure 14) was married twice in her life, first to Hugh Cuthbertson, who passed away in 1887 and was later married to William Cairnes at the age of 28 in Berlin (WRG 2022g). The Kitchener-Waterloo Record published an obituary for Cairnes upon her death in 1932:

An esteemed Kitchener citizen passed away at her home, 60 Ellen Street East at seven o'clock last night in the person of Mrs. Anna Cairns well-known local artist. The deceased was in usual good health until last Tuesday when she suffered a slight heart attack which eventually resulted in her death. She was born in South Easthope 67 years ago but lived practically all her life in Kitchener. During all her residence here Mrs. Cairns has painted china extensively and some years ago painted the portrait of Lord Kitchener which now hangs in the City Hall. She was a member of the New Jerusalem Church, corner of King and Water Streets. She was twice married and is survived by 2 sons, Mr. Hugh Cuthbertson and Mr. Vernon Cairns both of Lethbridge, Alta (WRG 2022g).

As noted in her obituary, Cairnes was a well-known artist. Advertisements for her Art Studio services were noted in the Berlin Record (later the Kitchener-Waterloo Record) throughout the early 20th century. A 1911 advertisement notes her studio was located at 96 King Street West (see Figure 15), however later advertisements such as a 1918 advertisement lists her studio as located at the subject property, 60 Ellen Street East (see Figure 16). The Ken Seiling Waterloo Region Museum holds a collection of Cairne's hand-painted china (Ken Seiling Waterloo Region Museum Online Collections Database 2022). The portrait of Lord Kitchener mentioned in her obituary was painted in 1916 and is currently a part of the Kitchener-Waterloo Art Gallery's Collection (Kitchener-Waterloo Art Gallery 2022) (see Figure 17).

Cairnes owned the property until her death and in 1935 the property transferred to Leo Martin, who owned the property until 1965 (see Table 2).

In 1965 the property ownership was transferred to Leighton and Lorraine Steinhoff. Leighton's obituary provides an overview of the Steinhoff's history on the subject property:

"Steinhoff, Leighton, 83, Naval Veteran and the community anchor of the 5 Points in Kitchener where he was well known as "Leo the Barber" for 50 years, passed away peacefully in his home on Thursday, August 16 ... Lee married Lorraine in 1948. Together they built a business centered around the home on the 5 Points. With a barbershop in the basement and 6 rental units on the property, Lee, in addition to being a barber, was a self-taught jack of all trades, a handyman that enjoyed being a part of his kid's lives as they grew up. Lee retired to Heather Ave where he was the anchor of the neighborhood and handyman for his dear neighbors" (Henry Walser Funeral Home 2007).

Following the Steinhoff's ownership of the property, the subject property and multi unit residence changed hands several times up until the present day (see Table 2).

**Table 2: Summary of Land Transactions for 60 Ellen Street East
(LRO #58)**

Instrument #	Date	Instrument	Grantor	Grantee	Comments
-	5-Feb-1793	Patent	Crown (in Trust)	Richard Beasley, James Wilson, John Baptist Rousseau	Block No. 2 in the Grand River Tract
-	24-July-1805	Deed of Bargain and Sale	Richard Beasley	Daniel Erb and Jacob Erb	Part of Block No. 2 adjoining with the G.C.T
-	25-July-1805	Bargain and Sale	Daniel Erb and Jacob Erb	Jacob Hershey	Lot 3 of G.C.T.
-	8-July-1818	Bargain and Sale	Jacob Hershey	Samuel Eby	Part of Lot 3
-	27-Oct-1841	Bargain and Sale	Samuel Eby	Frederich Gaukel	Part of Lot 3
-	29-Dec-1853	Will	Frederich Gaukel	Levi Gaukel and Henry Stroh	Part of Lots 2 & 3
1543	12-Feb-1861	Bargain and Sale	Exec. Of Frederich Gaukel	Henry Rothaermel	Lots 31 & 32 (Gaukel's Survey – Section 1)
1542	12-Feb-1861	Bargain and Sale	Henry Rothaermel	Henry Stroh	Lots 31 & 32 (Gaukel's Survey – Section 1)
Transactions between Henry Stroh and Louis J. Breithaupt could not be located					
7860	19-May-1888	Bargain and Sale	Louis J. Breithaupt	Peter Saugel	Lot 3
13742	28-June-1898	Mortgage	Peter Saugel	Wilhelmina Steubing	Lot et al
14887	7-Nov-1900	Bargain and Sale	Wilhelmina Stuebing	William Schneider	Lot et al
15404	31-July-1901	Bargain and Sale	William Schneider – widower	Wilhelmina Stuebing	-
19558	20-Nov-1905	Bargain and Sale	Wilhelmina and Louis Steubing	Anna Cairnes	Part Lot
64290	1-Mar-1930	Mortgage	Anna Cairnes	Waterloo Mutual Fire Insurance Co.	Part Lot
71574	11-Oct-1935	Grant	Waterloo Mutual Fire Insurance Co.	Leo Martin	Part Lot
307087	1-Sept-1965	Grant	Leo Martin	Leighton and Lorraine Steinhoff	Part Lot
1273756	31-Oct-1995	Transfer	Leighton and Lorraine Steinhoff	1143171 Ontario Ltd.	Part Lot re: 307087 except part for road widening
WR400	12-Nov-2003	Transfer	1143171 Ontario Ltd.	James Kritz, Amanda Killips	Part Lot
WR13287	17-June-2005	Transfer	James Kritz, Amanda Killips	Brian Bee, Antoinette Rodighiero	Part Lot
WR1086413	15-Dec-2017	Transfer	Brian Bee, Antoinette Rodighiero	Benjamins Real Estate Holdings Inc.	Part Lot

6.0 FIELD SURVEY

The field survey component of the project involves the collection of primary data through systematic photographic documentation of all potential cultural heritage resources within the study area, as identified through historical research and consultation. Additional cultural heritage resources may also be identified during the survey itself. Photographs of the subject property are taken, as are general views of the surrounding landscape. The field survey also assists in confirming the location of each potential cultural heritage resource and helps to determine the relationship between resources.

A field survey was conducted on December 20th, 2021, to photograph and document the exterior of the subject property and to record any local features that could enhance ARA's understanding of their setting in the landscape and contribute to the cultural heritage evaluation process. Legal permission to enter to conduct all necessary fieldwork activities on the subject property at 60 Ellen Street East was granted by the property owner.

Photographic documentation of the subject property illustrates the location and direction of each exterior photograph taken (see Image 1–Image 55, Map 8 and Map 9) interior photographs are illustrated in Image 56–Image 95. The maps and photos can be found in Appendix B.

7.0 PROPERTY DESCRIPTION

The subject property is an irregular shaped lot and contains a two-and-a-half storey multi-unit residential structure. The structure appears to have initially had a Greek cross floor plan; however the building has been added to over the years which has created an irregular roofline and floorplan.

7.1 Contextual Surrounding

The subject property is bounded to the north by the residential properties at 54 Ellen Street East and 111 Lancaster Street East and to the east by Lancaster Street East (see Image 1 and Image 2). The southern boundary is the five-point intersection of Ellen Street East, Lancaster Street East and Frederick Street and the western boundary is delineated by Ellen Street East. The streetscapes in the immediate vicinity to the north, east and south contain buildings of varying ages and uses including residential structures with large lots, a small number of commercial businesses operating out of former single-family residences and several medium density residential structures. Existing civic buildings and the performing arts centre, Centre in the Square, are located to the immediate west of the property (see Image 3 – Image 5). The five points intersection represents a wide variety of newer building of varying heights, styles and uses.

Ellen Street is located within the Civic Centre Neighbourhood Heritage Conservation District (CCNHCD), a historic residential neighbourhood that can be linked to several key periods in the development of the City of Kitchener. Within the CCNHCD two-thirds of the existing houses were built between 1880 and 1917 and constructed in Queen Anne, Georgian and Italianate architectural style.

7.2 Arrangement of Buildings and Structures

The residence is situated on a triangularly shaped lot with a façade facing the Five Points intersection to the south (see Image 6). The building was initially designed with a Greek cross floor plan, though additions to the initial design have created an irregular roofline and partially obscured this plan. While the building's original façade faces south, modifications to the building's

internal layout have resulted in no entrances accessed from the facade. The former single-family residence has been converted to a multi-unit residence with entrances along the building's side elevations fronting Ellen Street East and Lancaster Street East. The paved parking area is located along the west elevation. The remainder of the property is covered in grass with some gardens placed around the residence. There are pedestrian sidewalks on both the east and west sides of the property along Ellen Street East and Lancaster Street East.

7.3 Residence Exterior

The multi-unit residence is a three-bay, two-and-a-half storey structure built circa 1888. The structure rests on a stone foundation, has an intersecting gable roof clad in asphalt shingles and is constructed of brick that has been painted (see Image 7). The building's Greek cross floor plan creates a projecting wing on each elevation that has a front facing gable. The façade gable is decorated with angled wooden siding and diamond shaped shingles. The 1897 photo of the property, though lacking definition, suggests that this angled wooden siding and diamond shaped shingles is the original gable end design. The attic storey in the gable end contains two window openings with wooden sash windows designed in a Queen Anne style with four small panes of multi-coloured glass located along the top of the upper sash (see Image 8). The residence features a large wooden cornice with a large, molded frieze (see Image 8). The front window opening on the second-storey of the façade also features two Queen Anne style wooden sash windows (see Image 9). These windows are characterized by small coloured panes of glass that frame the exterior of the upper and lower sash. The window openings on the subject residence also contain decorative woodwork located above the sash windows and highlights the opening's segmental arch. An 1897 photo of the property appears to depict the same window as the one currently extant (see Figure 13).

A portion of the brick on the residence's façade is currently unpainted and reveals that the building is constructed of buff brick masonry (see Image 10). The shape of the unpainted section of brick also suggests that the façade formerly featured a porch structure with a bell-cast roof (see Image 11). The 1897 photo of the property, while partially obstructed, further corroborates this as stairs are visible leading up the façade (see Figure 13). Further, a concrete pedestrian pathway that currently terminates in the centre of the grassed area in front of the structure delineates where the porch stairs would have landed. The first-storey window opening on the façade has been partially infilled and altered from its initial shape and may reflect a former door opening (see Image 11).

A one-storey addition has been added to the eastern corner of the residence (see Image 12). While the construction date of this addition is unknown, the addition is built upon a cinder-block foundation, suggesting it was constructed as a later addition and not as part of the residence's initial design (see Image 13). The addition has a flat roof and features a sunroom with a bank of windows along the northeast elevation (see Image 14). The northeast elevation contains similarities to the façade with a central projecting wing as part of a Greek cross floor plan (see Image 15). The northeast elevation would have originally been symmetrical, however additions to the first storey and the addition of new openings on the second storey have been introduced. These new openings are distinguished by flat or jack arches, whereas the original openings feature a segmental arch opening (see Image 16). The wooden cornice with molded wooden frieze continues along this elevation (see Image 17) with a portion that appears to have been covered with aluminum flashing (see Image 18). The gable end on the northeast elevation has been clad in alternating octagonal and rectangular shingles (see Image 19). The attic storey windows on this elevation have been replaced with vinyl sash windows. A portion of unpainted brick on this elevation suggests that the residence may have had dichromatic brick detailing, as

bricks with red glazing were visible alongside buff bricks (see Image 20 and Image 21). Inspection of the brick masonry also reveals a beaded mortar profile (see Image 21). The projecting wing on the northeast elevation contains two paired window openings with segmental arches on both the first and second storey (see Image 22). There are signs of deterioration along this elevation, ranging from cosmetic deterioration such as peeling and uneven paint finishes as well as masonry deterioration in the form of running cracks and masonry repointing using inappropriate mortars (see Image 23). The window openings have wooden painted sills of varying conditions (see Image 24). Wooden fixed storm windows have been affixed to the majority of the openings (see Image 25). A concrete staircase leads downward to a basement doorway on this elevation (see Image 26). This egress is supported by concrete retaining walls.

A porch and enclosed addition on the north corner of the residence provides access to the Lancaster Street East units. The addition contains an additional doorway opening as well as an opening with a fiberglass window (see Image 27). A first-storey window opening and second door access to the basement has been encased within this addition (see Image 28). The masonry in this portion shows sign of deterioration through running cracks and a fallen arch above the basement door (see Image 29).

The rear (northwest) elevation contains fewer openings than the façade and side elevations (see Image 30). The one-storey addition on the north corner contains one window opening on this elevation and contains a six-paned fixed wooden window (see Image 31). Brick discoloration on the residence's north corner and lumber deterioration on the one-storey addition suggest water is not being adequately shed (see Image 32). The northwest elevation contains an outside chimney placed at the centre of the gable end (see Image 33). The gable end on this elevation is clad in rectangular shingles and the two attic window openings contain vinyl sash windows (see Image 34). The wooden soffit and molded frieze have been clad in aluminum flashing on this elevation. The two-storey addition on the west corner of the residence is distinguished by a change in the roofline as well as some discolouration at the intersection of the addition and residence masonry (see Image 35). A portion of the brick masonry has been replaced and repointed along this intersecting line (see Image 36). The addition appears to use similar construction methods as the initial residence, with brick laid in a stretcher pattern and built on a stone foundation (see Image 37). A single header course laid on the stone foundation is seen on both the two-storey addition and the residence (see Image 38). A key difference between the finishes on the two-storey addition and the residence is the framing of the openings, with segmental arches framing the residence's openings and flat or jack arches framing the openings on the two storey addition (see Image 39 and Image 40).

The southwest elevation provides the access to units from Ellen Street East (see Image 41). The attic storey features a dormer with a shed roof that connects to an exterior fire escape (see Image 42). There is a balcony and porch on the southwest elevation that spans the width of the two-storey addition on the west corner (see Image 43 and Image 44). A large rectangular window with transom is located on the first storey of the brick addition with a flat arch and wooden sill (see Image 45). The entrance to 58 Ellen Street East has a segmental arch and is located on the first storey porch (see Image 46). The gable end on this elevation is clad in decorative shingles arranged in octagon, rectangular and diamond patterns (see Image 47). The gable end also contains a doorway connecting to an exterior fire escape. The southwest elevation contains paired window openings with segmental arches in the same style as those viewed on the northeast elevation (see Image 48). Portions of the foundation visible from this elevation display deteriorated or missing mortar (see Image 49). A one storey porch with a shed roof is located on the southern half of the southwest elevation (see Image 50). A small addition with a shed roof and wooden siding is located on the second storey. The first storey porch contains an enclosed

entrance that features decorative wooden elements applied to the exterior (see Image 51). Window openings along this portion of the southwest elevation are of varying condition, with some showing cosmetic and sill deterioration and without storm windows whereas some appear to have been recently restored or reconstructed with storms (see Image 52 and Image 53). The porch on the southern half of the southwest elevation contains an entrance to the 60 Ellen Street East unit and the porch is finished with a beadboard wooden ceiling (see Image 54 and Image 55).

While the building on the subject property has undergone numerous changes, its architectural style is representative of a vernacular design with decorative Queen Anne elements. This vernacular style is identified in the CCNHCD Plan as “Berlin or Kitchener Vernacular”. This influence is demonstrated through its decorative gable ends, wooden cornice with molded frieze, tall window openings and multipaned windows with coloured glass panes. Based on property history, the main residential structure is presumed to have been constructed in the late 19th century, within this architectural style’s height of popularity and the identified period of architectural significance in the CCNHCD.

Table 3: Characteristics of Queen Anne Residential Buildings

Characteristics	Characteristics of 58-60 Ellen Street East and 115 Lancaster Street East
Two-and-a-half storeys plus	Yes
Multiple rooflines and gables	Yes
Steep roof	Yes
Decorative gable ends	Yes
Tall, top-heavy chimney	No chimneys protruding above roofline
Tall windows	Yes
Bay window	No
Variable sized and shape windows	Yes
Multi-paned window with coloured glass	Yes
Asymmetrical massing	Yes
Palladian window	No
Decorative wooden cornice	Yes
Colourful	No
Tower/turret	No
Key-hole motif	No
Panelled door	Yes
Verandah	No – evidence of one removed

7.4 Residence Interior

The residence is divided into three street addresses: 58 and 60 Ellen Street East and 115 Lancaster Street East. 58 and 60 Ellen Street East are each composed of one residential unit. 115 Lancaster Street East is divided into four residential units between the second and attic floor.

Interior aspects of the entire structure, including layout and finishes have been substantially modified and adapted over time, with minimal historical aspects remaining on the interior. Recognizing that the interior of the dwelling does not reflect the historical design or finishes of the residence, this section has been scoped to include information of specific interior elements which may increase the understanding and discussions regarding alternative options, impacts and mitigation measures.

7.4.1 58 Ellen Street East

Remaining historical design or finishes of note within this unit include hardwood flooring, wooden doors, wooden sash windows, fireplace tile hearth and mantle and wooden interior trim (see Image 56–Image 64).

7.4.2 60 Ellen Street East

Remaining historical design or finishes of note within this unit include hardwood flooring, wooden doors, wooden sash windows and corresponding wooden trim around historic door and window material (see Image 70–Image 77).

7.4.3 115 Lancaster Street East

115 Lancaster Street is divided into four units; two on the second storey and two on the attic storey. Remaining historical design or finishes of note within the attic units include: wooden sash windows designed in Queen Anne style with small panes of coloured glass (see Image 78 and Image 79). Remaining historical design or finishes of note within the second storey units include: historic wooden trim, wooden sash windows, interior doorway transoms, hardwood flooring and wooden sash windows with decorative coloured glass panes (see Image 80–Image 89).

7.4.4 Basement

The basement of the multi-unit residence is partially finished, having been used as a barbershop previously. There are no historical designs or finishes of note within the basement. Some basement windows remain and wooden storm windows for openings on the first and second storey are currently being stored in this space (see Image 90–Image 95).

8.0 HERITAGE ASSESSMENT

8.1 Kitchener Cultural Heritage Landscape Study

In 2014, the City of Kitchener released the *Kitchener Cultural Heritage Landscape Study* which resulted in the identification of 55 CHLs throughout the city. The goal of the study was to expand the understanding beyond individual properties to identify and protect significant cultural heritage landscapes throughout the City of Kitchener.

The subject property is located within the Civic Centre Neighbourhood HCD, CHL (L-NBR-2) and has the following historical themes “Early/Significant Residential Neighbourhood, Industry and Commerce”. The CHL Inventory sheet describes the neighbourhood as:

The Civic Centre Neighbourhood's heritage attributes are found within its residential architecture, streetscapes, historical associations and its association with important business and community leaders during a crucial era of urban development in the City. The physical manifestation of this in the Civic Centre Neighbourhood is a wealth of well maintained, finely detailed homes from the late 1880s to the early 1900s that remain largely intact; a number of unique buildings, including churches and commercial buildings, which provide distinctive landmarks within and at the edges of the neighbourhood and a significant range of recognizable architectural styles and features including attic gabled roofs, decorative trim, brick construction, porches and other details, associated with the era in which they were developed. The Queen Anne style of domestic architecture

was popular in a number of urban areas being developed at the end of the 19th and the beginning of the 20th centuries. In Kitchener, a unique form of Queen Anne style houses was developed and constructed extensively, now called the Berlin Vernacular. The District has more than a dozen examples of this style with slight variations distributed throughout the neighbourhood. The fine and very fine examples of other defined architectural styles such as Italianate and Attic Gable, account for 172 out of the 366 properties, or almost half. Of the remaining 194 properties, 147 have attributes that contribute value to the heritage character of the district. There are other splendid examples of unique historic properties, some of modest design and proportion, such as 67-69 Ahrens Street West, and others that are grandiose and elaborate such as the three major churches. The presence of an attractive and consistent streetscape linked by mature trees, grassed boulevards and laneways contributes significantly to the overall character. Hibner Park, is one of Kitchener's oldest city parks and is the green jewel in the centre of the neighbourhood. Although small, it is elegant, offers a link to the past and an historic reminder of one of the mayors of Kitchener. With streets framed by mature trees creating a beautiful shaded canopy throughout most of the neighbourhood, the Civic Centre Neighbourhood offers a comfortable and friendly pedestrian environment in the interior of the community. The number of mature trees is remarkable and emphasizes the strong heritage character of the neighbourhood. With linear streets, generally consistent building setbacks, and combined effect of public and private trees along the boulevards, there is a strong rhythm to most of the streetscapes. Laneways threading through the area reflect more traditional patterns of movement and development, and, in Hermie Place, create a unique ambiance where houses front directly onto the lane much like a small cottage community. Yards are well maintained with gardens and foundation plantings, shrubs and trees. Other landscape features include fences, hedges and pillars to delineate private space. Overall, the Civic Centre Neighbourhood is rich with historical, architectural and landscape treasures that contribute to the heritage character of the community. (2014: L-NBR-2)

The CHL Data Sheet outlines the following values and character defining elements:

Historical integrity: Continuous residential use since the late 1800s; original period architecture and landscape features; and mature urban forest. Has direct associations with historically significant people.

Cultural Value: The buildings and landscape reflect a key era in the development of Kitchener with many buildings associated with important business people and community leaders. Despite the incursion of redevelopment in some areas, there is a significant concentration of original homes in a variety of architectural styles

Community Value: In tandem with the designated Victoria Park Neighbourhood, Civic Centre helps to tell the story of Kitchener's phenomenal growth at the turn of the 19th Century.

Character Defining Features: Contains the majority of the original buildings to the area. Many well maintained finely detailed buildings from the late 1800s to the early 1900s. There are a number of unique landmark buildings in this area, including churches and commercial buildings.

8.2 Civic Centre Neighbourhood Heritage Conservation District Plan

The Heritage character statement outlined in the 2007 CCNHCD Plan considers the historical, architectural and contextual values associated with the neighbourhood. The statement reads:

Historic Context

The proposed Civic Centre Heritage Conservation District is an important historic residential neighbourhood that can be linked to several key periods in the development of the City of Kitchener. In tandem with the recently designated Victoria Park neighbourhood, Civic Centre helps to tell the story of Kitchener's phenomenal growth at the turn of the 19th century and of the development of its extensive industrial sector. Almost two-thirds of the existing houses were built between 1880 and 1917 and in most cases were occupied by owners, managers or workers for some of the key industries that defined the community at the turn of the century. The Lang and Breithaupt families for example, whose enterprises and extensive public service did so much to promote and develop the city, are represented by surviving homes in the district. Other businessmen, industrialists and public servants including the village's first reeve, Dr. Scott, Mayors Eden and Greb, and Engineer and County Clerk Herbert Bowman also came to the neighbourhood.

Surrounding a central area of larger homes is a large number of well-preserved storey-and-a-half houses built by tradesmen and skilled workers from the factories in the core and along the west side of Victoria opposite the district. As well, three of the oldest congregations are represented by well-preserved, landmark buildings in the neighbourhood. Importantly the district remained an attractive place to live right into the present. Well-designed Neo-classical and Tudor revivals can be found throughout the district as well as a 1930s apartment on Weber and several highrises from the 1960s and later. While a significant portion of the former Centre Ward's late 19th century residences between Queen and Frederick have been lost to the expansion of public services and the building of Centre in the Square, most of what made the area a desirable place to live both in the 19th century and today remains.

Architectural Character

The Civic Centre neighbourhood is one of Kitchener's older neighbourhoods and retains a large number of original buildings that are well crafted and maintained. Architectural styles and influences are consistent with the more popular styles of the period in which they were constructed, including Queen Anne, Georgian and Italianate styles. Of particular note in the neighbourhood are a substantial number of dwellings termed 'Berlin or Kitchener Vernacular' which reflected a local interpretation incorporating traces of decorative Queen Anne elements in the wood trim, gables, eaves and fascias. A variant on this style, referred to as the Attic Gable style, is also a local interpretation frequently found in the Civic Centre Neighbourhood which boasts a highly articulated and decorative triple gable roof line.

Throughout the neighbourhood, there is a visual consistency to the architecture, delivered through the repetition of such features as front porches including some very fine two storey examples, decorative gables, projecting bays, and recurring window forms and details. In addition to the residential building stock, there are

a number of other prominent and well- preserved buildings including three churches and two early commercial buildings. While the majority of the neighbourhood was constructed for, and remains as residential, conversions to commercial and office uses have occurred but with little negative impact on the quality of the streetscape. Despite some redevelopment and associated loss of original structures, overall the Civic Centre Neighbourhood presents a high quality cross-section of architecture from the late 19th and early 20th century with many buildings associated with key business and community leaders of the time.

Streetscape Heritage Character

With streets framed by mature trees creating a beautiful, shaded canopy throughout most of the neighbourhood, the Civic Centre Neighbourhood offers a comfortable and friendly pedestrian environment in the interior of the community. The number of mature trees is remarkable and conveys very strongly the heritage character of the neighbourhood. With linear streets, generally consistent building setbacks, and combined effect of public and private trees along the boulevards, there is a strong rhythm to most of the streetscapes. Laneways threading through the area reflect more traditional patterns of movement and development, and, in Hermie Place, create a unique ambiance where houses front directly onto the lane much like a small cottage community.

Yards are well maintained with gardens and foundation plantings, trees and other landscape features including fences, hedges and pillars to delineate private space. Hibner Park Kitchener's second oldest park is also situated in the Civic Centre neighbourhood. Although small, it is an elegant and historic reminder of one of the mayors of Kitchener and offers a link to the past.

Overall, the Civic Centre Neighbourhood is rich with historical, architectural and landscape treasures that contribute to the heritage character of the community. Changes to built form and the resulting streetscape have occurred in more recent years, resulting in the loss of some heritage resources. The demand for future change is likely to accelerate given the area's proximity to downtown and initiatives in the immediate vicinity. By designating the area as the Civic Centre Heritage Conservation District, valuable heritage resources can be both preserved and interpreted while still allowing for the necessary and appropriate evolution of the neighbourhood in a manner that links the past, present and future (2007:2.3-2.6).

The CCNHCD Plan lists the following key attributes:

- Its association with important business and community leaders during a key era of development in Kitchener;*
- A wealth of well maintained, finely detailed buildings from the late 1800s and early 1900 that are largely intact;*
- A number of unique buildings, including churches and commercial buildings, which provide distinctive landmarks within and at the edges of the District;*
- A significant range of recognizable architectural styles and features including attic gable roofs, decorative trim, brick construction, porches and other details, associated with the era in which they were developed;*

- The presence of an attractive and consistent streetscape linked by mature trees, grassed boulevards and laneways;
- Hibner Park, Kitchener's second oldest city park, as a green jewel in the centre of the District. (2007: 2.7-2.8)

8.3 Evaluation of 58-60 Ellen Street East and 115 Lancaster Street East According to Ontario Regulation 9/06

Using the information provided in the CHL Study, the CCNHCD, field survey and additional historical and contextual research, an evaluation of the subject property according to O. Reg. 9/06, can be found below in Table 4.

Table 4: Evaluation of the Subject Property Using O. Reg. 9/06

Evaluation of Property			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	<p>Built circa 1888, the subject property is a representative example of late 19th century residence designed in the locally recognized "Berlin or Kitchener vernacular style" which integrates Queen Anne elements.</p> <p>The subject property was identified as a 'Group A' property by the CCNHCD. This classification indicates the residence as a "fine or very fine example of Berlin or Kitchener vernacular architecture"</p> <p>The 'Berlin or Kitchener Vernacular' is distinguished by projecting wings on the façade, northeast and southwest elevation that feature large, paired window openings with segmental arches. The Queen Anne influence is displayed through the steep intersecting gable roofline with decorative gable ends, wooden sash windows with small panes of coloured glass, deep eaves with a molded wooden fascia.</p>
	Displays a high degree of craftsmanship or artistic value		58-60 Ellen Street East and 115 Lancaster Street East does not display a high degree of craftsmanship or artistic value.
	Displays a high degree of technical or scientific achievement		58-60 Ellen Street East and 115 Lancaster Street East does not display a high level of technical or scientific achievement. It was built using common method and techniques of the construction period.

Evaluation of Property			
Criteria	Description	✓	Value Statement(s)
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓	The subject property is associated with Anna Rothaermel Cairnes, a locally known artist who operated a studio out of the Ellen Street residence (then, 60 Ellen Street). A collection of Cairnes work is located in the Ken Seiling Waterloo Region Museum and her portrait of Lord Kitchener is a part of the Kitchener-Waterloo Art Gallery collection.
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		58-60 Ellen Street East and 115 Lancaster Street East does not yield or have the potential to yield information that contributes to the understanding of a community or culture.
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		The builder of 58-60 Ellen Street East and 115 Lancaster Street East is unknown.
Contextual Value	Is important in defining, maintaining or supporting the character of an area	✓	The subject property is important in supporting and maintaining the late 19 th and early 20 th century character of the area and the development of the town of Berlin, now the City of Kitchener It's located on the triangular shaped lot at the five points and plays an important role in defining the Civic Centre neighborhood.
	Is physically, functionally, visually or historically linked to its surroundings	✓	The subject property is visually and functionally linked to its surrounding as being the terminus for two streets and for its prominent location at "five points". The significance is reinforced through the Berlin/Kitchener vernacular architectural style of the structure. The subject property is historically linked to its surroundings as being part of a larger residential neighbourhood which was associated with important businesses and community leaders and associated with several key periods of urban growth and development.
	Is a landmark		58-60 Ellen Street East and 115 Lancaster Street East is not a landmark.

8.3.1 Summary of Evaluation

The O. Reg 9/06 evaluation confirms that the subject property possesses CHVI and has design/physical value, historical/associative value and contextual value.

8.4 Statement of Cultural Heritage Value or Interest

A statement of CHVI and the identification of heritage attributes has been informed by the evaluation. The identified heritage attributes form the basis for the impact evaluation and suggested mitigation measures outlined in additional sections of the report.

8.4.1 Introduction and Description of Property

The subject property, municipally known as 58-60 Ellen Street East and 115 Lancaster Street East, is situated on a triangular shaped lot. The lot contains a two-and-a-half storey, painted brick residential house in Berlin or Kitchener vernacular architectural style that features decorative elements influenced by Queen Anne residential architecture.

8.4.2 Statement of Cultural Heritage Value/Statement of Significance

58-60 Ellen Street East and 115 Lancaster Street East has design or physical value as a representative example of a late 19th century Berlin or Kitchener vernacular residence with Queen Anne design elements. Constructed circa 1888, the building is distinguished by projecting wings on the façade, northeast and southwest elevation that feature large, paired window openings with segmental arches. The Queen Anne influence is displayed through the steep intersecting gable roofline with decorative gable ends, wooden sash windows with small panes of coloured glass, deep eaves with a molded wooden fascia.

58-60 Ellen Street East and 115 Lancaster Street East has historical or associative value for its associations with the local artist Anna Rothaermel Cairnes. Anna Rothaermel Cairnes, is a notable Berlin/Kitchener artist who resided and operated an art studio out of the residence. Her work is featured in the Ken Seiling Waterloo Region Museum and the Kitchener-Waterloo Art Gallery collection.

58-60 Ellen Street East and 115 Lancaster Street East has contextual value as it supports and maintains the late 19th and early 20th century character of the Civic Centre neighbourhood and the development of the Town of Berlin. Positioned at the approximate centre of a triangular shaped lot, the property is placed alongside a cluster of historic homes within the Civic Centre neighbourhood. 58-60 Ellen Street East and 115 Lancaster Street East contributes to the late 19th and early 20th century character of the area which is recognized as playing an important and prominent role in the development of the town of Berlin, now the City of Kitchener.

58-60 Ellen Street East and 115 Lancaster Street East has contextual value as it is visually and historically linked to the Civic Centre neighbourhood which is an important residential neighbourhood directly associated with several key periods of growth and development. The property is visually and functionally linked to its surrounding as being the terminus for two streets and for its prominent location at “five points”. The significance is reinforced through the Berlin/Kitchener vernacular architectural style of the structure. Constructed circa 1888, the subject property is historically linked to the surrounding as being part of a larger residential neighbourhood which was associated with important businesses and community leaders and associated with several key periods of urban growth and development

Cultural Heritage Attributes:

58-60 Ellen Street East and 115 Lancaster Street East has design or physical value as a representative example of a late 19th century Berlin or Kitchener vernacular residence with Queen Anne design influence. The subject property contains the following attributes which reflect this value:

- Brick exterior
- Two-and-a-half storey height;
- Projecting wings on façade and side elevations;
- Original and paired wooden sash windows with segmental arches and brick voussoirs;
- Queen Anne style wooden sash windows on second and attic storey facade with multiple coloured glass panes;
- Intersecting gable roof;
- Decorative gable ends with wooden shingles;
- Deep eaves; and
- Molded wooden frieze

58-60 Ellen Street East and 115 Lancaster Street East has historical or associative value for its associations with local artist Anna Rothaermel Cairnes. The subject property contains the following attributes which reflect this value:

- Location facing south on corner of Ellen Street East and Lancaster Street East at the Five Point intersection.
- Location on the boundary edge of the Civic Centre neighbourhood Heritage Conservation District.

58-60 Ellen Street East and 115 Lancaster Street East has contextual value as it supports and maintains the late 19th and early 20th century character of the Civic Centre neighbourhood and the development of the Town of Berlin. The subject property contains the following attributes which reflect this value:

- Location facing south on the corner of Ellen Street East and Lancaster Street East at the Five Point intersection.
- Location on the boundary edge of the Civic Centre neighbourhood Heritage Conservation District.
- Brick exterior
- Two-and-a-half storey height;
- Projecting wings on façade and side elevations;
- Original and paired wooden sash windows with segmental arches and brick voussoirs;
- Queen Anne style wooden sash windows on second and attic storey facade with multiple coloured glass panes;
- Intersecting gable roof;
- Decorative shingles on gable end;
- Deep eaves; and
- Molded wooden frieze

58-60 Ellen Street East and 115 Lancaster Street East has contextual value as it is visually and historically linked to the Civic Centre neighbourhood which is important residential neighbourhood and is directly associated with several key periods of growth and development. The subject property contains the following attributes which reflect this value:

- Location facing south on the corner of Ellen Street East and Lancaster Street East at the Five Point intersection.
- Location on the boundary edge of the Civic Centre neighbourhood Heritage Conservation District
- Brick exterior
- Two-and-a-half storey height;
- Projecting wings on façade and side elevations;
- Original and paired wooden sash windows with segmental arches and brick voussoirs;
- Queen Anne style wooden sash windows on second and attic storey facade with multiple coloured glass panes;
- Intersecting gable roof;
- Decorative shingles on gable end;
- Deep eaves; and
- Molded wooden frieze

9.0 PROPOSED DEVELOPMENT

The proposed development includes the construction of an addition which is of the same height as the existing building. The existing building is described as a two-and-a-half storey building, while the proponent and architectural drawings refer to the building as 3 storeys, it is important to note that the existing and proposed buildings share the same roofline and elevation heights.

The proposed development includes the renovation of the existing six-unit multiple dwelling and new construction of a two-and-a-half storey addition. The new addition is proposed to create an additional four units resulting in a twelve-unit multiple dwelling building. The new rear units each span two storeys (two units are split between the basement and first floor, two units are split between the second and third/attic storey). The proposed development also includes the creation of patio areas and walkways around the building as well as the construction of two-storey porches on the east and west elevation. The site plan, elevations drawings and floor plans for the site development are found in Figure 1 – Figure 9.

Based on the materials provided by the property owner, the proposed modifications to the existing structure include:

- Replacement of asphalt shingle roof with lighter grey asphalt shingle (Certainteed, Landmark Pro “Weathered Wood” – see Figure 11);
- Removal of the remaining existing wooden board soffit and fascia to be replaced with a vented aluminum soffit and fascia. The existing wooden frieze is proposed to be retained and painted;
- Removal of wooden board/cedar shake cladding on all gable ends to be replaced with new cedar shakes of the same style and size. The cedar shakes are proposed to be stained (stained to the colouring of Frasier Wood Siding “Ginger” or similar – see Figure 11);
- Removal and replacement of existing eavestroughs;

- Removal of the existing wood porches and the construction of new two-storey porches on the east and west elevation;
- Enlarging an existing window, modifying window/door openings and adding new window/door openings;
- Construction of a dormer on the east elevation with a shed roof clad in steel paneling with three windows;
- Removal and replacement of the existing door fixtures to be replaced with painted doors (Benjamin Moore colour no. 2158-20 “Venetian Gold” – see Figure 11)
- Removal of the existing wooden sash windows on all elevations to be replaced with contemporary windows of the same shape, style and size, with the exception of two multi-paned wooden windows with coloured glass on the façade, which are proposed to be retained;
- Painting the structure’s brick masonry (Benjamin Moore colour no. OC-55 “Paper White” – see Figure 11); and
- Creation of landscape features, two parking spaces, garbage and recycling areas, and bike locker storage, as part of the overall site design and as required to meet City of Kitchener Urban Design guidelines and development standards.

With respect to the façade (south elevation), specific changes to the existing building include:

- Reinstate the original first storey window opening, currently infilled, to match the upper-level window;
- Closing in/infilling a door opening on the second storey with brick;
- Removing the wooded section of the one storey addition (brick section to remain);
- Replacement of the existing single panel fixed window within one-storey brick addition with a new contemporary window of the same size but with multiple double hung sections to mimic the proportions and style of the building’s historic windows;
- Adding an Arriscraft cut stone wall (Urban LedgeStone “Collingwood” – see Figure 11) to frame a private patio area and stairway to basement units;
- Removal and replacement of the wooden cladding on the gable end with new cedar wood shakes (stained to the colouring of Fraser Wood Siding “Ginger” or similar – see Figure 11).

With respect to the east elevation, specific changes to the existing building include:

- The closing in/infilling of a window on the second level with brick to match the existing masonry;
- The closing in/infilling and resizing of an existing door opening on the second level to accommodate a new window and the new hipped roof of the porch below;
- The removal of the two wooden one-storey porches at the north and south end of the elevation which are not a part of the structure’s original design;
- Addition of an Arriscraft cut stone wall to frame a private opening to the proposed basement units; and
- Addition of an attic dormer with a shed roof and three windows which create a horizontally placed rectangular opening. The dormer roof and siding will be prefinished steel (Agway Metals “Charcoal” or similar).

The proposed addition is to be located on the north elevation and is to be clad in James Hardie siding (light mist colour). The addition will not result in the removal of the brick elevation as it is proposed to be built against the existing brick exterior. This will completely obscure the elevation

and all the openings on the north elevation will be closed in/infilled to create separation between residential units. The new addition is proposed to be clad in 6" shiplap siding in a light colour. The attic storey will include two dormers, each with a shed roof, with one clad in asphalt shingles and the other clad in steel.

Specifically, the proposed addition includes:

- A single paned rectangular window with a rectangular cedar shake panel below (east elevation);
- Two single paned rectangular windows connected vertically by a cedar shake panel (east elevation);
- Two sets of three single paned windows, connected vertically by cedar shakes (north elevation);
- Three single paned windows with a cedar shake panel below (colour not finalized);
- Two basement access doors, one with a side light and the other with a large window panel (north elevation);
- Four doors which provide access to porches and/or units (two on west elevation which have a glass transom and two on east elevation which have a window beside it);
- A side gable roof clad with asphalt shingles;
- Main level and upper-level wooden open porches (east and west elevation) with board and batten porch skirt, decorative wood base, wood columns, and decorative wood capitals; and
- Two below grade basement patios each with a basement access door (north elevation).

With respect to the west elevation, specific changes to existing building include:

- The existing attic storey dormer will be enlarged. The dormer will have a flat roof and the emergency exit will remain (providing emergency access from gable roof doorway as well). The dormer will have a wood frieze and vertical steel siding (charcoal colour proposed);
- The existing two-storey and one-storey porch on this elevation will be removed and replaced with wooden two-storey porches. The porches will mirror those found on the new addition and include board and batten porch skirt, decorative wood base, wood columns, and decorative wood capitals; and
- Two previously enclosed doorways will be exposed.

With respect to the overall project, the following changes include:

- Insulation to the attic, including a gap with airflow between the underside of the roof sheeting from the soffit to the peak to avoid a "hot roof" situation; and
- New eavestroughs around the roof, using vented aluminum soffits and fascia. The wooden fascia is proposed to be retained.

The proposed paint colours have not been finalized.

9.1 Planning Rationale

As communicated by the Property Owner, a planning justification report is not required by the City of Kitchener as the use and scale of use of the proposed development is permitted within the existing OP and area zoning. Furthermore, the owner has noted that the proposed development is in line with the City of Kitchener's Secondary Plan for Land Use within the Civic Centre

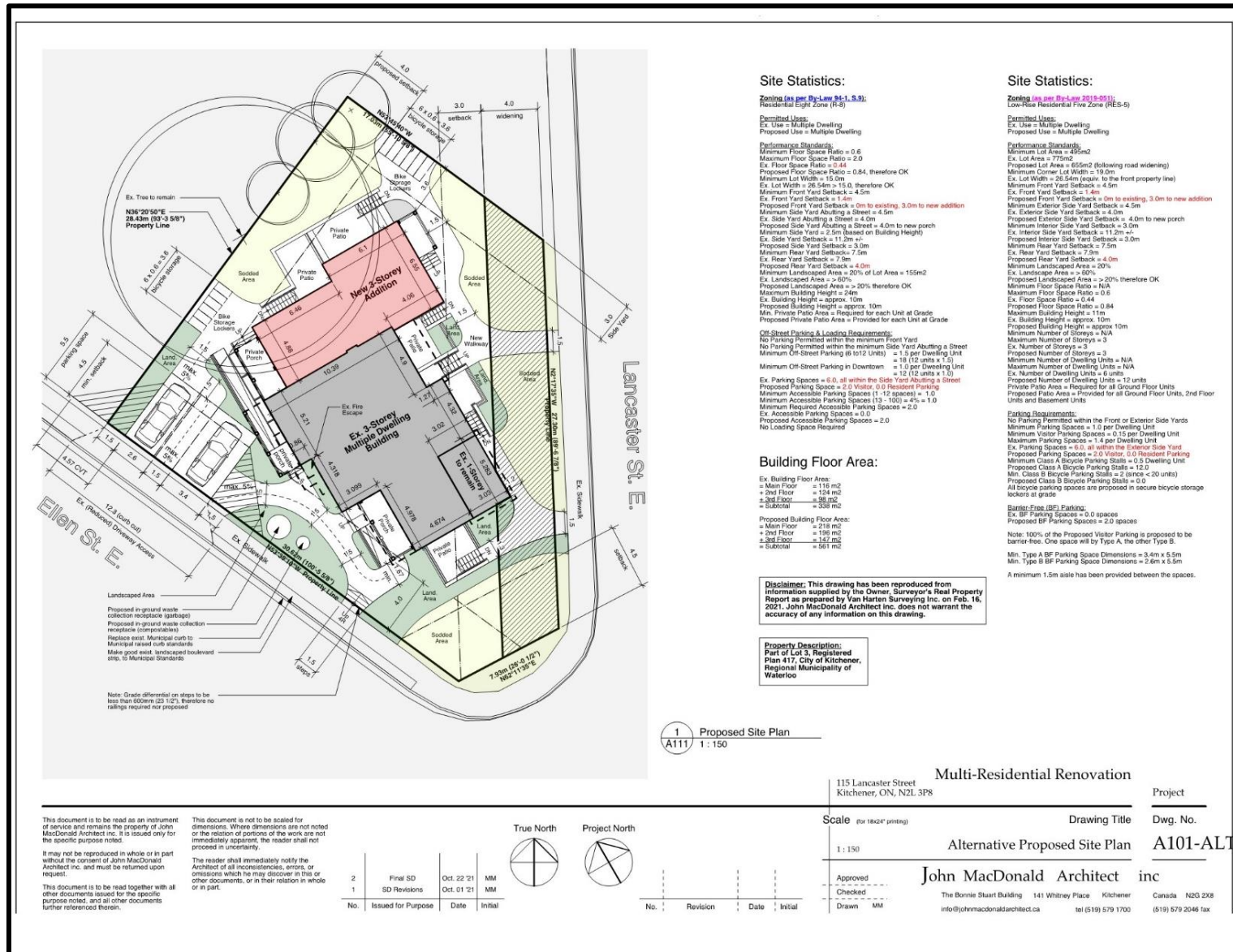
Neighbourhood for medium density multiple dwelling units and are permitted uses within the City's Zoning By-law (2019-051) for residential (R5) multiple dwellings. The property owner addressed a letter to the City of Kitchener regarding the subject property which provides additional understanding of the motivation and rationale for the proposed development. It states:

Benjamins Real Estate Holdings purchased 60 Ellen Street in October 2017 with enthusiastic anticipation to realize this historic building's potential. We understand the importance of the opportunity to revitalize a prominent building on the Five Points Intersection. One of the three owners, Mark Benjamins, has lived on Lancaster Street East since 2011, and personally is excited to see a revitalization of the property.

The crossroads of Ellen Street East, Lancaster Street East, and Frederick Street is a well-travelled intersection. Important civic properties, such as Centre in the Square, the future Central Division for Waterloo Region Police at 200 Frederick St, Kitchener Public Library, and the Region of Waterloo, warrant a showcase property anchoring an entry point to the Central Frederick Neighbourhood. We envision a property which reflects the public importance of the Central Frederick Neighbourhood as well as respects its historic value.

Benjamins Real Estate Holdings and John MacDonald Architect have worked to put forth a vision for the property to rectify years of neglect the building has faced. Our proposal hinges on consent to build an addition to the original building to ensure a reasonable return on investment. The goal is to balance the evident heritage value while ensuring that the effort to provide functional and quality rental housing is worthwhile. The pre-submission plan intended to pursue uses that complement the surrounding community while endeavouring to restore the home's original features.

We want to highlight that two new units in the basement will be designated to support low-income individuals, refugees or new immigrants to support Kitchener's affordable housing initiatives. Benjamins Real Estate Holdings is committed to these same principles. Jake Benjamins, one of the three owners of Benjamins Real Estate Holdings, received the Newcomer Landlord Award offered by the Region of Waterloo and Welcome Home Organization. Our ambition is to continue to contribute to the inclusive development of our community and supporting change to benefit everyone (Benjamin Real Estate Holdings Inc. 2022).



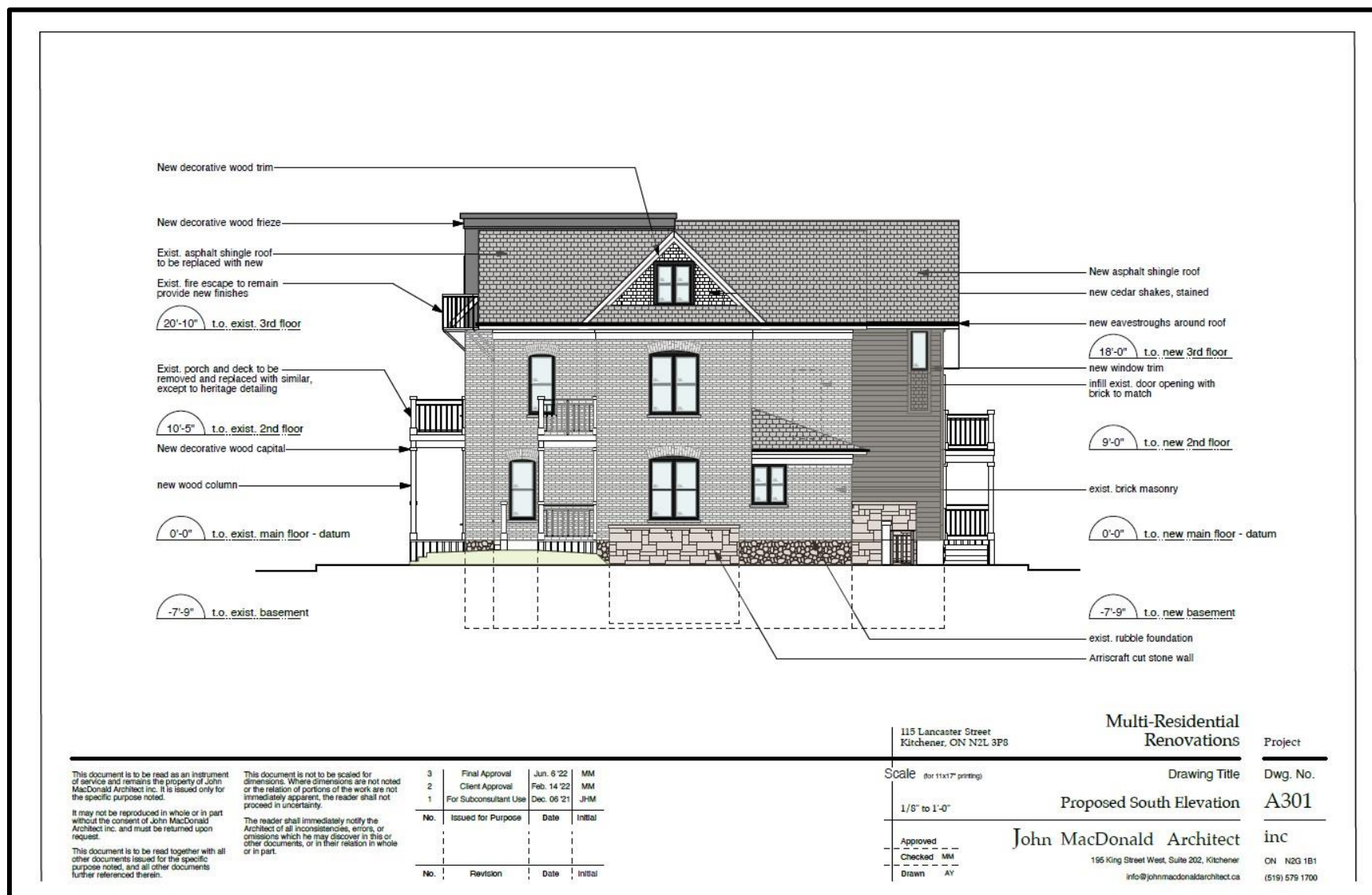


Figure 2: Proposed Development – South Elevation (Façade)
(John MacDonald Architect Inc., 2022)



Figure 3: Proposed Development – East Elevation
(John MacDonald Architect Inc., 2022)

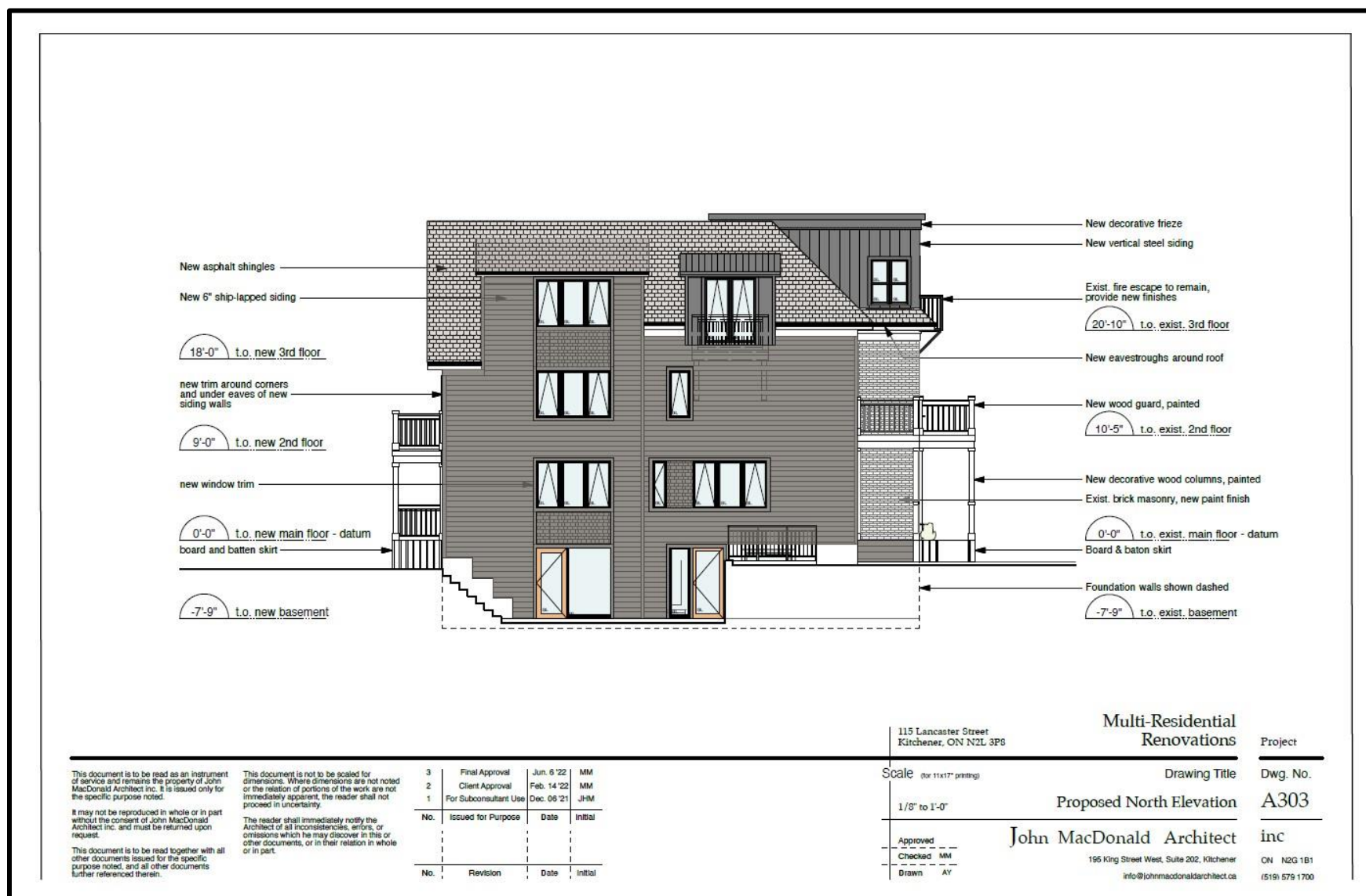


Figure 4: Proposed Development – North Elevation
(John MacDonald Architect Inc., 2022)





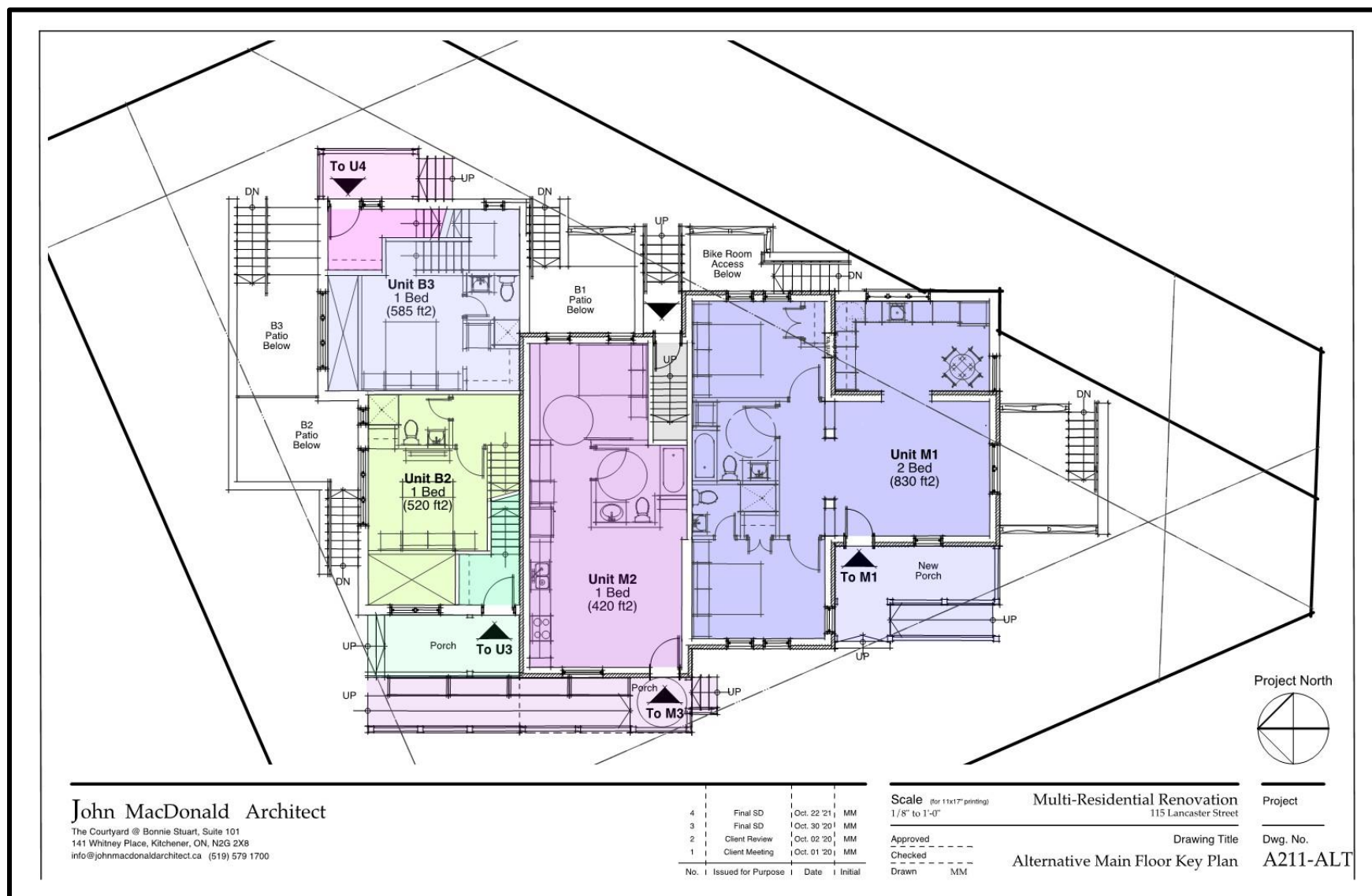


Figure 7: Proposed Development – 1st Floor Key Plan
(John MacDonald Architect Inc., 2021)

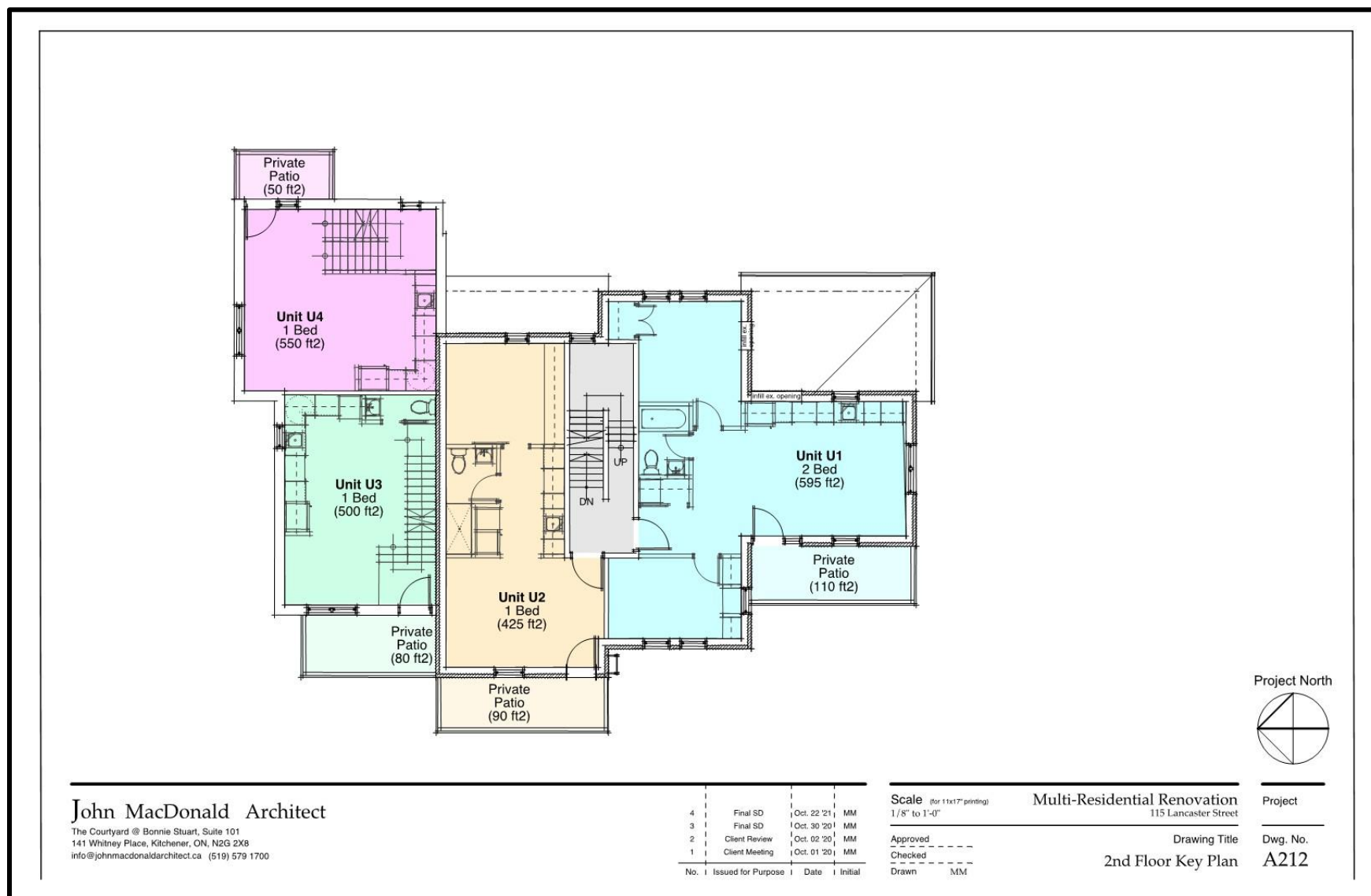


Figure 8: Proposed Development – 2nd Floor Key Plan
(John MacDonald Architect Inc., 2021)

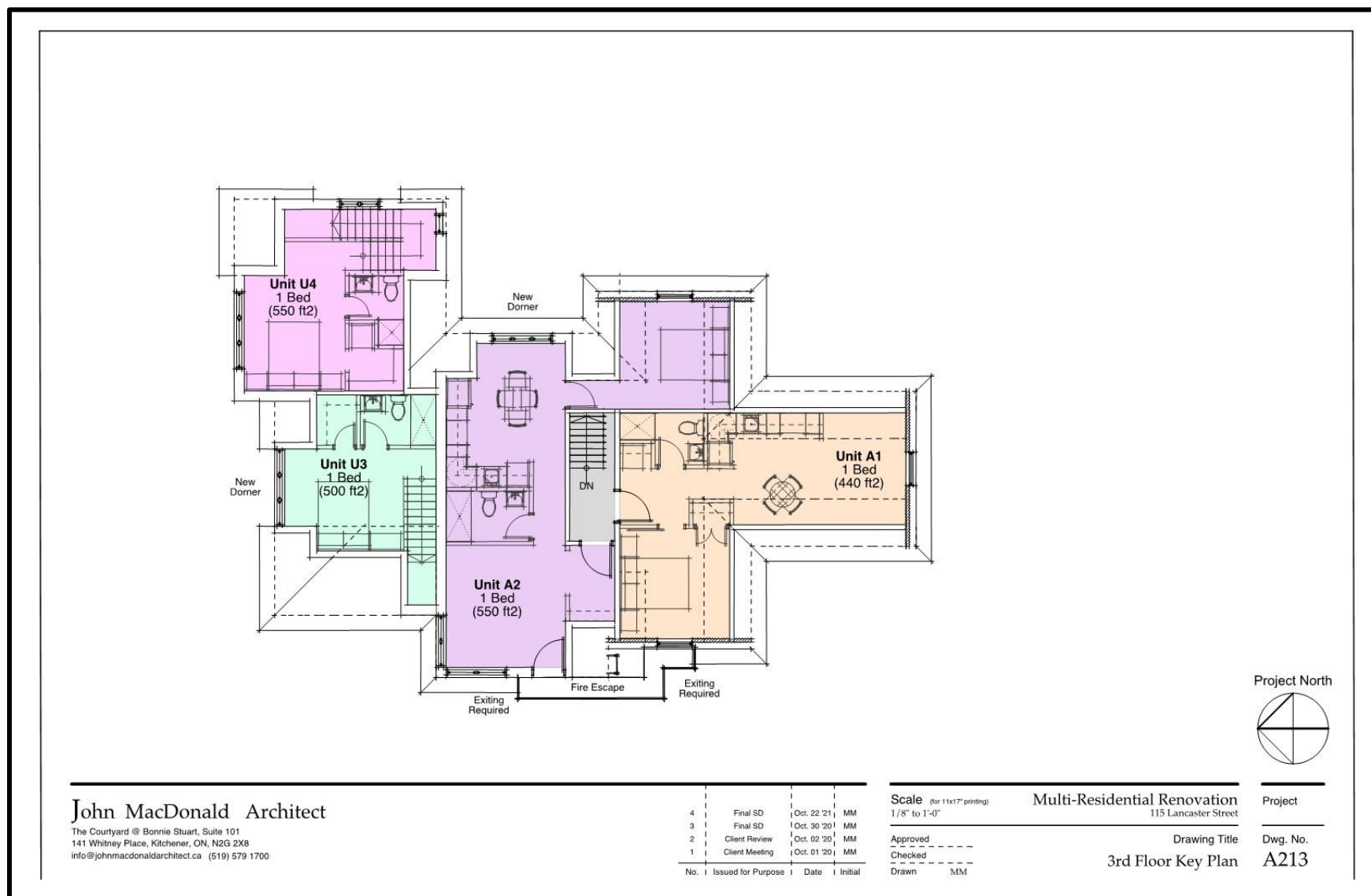


Figure 9: Proposed Development – 3rd Floor Key Plan
(John MacDonald Architect Inc., 2022)



Figure 10: Proposed Development – 3D Rendering
(John MacDonald Architect Inc., 2022)

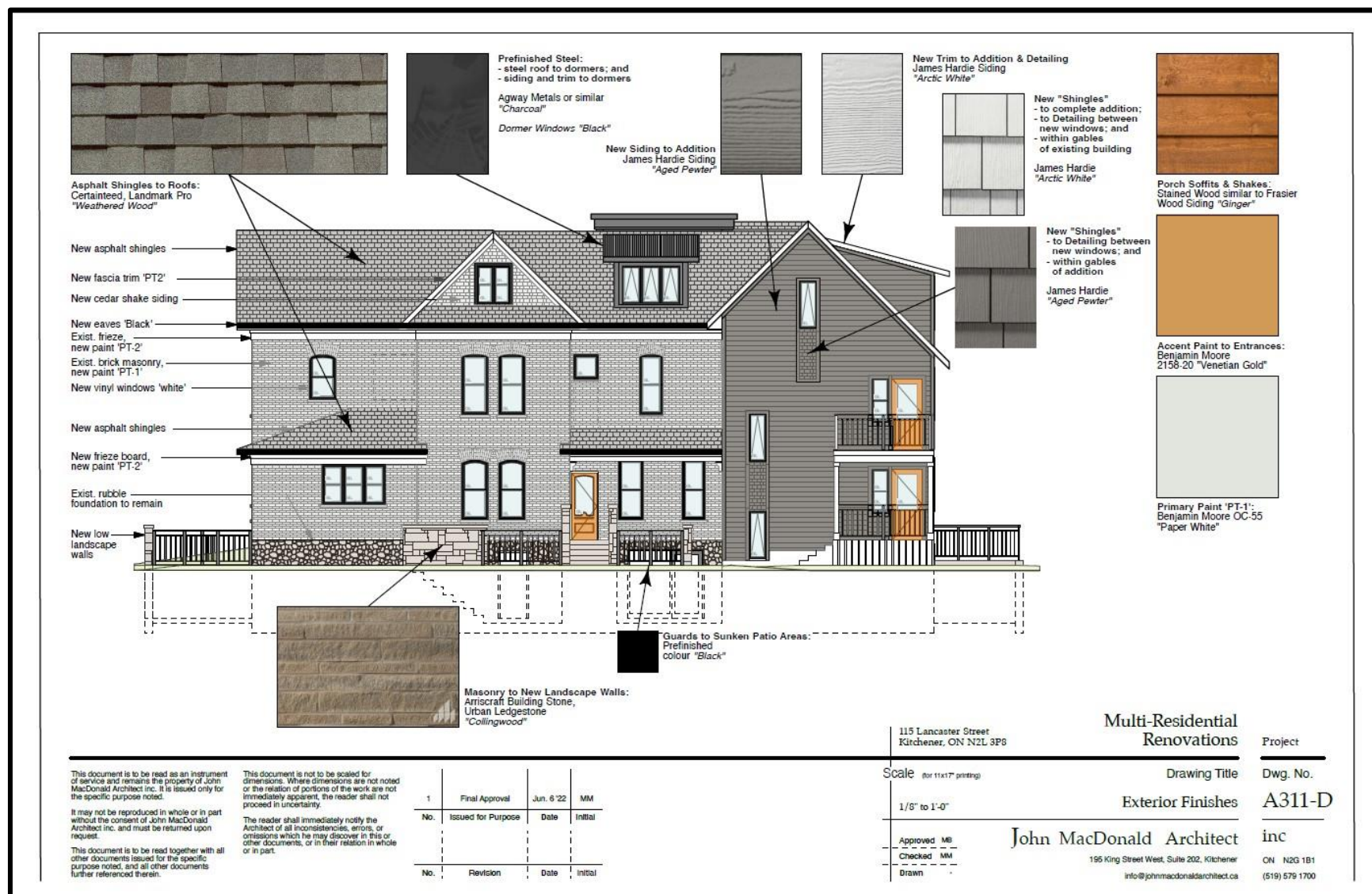


Figure 11: Proposed Development – Exterior Finishes
(John MacDonald Architect Inc., 2022)

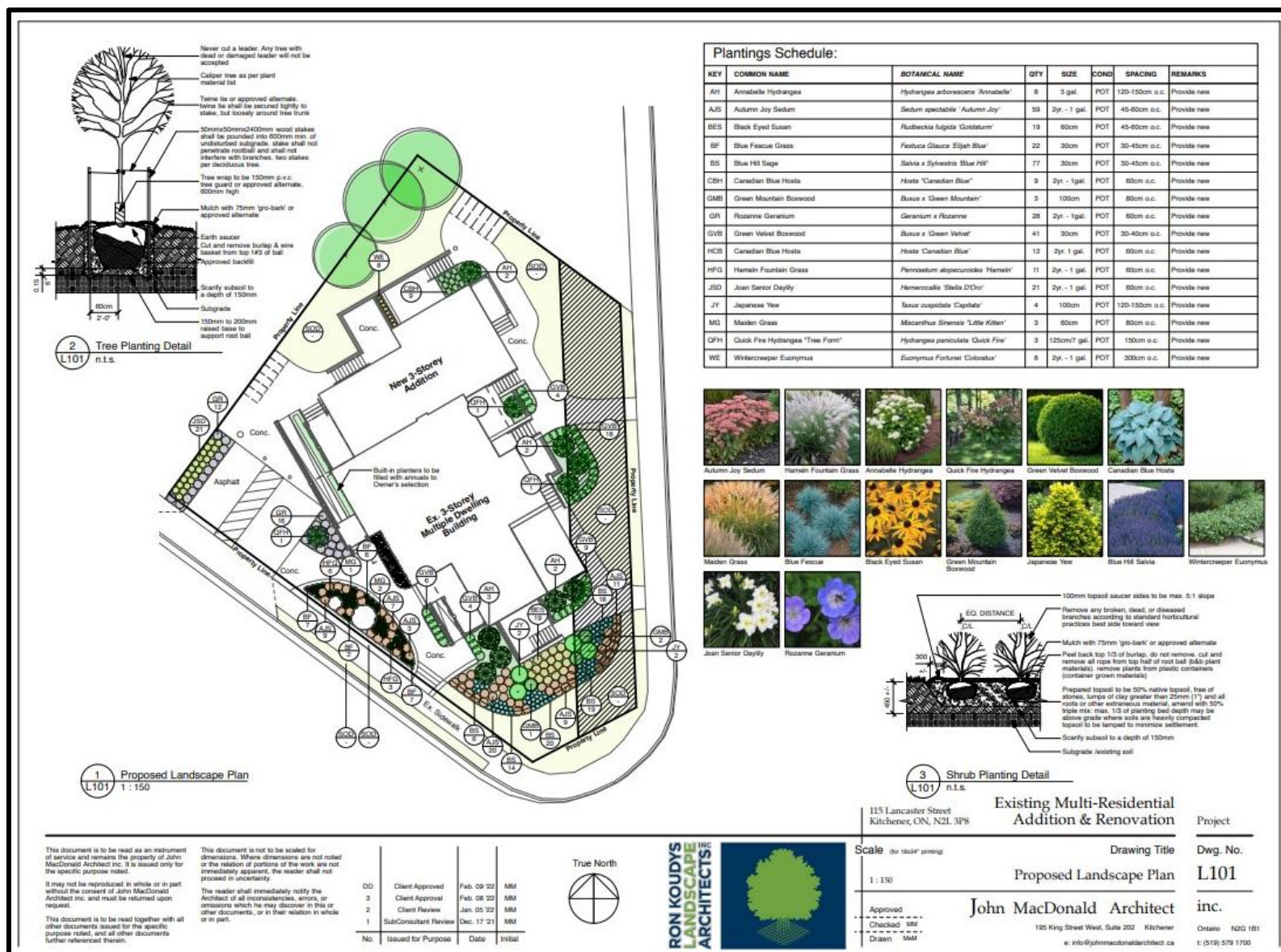


Figure 12: Proposed Development – Landscape Plan
(John MacDonald Architect Inc., 2021)

10.0 ANALYSIS OF POTENTIAL IMPACTS

Any potential project impacts on identified cultural heritage resources must be evaluated, including positive and negative impacts. The following analysis of project impacts is based upon the drawings and development description provided in Section 9.0.

The MTCS *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006b:3) provides a list of potential negative impacts to consider when evaluating any proposed development. Additionally, *The City of Kitchener Scoped Heritage Impact Assessments – Terms of Reference* (2021) references impacts.

Impacts can be classified as either direct or indirect. Direct impacts (those that physically affect the heritage resources themselves, include, but are not limited to, initial project staging, excavation/levelling operations, construction of access roads and alterations or repairs over the life of the project. Indirect impacts include but are not limited to: alterations that are not compatible with the historic fabric and appearance of the area; alterations that detract from the cultural heritage values, attributes, character or visual context of a heritage resource. This could include the construction of new buildings and their building materials, scale, massing and orientation; the creation of shadows that alter the appearance of an identified heritage attribute; the isolation of a heritage attribute from its surrounding environment; the obstruction of significant views and vistas; and other less-tangible impacts.

An assessment of impacts of the proposed development on the subject property can be evaluated using the negative impacts presented in *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (MTCS 2006b). These impacts are examined below in Table 5. Additionally, impacts against policies associated with additions and alterations to existing buildings outlined in Section 3.3.2. of the CCNHCD have also been included and are outlined in

Table 6.

Table 5: Impact Assessment for Proposed Development
(Adapted from MTCS 2006b:3)

Type of Negative Impact	Applicable (Y/N)	Comments
Destruction of any, or part of any, significant heritage attributes.	Y	<p>The proposed development includes the removal of the existing wooden sash windows with segmental arches which have been noted as being heritage attributes. Additionally, some of the window openings will be converted into door openings and some will be closed in/infilled with brick.</p> <p>There is the potential for accidental damage during the construction process to the heritage attributes and/or building as a result of the proposed removal and/or alteration of elements or features. For instance, accidental impacts to the exterior as a result of repainting with materials which can cause damage to the existing masonry.</p> <p>The proposed development includes the construction of a 3-storey rear addition (the same height as the existing two-and-a-half storey structure); however, it is proposed to be built adjacent to the north elevation and will not result in the destruction of the north elevation masonry.</p>

Type of Negative Impact	Applicable (Y/N)	Comments
Alterations to a property that detract from the cultural heritage values, attributes, character or visual context of a heritage resource, such as the construction of new buildings that are incompatible in scale, massing, materials, height, building orientation or location relative to the heritage resource.	Y	<p>The proposed development includes multiple alterations on the façade and side elevations including the replacement of materials with like materials, the addition of new materials, porches and dormers, and the infilling of window and door openings. While these alterations do not detract from the legibility of the building, they do represent the loss of historic materials.</p> <p>The proposed development includes the construction of a 3-storey addition (the same height as the existing two-and-a-half storey structure) which is located to the rear of the existing structure. Despite the irregularly shaped corner lot, the addition is of similar height and massing to the existing structure and surrounding properties and will not significantly detract from the character or visual context of the heritage resource.</p>
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.	N	The proposed development includes the construction of a three-storey addition (the same height as the existing two-and-a-half storey structure) to the north elevation of the existing three-storey building. No impacts from shadows are anticipated.
Isolation of a heritage attribute from its surrounding environment, context or significant relationship.	N	The proposed development will not isolate heritage attributes from the surrounding environment, context or any significant relationship.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.	N	The location facing south at the Five Point Intersection was identified as a significant view. A small stone wall is proposed to be located along the façade; however, this will not significantly obstruct or detract from this visibility and legibility of the property.
A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.	N	The proposed development involves the creation of additional residential units, which is in keeping with the existing use as a multi-unit residential dwelling.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.	N	An Archaeological Assessment was not identified as a requirement by the City of Kitchener or the Region of Waterloo.

Table 6: Policies Considered from Section 3.3.2. Additions and Alterations to Existing Buildings in the *Civic Centre Neighbourhood HCD Plan*

Policies	Discussion
(a) Minor exterior alterations and additions to single detached dwellings shall be permitted provided such alterations are not within any front or side yard (Section 13.1.2.1 of the Municipal Plan).	<p>The proposed development includes minor alterations to elements or features on the existing building which are located on the front and side yard. Specifically, repainting the painted brick exterior, replacement of the attic gable cedar shingles, construction of new porches, eavestrough with like material and style, infilling existing windows, removal of porches.</p> <p>The proposed addition is located at the rear of the property.</p>
(b) Structural alterations to the exterior of buildings are not permitted in the event of residential conversions. Any exterior stairs or fire escapes are to be enclosed and kept away from the façade of the structure (Section 13.1.2.1 of the Municipal Plan).	The fire escape is not located on the façade of the structure. The proposed development will be maintaining the location of the fire escape on the west elevation.

Policies	Discussion
(c) Major structural alterations to the exterior of buildings are not permitted for conversions in the Office-Residential Conversion designation (Section 13.1.2.7 of the Municipal Plan).	The proposed alteration does not include an Office-Residential Conversion.
(d) Additions shall be subordinate to the original structure to allow the original heritage features and built form to take visual precedence on the street.	The proposed addition is located at the rear of the building and overall is subordinate to the original structure. The addition employs shiplap siding which is proposed to be in a different colour to the original building in order to be sympathetic but not detract from the prominence of the original building. No significant heritage attributes will be removed and/or covered up as a direct result of the addition.
(e) Design guidelines provided in Sections 6.4 and 6.5 of this Plan will be used to review and evaluate applications for additions and alterations to ensure that the proposed changes are compatible with the existing dwelling and do not result in the irreversible loss of heritage attributes.	The design guidelines have been considered and helped inform the recommendations outlined in this HIA.

**Table 7: Recommended Practices and Guidelines Considered from Section 6.4
Alterations of the Civic Centre Neighbourhood HCD Plan**

Recommended Practices and Guidelines	Discussion
Research the original style and appearance of the building to determine “authentic limits” of restoration or alteration so that the appropriate style is maintained.	The subject property is considered a Berlin/Kitchener vernacular architectural style with Queen Anne influences. This style is prominent throughout the CCNHCD neighbourhood and can range from a modest interpretation to a highly decorative interpretation. As part of the redesign, architectural features and stylistic elements within the neighbourhood were considered. As a result, many features will be a direct replacement with like materials (i.e., Roof) to ensure that the style is maintained. New features proposed to be added such as the new porches, include detailing which are sympathetic and complementary to the original architectural style. These architectural features and elements (i.e., porch details) were incorporated into the rear addition to complement, but not detract, from the original building.
In the absence of historical data, use forensic evidence available from the building itself to suggest appropriate restoration or alteration.	The building shows existing evidence of modifications which likely occurred during the original building conversion from one residence into multiple units. For example, the façade window was made smaller and is proposed to be opened up to its original size as part of the modifications. Some areas will be modified and closed in to allow for adequate internal light and access for each unit. Nonetheless, this will be considered further as part of the Conservation Plan being carried out as part of the proposed development.
Seek similar properties (same age, same design, and same builder) for evidence of details that may still exist as samples for reconstruction	Any materials proposed for removal, like materials should be considered for replacement - in keeping with the original feature. Further, this will be considered as part of the Conservation Plan being carried out as part of the proposed development.
Avoid “new” materials and methods of construction if the original is still available.	The proposed addition includes new materials as part of the addition and within the original building. The new materials help distinguish the original house from the proposed new addition as they are proposed to be complementary in colour. The new materials will be James Hardie Siding in an “Aged Pewter” colour made to mimic the appearance of Board and Batten cladding, a material found within the HCD. Overall, the new materials ensure that the addition is distinguishable from the original structure.
New doors and windows should be of similar style, orientation and proportion as on the	The proposed development includes the removal of the existing wooden sash windows with segmental arches which have been

Recommended Practices and Guidelines	Discussion
existing building. Where possible, consider the use of appropriate reclaimed materials.	noted as being heritage attributes. Additionally, some of the window openings will be converted into door openings and some will be closed in/infilled with brick.
Where replacement of features (e.g. – doors, windows, trim) is unavoidable, the replacement components should be of the same general style, size, proportions, and material whenever possible.	The proposed replacement of features (doors, windows, porches, etc.) is proposed to be the in keeping with the same style, size, and proportions.
Incorporate similar building forms, materials, scale and design elements in the alteration that exist on the original building.	Any proposed windows, door, new porch has considered the existing form, material, scale and design and directly informed the proposed design.
Avoid concealing or irreversibly altering original heritage attributes of buildings, such as entrances, windows, doors and decorative details when undertaking alterations.	The existing rear elevation will be obscured by the addition. The proposed addition will not create any new openings within the existing masonry walls. The proposed development seeks the removal of the existing windows which is an irreversible alteration.
If in doubt, use discretion and avoid irreversible changes to the basic structure.	The creation of window openings and the infill of windows does constitute an irreversible change; however, the building has already undergone changes of this nature. The prominent window pairings on the side elevations will not be altered.
Keep accurate photos and other records, and samples of original elements that have been replaced.	This will be considered as part of the Conservation Plan being carried out as part of the proposed development.

Table 8: Guidelines Considered from Section 6.9.3. Area Specific – Ellen Street East of the Civic Centre Neighbourhood HCD Plan

Guideline	Discussion
The original appearance and character of the existing buildings should be maintained or integrated into any redevelopment proposals	The proposed development includes significant maintenance and replacement efforts (i.e., replacement of element with similar material, style, size etc.) however the original appearance and character of the existing building will be maintained.
Building facades at the street level should incorporate consistent roof lines and step backs if required to establish a cohesive streetscape	The height and roofline of the proposed building is in keeping with the original building and the surrounding streetscape. It includes a gable roof which is in keeping with the original buildings architectural style and does not detract from the surrounding area.
New development shall have entrances oriented to the street	The proposed addition has two entrances which are oriented towards the street and are in keeping with all the entrance being located along the side elevations.
To better reflect the historic development pattern and address potential issues relating to privacy and access to sunlight in the event of any redevelopment, any redevelopment greater than 3 storeys is encouraged to maintain a rear yard setback greater than 7.5 metres where feasible	The proposed addition is in keeping with the historic patterns and is not proposed to be more than the 3-storey height of the existing building
Locate loading, garbage and other service elements (HVAC, meters, etc.) away from the front façade so they do not have a negative visual impact on the street or new building / addition.	The proposed location for garage is along Ellen Street East. The location was selected due to several factors including the constraints of the irregular shaped lot. The location seeks to avoid the Lancaster façade which has an increased residential facing position and the prominent five points façade/intersection. Furthermore, the rear yard was not selected in consideration for the neighbouring property, as the location would be immediately adjacent to their outdoor living space. To minimize impacts on Ellen Street, the proposed development will use in-ground receptacles and a landscape plan which includes vegetation screening.

Table 9: Guidelines Considered from Section 6.5.1 Additions of the Civic Centre Neighbourhood HCD Plan

Guideline	Discussion
Additions that are necessary should be sympathetic and complementary in design and, if possible, clearly distinguishable from the original construction by form or detail. The use of traditional materials, finishes and colours rather than exact duplication of form, can provide appropriate transition between additions and original structures.	The addition will be clearly distinguishable from the original house through materials and form. The proposed use of similar colours palette on the rear addition provide a cohesive visual appearance and works to soften the transition between original house and new addition. The proposed addition seeks to use new materials which are intended to visually present as a traditional material (board and batten). The texture and material composition of the two different materials will ensure that they are visually distinctive.
Additions should be located away from principal façade(s) of heritage properties, preferably at the rear of the building, to reduce the visual impact on the street(s).	The proposed addition is located at the rear of the building. The irregular nature of the lot will result in the building being visible from the streetscape, however, it does not overpower the original building due to its massing and scale.
Form and details of the addition should be complementary to the original construction, with respect to style, scale, and materials but still distinguishable to reflect the historical construction periods of the building.	The proposed addition includes a gable roof with shed roof dormers which is in keeping with the original construction and Berlin/Kitchener vernacular architectural style. The proposed addition will be clad in vertical Hardie Board siding. This siding is made to look like historic wood materials.
The height of any addition should be similar to the existing building and/or adjacent buildings to ensure that the addition does not dominate the original building, neighbouring buildings or the streetscape.	The height of the rear addition is proposed to be the same as the existing building. The addition is proposed on the rear elevation and will not dominate any views of the façade. The proposed addition will be visible from side elevation due to the nature of the irregular lot; however, the historic building will be prominent and highly visible.
Additions should not obscure or remove important architectural features of the existing building.	The proposed addition seeks to remove the wooden sash windows which have been noted as heritage attributes.
Additions should not negatively impact the symmetry and proportions of the building or create a visually unbalanced facade.	The proposed addition includes a bump out from the original side elevations, however the building already followed an irregular footprint and it is felt that this will not significantly detract from or negatively impact the proportions of the façade.
New doors and windows should be of similar style, orientation and proportion as on the existing building. Where possible, consider the use of appropriate reclaimed materials.	The proposed addition includes doors and windows common to the Berlin/Kitchener vernacular style. The emphasis on vertical height and pairing of the glass panes, as well as the inclusion of a glass transom in doorways is in keeping with some of the stylistic features found in this style.
New construction should avoid irreversible changes to original	The original structure will remain in situ and the proposed addition will not create any new openings in the masonry wall. The proposed addition is in theory reversible.

As Table 5 summarizes, the proposed development will have adverse impacts on the heritage attributes of the subject property as defined by MTCS *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006b). Additional factors identified in the policies and guidelines of the CCNHCD have also be considered. The potential impacts include:

- Impact 1 – The proposed development involves the removal of the original wooden sash windows.
- Impact 2 – The proposed development involves the conversion of some of the wooden sash windows into doorways and some windows to be closed-in/infilled.
- Impact 3 – The potential for accidental damage to heritage attributes during the construction process and/or as part of the removal or alteration of openings
- Impact 4 – The proposed development includes multiple alterations to all elevations which do not directly impact heritage attributes but result in the loss of historic materials.

- Impact 5 – Due to constraints of the irregularly shaped lot, the location of the in-ground garbage bin and recycling bins along Ellen Street East streetscape parallel to the streetscape has potential to detract from the character of the streetscape.

There are positive impacts associated with the proposed development. They include:

- The property will undergo maintenance to ensure its ongoing viability.
- The property respects the low height profile of the neighbourhood while increasing density and providing affordable housing options to the neighbourhood.
- The unique façade windows will undergo restoration.

11.0 ALTERNATIVE DESIGNS AND CONSIDERATIONS

Throughout the development of the proposed design outlined in Section 9.0, alternatives options and designs were considered. These alternative options to the development proposal have both been identified and explored and have helped inform the final decision.

11.1 Alternative: Do Nothing

The “Do Nothing” approach is an alternative development approach whereby the proposed project to build an addition and renovate the existing structure to create a twelve-unit residential building at subject property does not proceed. Do Nothing would result in no indirect impacts; however, it is likely that additional deterioration due to the current water infiltration would continue to deteriorate elements of the building.

11.2 Alternative: Remove and Replace all Windows

The proposed development originally sought to remove and replace all windows on each elevation of the building. After the field survey, the uniqueness of the decorative colour glass windows located within on the upper level and gable peaks of the façade was discussed with the proponent and retaining the coloured windows was encouraged. These two windows are now intended to be retained as part of the proposed development. ARA encouraged the retention of all original wooden windows as part of the proposed development; however, the proponent has indicated that the removal and replacement of the existing wooden sash windows on all elevations is required due to a deterioration of materials, rot, to reduce heat loss and energy efficiency, and as an effort to reduce ongoing and costly maintenance needs which may be required.

11.3 Alternative: Refined Design Elements

Through the design refinement process of the new addition, considerations were applied to further complement the original building. The inclusion of transoms above all doorways on the west elevation, the alteration of window size to be more in keeping with the existing vertical emphasis of existing windows on the east and west elevations, as well as the inclusion of cedar shake panels on the west and north elevation. All of these design refinements were directly influenced by the heritage features of the existing building and work to soften any impacts of the rear addition.

11.4 Summary of Alternative Design Considerations

The original proposed development included a rear addition which respects the overall height of the neighbourhood and was sympathetic in scale and massing and proposed alterations which included required maintenance and investment into the existing building to ensure its long-term

viability. The proposed development is generally in keeping the CCNHCD guidelines for additions and alterations. Instances where the proposed development deviates from the guidelines have been identified in Section 10.0. The proposed design underwent additional design refinements which are noted above and reflected in the final draft design (see Section 9.0). The final draft design will result in the loss of some of the historic materials associated with the building; however, the overall legibility as a Berlin/Kitchener vernacular design will not be impacted.

12.0 MITIGATIVE MEASURES

The MTCS *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006b:4) lists several specific methods of minimizing or avoiding a negative impact on a cultural heritage resource including, but not limited to:

- Alternative development approaches;
- Limit height and density;
- Design guidelines that harmonize mass, setback, setting, and materials;
- Allowing only compatible infill and additions;
- Reversible additions; and
- Buffer zones, site plan control, and other planning mechanisms.

The following mitigation measures are suggested to reduce, but not eliminate impacts.

12.1 Reuse and Salvage of Materials (Impact 1, 2 and 4)

The subject property contains historic fabric noted as heritage attributes as well as some that have not been identified as heritage attributes, but may be worthy of salvage and reuse. Although not identified as a heritage attribute the reuse of the existing wooden doors is strongly encouraged.

The purpose of salvaging building materials is considered good practice and the salvage of interior and exterior materials should be considered as part of the proposed development. The materials listed below provide an example of materials which may be worthy of salvage or reuse:

- Brick;
- Windows and doors;
- Wood porch materials;
- Any interior features proposed for removal with historical, architectural or cultural value, including metal hardware (i.e., return air vents), light fixtures and/or outlet plates, wood floorboards, wood baseboards, decorative wood trim,
- Any appliances.

The following recommendations for the salvage and reuse of materials are suggested:

- A reputable contractor(s) with proven expertise in cultural heritage resource and/or salvage removal should be obtained;
 - The Architectural Conservancy of Ontario (ACO) North Waterloo Region maintains a *Directory of Heritage Practitioners* located in Ontario that claim to have experience with heritage properties. The section dedicated to “House Moving, Dismantling and Salvage” could be referred to for salvage contacts, however, it is recommended that references and/or previous work be assessed before engaging with any of the listed businesses. The ACO directory is available online at:

www.aconwr.ca/directory-of-heritage-practitioners/house-moving-dismantling-and-salvage/

- The ultimate destination of salvaged materials should be determined prior to the initiation of any salvage process;
- Materials should only be salvaged if they are suitable for re-use in other buildings or projects, i.e., the material must not be irreparably damaged or infested;
- The material must be extracted in a manner that ensures that it is not irreparably damaged;
- Consider the incorporation of salvaged materials, such as bricks, stone, timber beams, wood planks, floorboards, etc. into the proposed development, potentially in the form of landscaped features, planters, pavilions/shade structures or lobby features; and
- Any materials not deemed salvageable, but which are still recyclable should be recycled in an effort to reduce the amount of material sent to a landfill.

12.2 Cultural Heritage Resource Documentation Report (Impact 1, 2, 3, and 4)

A Cultural Heritage Documentation Report is typically conducted when a building is proposed for demolition. Since demolition is not being sought, it is still good practice to document the building prior to any modifications. Documentation is completed in order to provide in-depth documentation of the building. The process involves photographic documentation of the structure as a whole from all (accessible) angles as well as detailed photographs of all elements. Contextual photographs are also taken of the landscape surrounding the resource. These photographs are recorded on a photo map. A physical description of the resource and detailed description of the landscape and context are also included in the report. Additional measured drawings, land use history, archival photographs or maps obtained could be included. ARA believes that this HIA provides adequate documentation to satisfy this recommendation; nonetheless, this should be confirmed with City Staff. Should additional photographs or documentation be required, they should be included as part of a Conservation Plan.

12.3 Construction Fencing (Impact 3)

To protect adjacent properties during the construction period of the proposed new addition, site specific protection measures should be considered. At minimum, temporary construction fencing should be erected as a buffer between the subject property and adjacent properties along the rear (north) property line. The fencing should be erected at a sufficient distance to ensure that there will be no direct or indirect impacts because of the construction activities or equipment.

12.4 Masonry Repointing and Painting (Impact 3)

The proposed development will likely result in the need for repointing selected areas of the brick masonry prior to painting. It is recommended that this be undertaken by a tradesperson who is familiar with the historic materials and has experience working with heritage buildings. The Canadian Association of Heritage Professionals and/or the Architectural Conservancy of Ontario (ACO) *Directory of Heritage Practitioners* provides information for tradespeople with this type of experience. Seeking a tradesperson who has demonstrated skills and experience is recommended in order to ensure that no unintended damage occurs (i.e., the use of paint or mortar which is incompatible). It is recommended that a person with heritage experience carry out any masonry work.

12.5 Conservation Plan (Impact 3)

A Conservation Plan is being completed for the proposed development. The conservation plan should include an analysis of the proposed changes against relevant guidelines (i.e. Standard Guidelines for the Conservation of Historic Places, the CCNHCD plan guidelines etc). The Conservation plan should be tailored to provide additional guidance on how the proposed development can be carried out in a manner which ensures that no additional heritage attributes (beyond those necessary) are impacted. A Conservation Plan could supply advice on how to replace like materials in a way that ensure their compatibility. Additionally, it could provide additional guidance on the short-, medium- and long-term recommendations to ensure the long-term viability of the building as a whole. The Conservation Plan should also provide clear guidance on the selection of paint and the appropriate method of preparing the surface for repainting.

12.6 Vegetative Screening (Impact 5)

Due to the constraints of the lot, the garbage and recycling area is proposed to be located along the streetscape of Ellen Street East. Mitigation measure to reduce the impacts have already been integrated into the proposed design. In addition to use of in-ground receptacles, a landscape plan has been prepared as part of the subject property's site plan (see Figure 13) which includes the use of vegetative buffers around the garbage and recycling area. It is recommended that this landscape plan be followed as it will assist with reducing any visual impact of the proposed garbage and recycling area on the streetscape.

12.7 Design Considerations (General)

The proposed colour for the addition, trim, and brick have not been finalized. It is recommended that the final design select a colour from a heritage palette and/or one which is in keeping with the surrounding neighbourhood and streetscape.

12.8 Vibration Monitoring (General)

The proposed development includes new construction with a basement unit. Construction activities have the potential to create vibrations that could impact the cultural heritage resource associated with the subject property and or the adjacent properties (111 Lancaster Street East and 54 Ellen Street East). With respect to identifying and monitoring vibrations, the Zone of Influence (ZOI) is considered the area of land which is within or adjacent to a construction site. A ZOI study identifies building/s which may require vibration monitoring during the construction phase to which monitoring strategies can be determined. For example, the 'City of Toronto By-law 515-2008 To amend City of Toronto Municipal Code Chapter 363, Building Construction and Demolition', with respect to regulations of vibrations from construction activity on heritage properties' provides an example of a detailed vibration assessment method and criteria. It is recommended that City of Kitchener Staff determine if a ZOI study is required and at what stage in the planning process.

13.0 SUMMARY OF FINDINGS AND CONSERVATION RECOMMENDATIONS

The O. Reg 9/06 evaluation confirms that 58-60 Ellen Street East and 115 Lancaster Street East have CHVI and have met criteria for physical and design value, historical/associative value and contextual value.

The proposed development includes the construction of a new two-and-a-half storey addition which will be the same height as the existing building. The proposed development also includes

alterations to the existing building including removing and replacing windows, doors, roof materials, cedar shingles, porches, and the addition of dormers, new porches, windows, and fencing as well as the infill of windows and doorways.

Potential negative impacts to 58-60 Ellen Street East and 115 Lancaster Street East may result from the proposed development including:

- Impact 1 – The proposed development involves the removal of the original wooden sash windows.
- Impact 2 – The proposed development involves the conversion of some of the wooden sash windows into doorways and some windows to be closed-in/infilled.
- Impact 3 – The potential for accidental damage to heritage attributes during the construction process and/or as part of the removal or alteration of openings
- Impact 4 – The proposed development includes multiple alterations to all elevations which do not directly impact heritage attributes but result in the loss of historic materials.
- Impact 5 – Due to constraints of the irregularly shaped lot, the location of the in-ground garbage bin and recycling bins along Ellen Street East streetscape parallel to the streetscape has potential to detract from the character of the streetscape.

Throughout the process a variety of design options and refinements were applied. The proposed development was refined to include the retention and restoration of the prominent façade upper storey and attic windows. Mitigation measures to address the identified impacts have been outlined.

The following mitigation measures are recommended:

- Material salvage and reuse is strongly encouraged. Materials from the building should be salvaged by a salvage company or salvaged and reused within the property (i.e., landscaping elements, reuse of doors within proposed design, outbuilding).
- Cultural Heritage Resource Documentation has been completed as part of this report. It should be confirmed that the existing documentation within this report has been completed to the satisfaction of City staff and should additional photographic documentation be requested, it should be completed as part of the Conservation Plan.
- To protect the adjacent properties from accidental damage during the construction period, construction fencing is recommended.
- Any masonry repointing should be carried out by a tradesperson who has experience working with heritage buildings.
- It is recommended that the Conservation Plan provide guidance on items proposed for removal in a manner which does not cause additional unintended damage to the building. Furthermore, the Conservation Plan should provide short-, medium- and long-term recommendations to ensure the ongoing viability of the heritage resource.
- It is recommended that the landscape plan which incorporates vegetative screening to reduce the visual impact of the garbage and recycling units on Ellen Street East is followed.
- It is recommended that final colours to be used in the design be selected from a heritage palette and/or be in keeping with the neighbourhood.
- It is recommended that City of Kitchener Staff determine if the proposed development warrants vibration monitoring and provide specific direction on how to carry this out.

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Appendix A: Maps and Figures

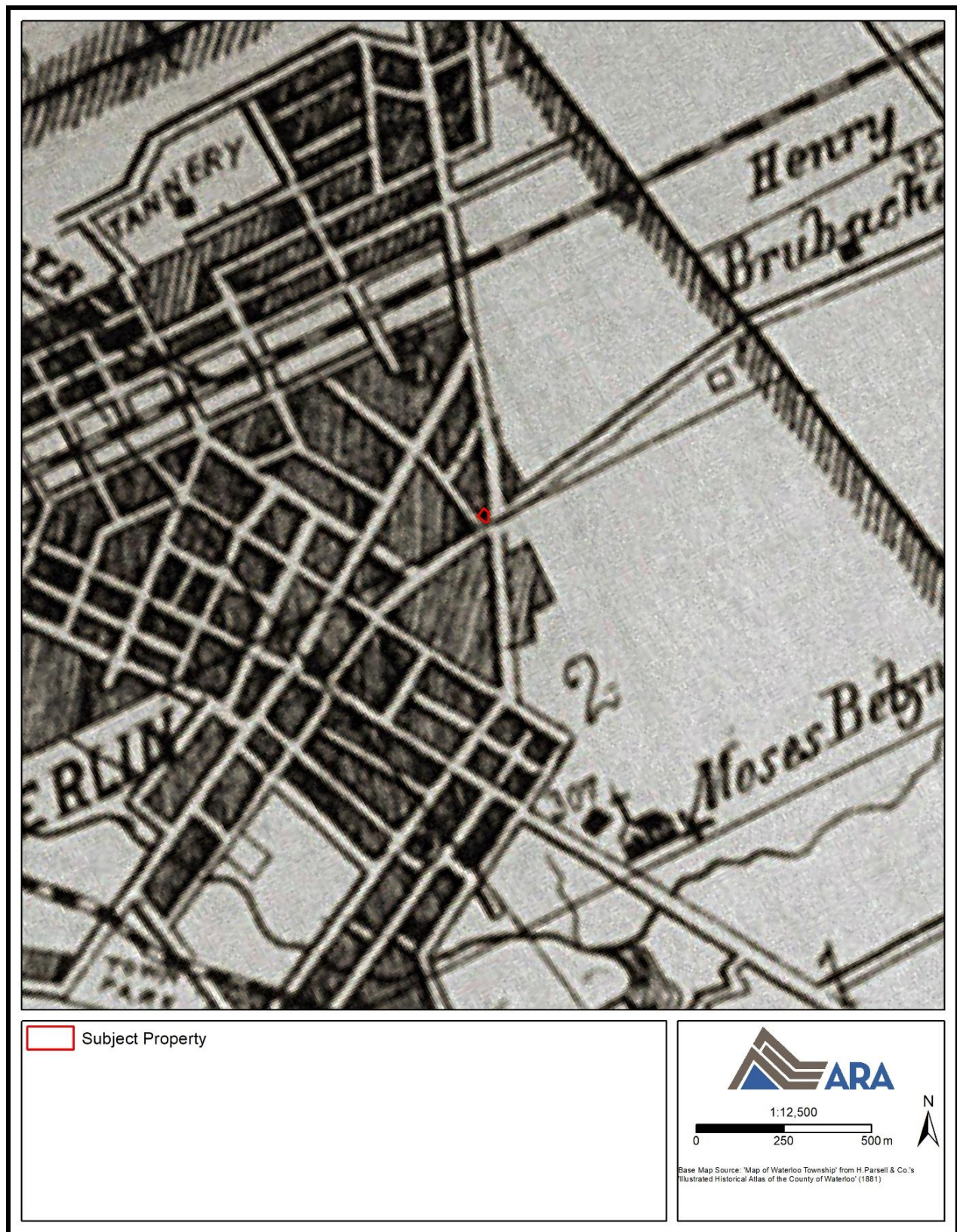


Map 3: Subject Property on Tremaine's Map of the County of Waterloo, Canada West (1861)

(Produced by ARA under licence using ArcGIS® software by Esri, © Esri; OHCMP 2022)

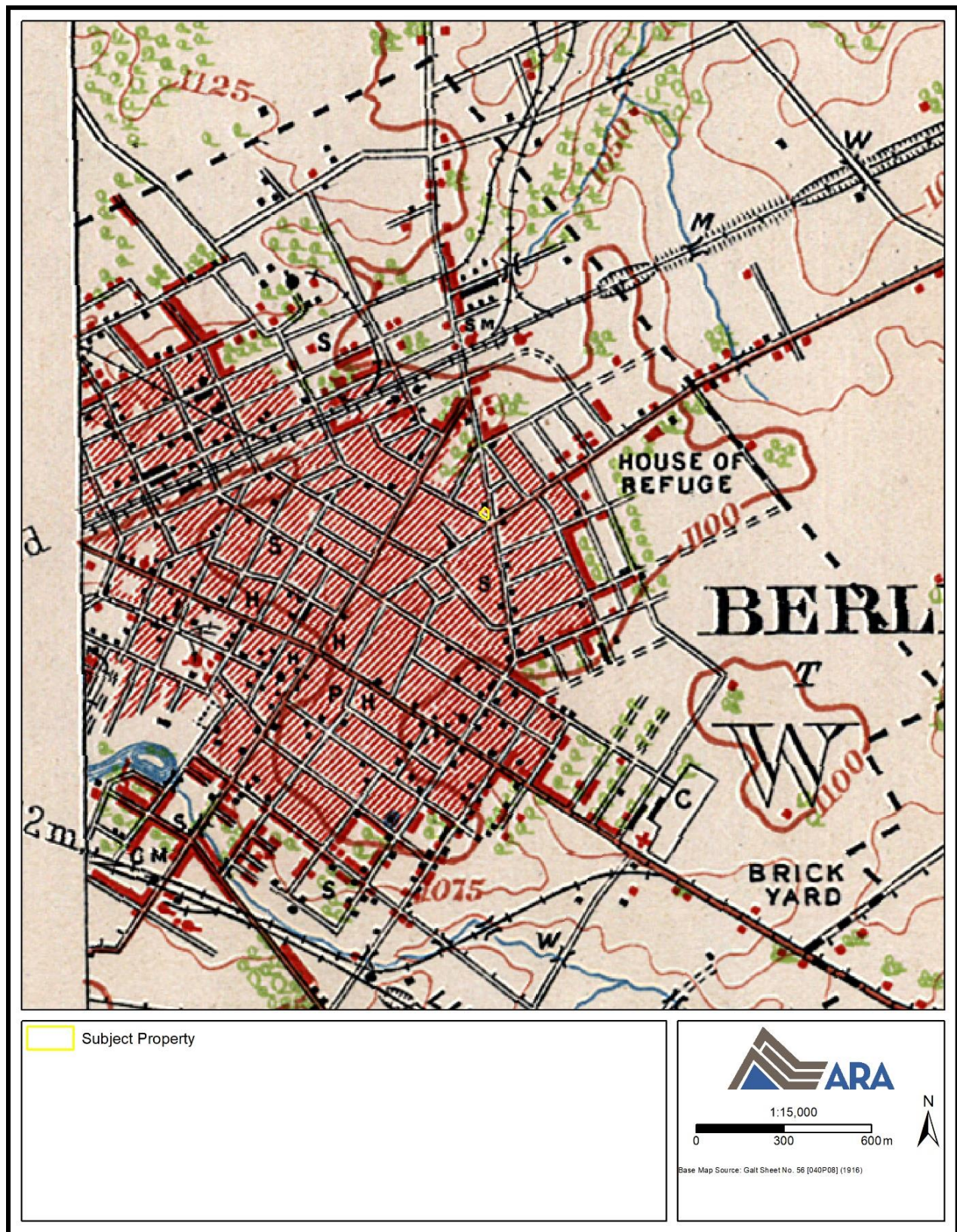


Map 4: Subject Property on Historic Maps from 1853-54, 1875, 1879, 1892
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri; OCUL 2021; UW 2022, WRG 2020a)

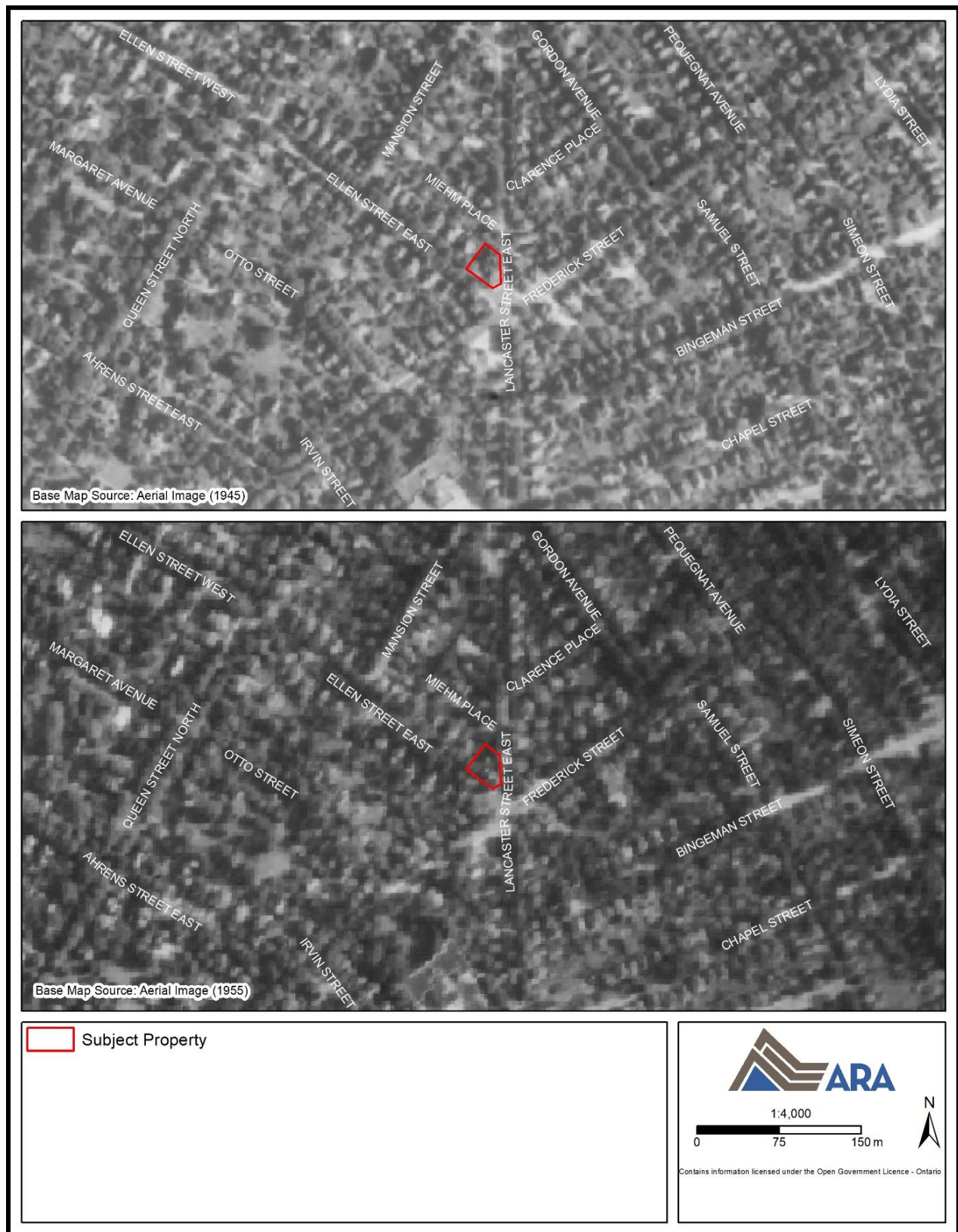


Map 5: Subject Property on H. Parsell & Co.'s *Illustrated Historical Atlas of the County of Waterloo* (1881)

(Produced by ARA under licence using ArcGIS® software by Esri, © Esri; McGill 2001)



Map 6: Subject Property on a Topographic Map from 1916
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri; OCUL 2021)



Map 7: 1945 and 1955 Aerial Photos of Subject Property
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri; UW 2016)

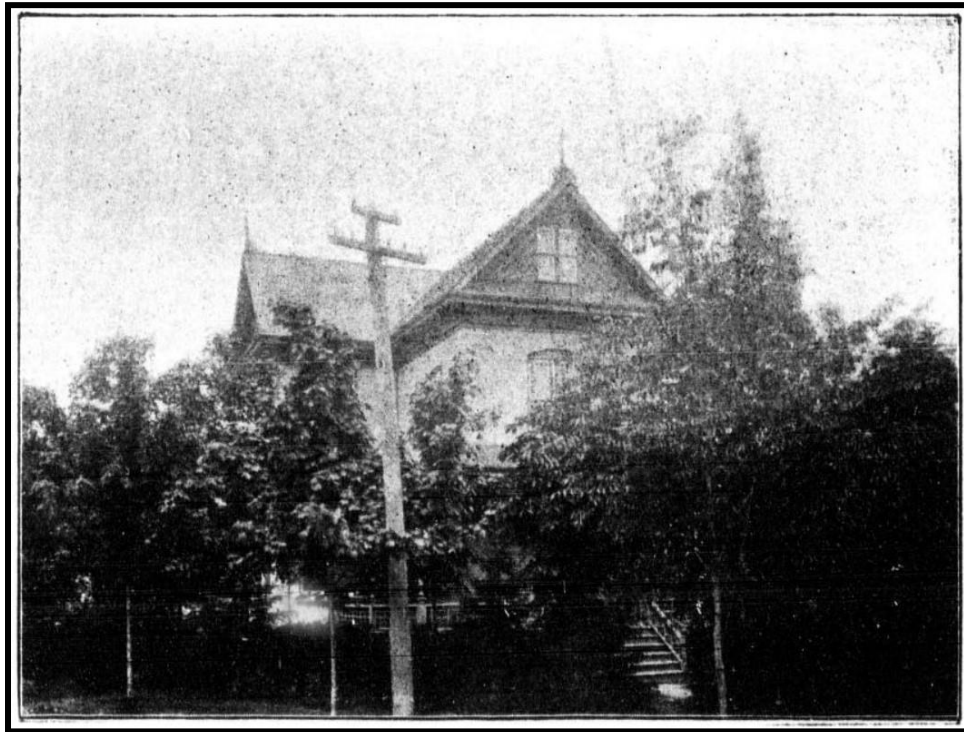


Figure 13: Subject Property in 1897 titled *Residence of Peter Saugel*
(Berlin News Record 1897)



Figure 14: Portrait of Anna Rothaermel Cairnes
(WRG 2022g)



Figure 15: 1911 Advertisement for Mrs. W. Cairnes (Anna Cairnes) Art Studio
(Vernon's Directory 1911:66)



Figure 16: 1918 Advertisement for A. Cairnes Art Studio
(Cairnes 1918:27)



Figure 17: Lord Kitchener of Khartoum – Painted by Anna Cairnes
(Cairnes 1916, Kitchener-Waterloo Art Gallery, 2022)

Appendix B: Subject Property Images



Map 8: Photo Location Map Overview – Subject Property and Surrounding Context
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)

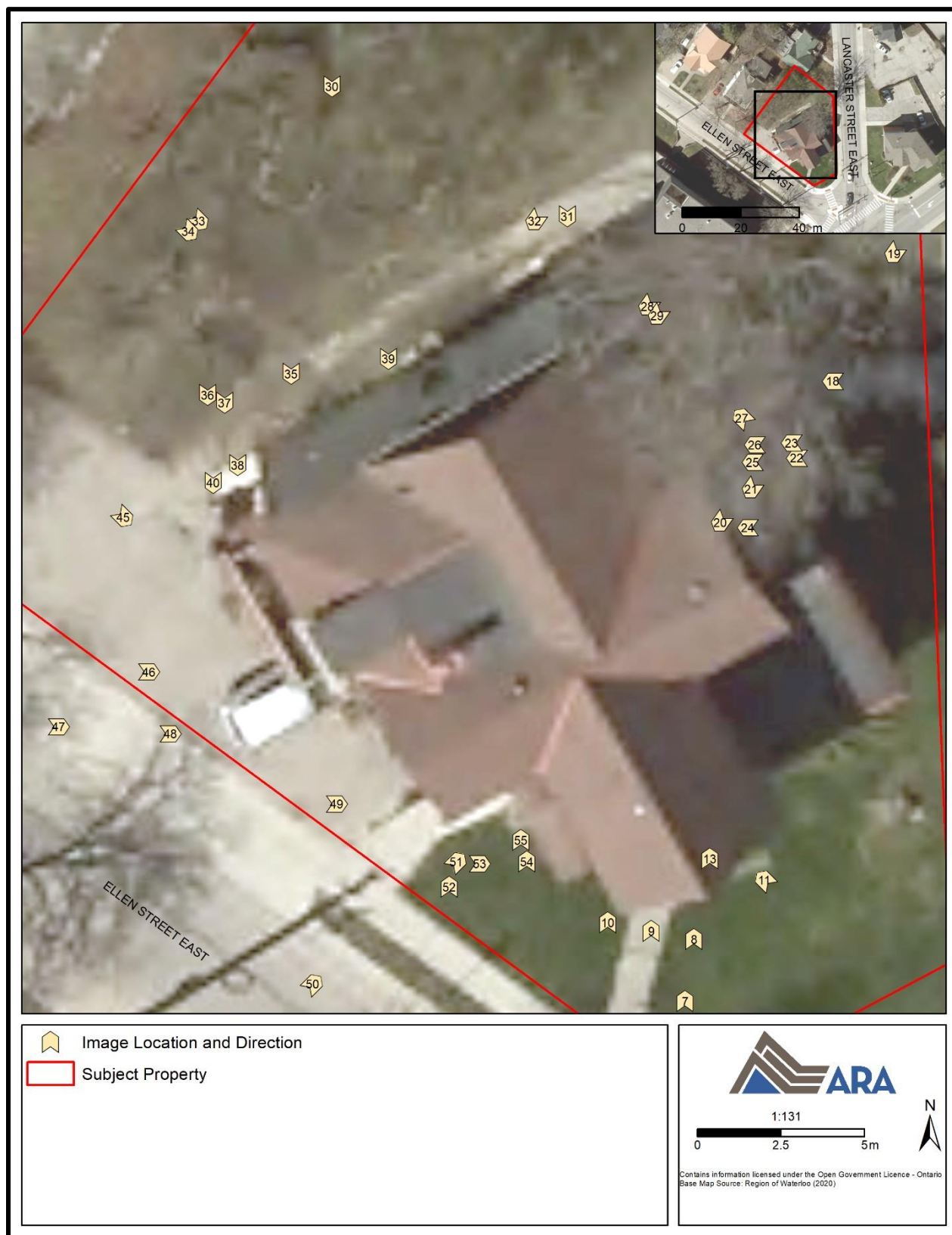




Image 1: Context – View Showing Subject Property from Five Points Intersection
(Photo taken December 20, 2021; Facing Northwest)



Image 2: Context – Five Point Intersection, View of Streetscape
(Photo taken December 20, 2021; Facing North)



Image 3: Context – View of Lancaster Streetscape, Subject Property at Centre
(Photo taken December 20, 2021; Facing South)



Image 4: Context – Lancaster Street East Streetscape
(Photo taken December 20, 2021; Facing Northwest)



Image 5: Context – Ellen Street East Streetscape
(Photo taken December 20, 2021; Facing Northwest)



Image 6: Context – View of Subject Property from Five Points Intersection
(Photo taken December 20, 2021; Facing Northwest)



Image 7: Subject Property – Façade
(Photo taken December 20, 2021; Facing North)



Image 8: Subject Property – Decorative Shingles on Gable End/Multi-paned Queen-Anne Style Attic Window
(Photo taken December 20, 2021; Facing North)



Image 9: Subject Property – Multi-Paned Queen Anne Style Window on Second Storey with Decorative Woodwork
(Photo taken December 20, 2021; Facing North)



Image 10: Subject Property – Unpainted Brick Area Revealing Buff Brick Construction
(Photo taken December 20, 2021; Facing North)



Image 11: Subject Property – Infilled Window Opening
(Photo taken December 20, 2021; Facing Northwest)



Image 12: Subject Property – Addition on East Corner
(Photo taken December 20, 2021; Facing Northwest)



Image 13: Subject Property – Stone Foundation and Cinder Block Foundation Under One-Storey Addition on East Corner
(Photo taken December 20, 2021; Facing North)



Image 14: Subject Property – East Elevation
(Photo taken December 20, 2021; Facing West)



Image 15: Subject Property – Northeast Elevation
(Photo taken December 20, 2021; Facing Southwest)



Image 16: Subject Property – Modified Openings on Second Storey
(Photo taken December 20, 2021; Facing West)



Image 17: Subject Property – Molded Wooden Cornice
(Photo taken December 20, 2021; Facing West)



**Image 18: Subject Property – Molded Wooden Cornice Showing Area Clad with
Aluminium Flashing**
(Photo taken December 20, 2021; Facing West)



Image 19: Subject Property – Decorative Shingle Work on Gable End
(Photo taken December 20, 2021; Facing Southwest)



Image 20: Subject Property – Stone Foundation with Coursed Mortar Parging
(Photo taken December 20, 2021; Facing Southwest)



Image 21: Subject Property – Brick Detail Showing Red Glazing and Beaded Mortar Profile
(Photo taken December 20, 2021; Facing Southwest)



Image 22: Subject Property – Paired Window Openings with Segmental Arches
(Photo taken December 20, 2021; Facing West)

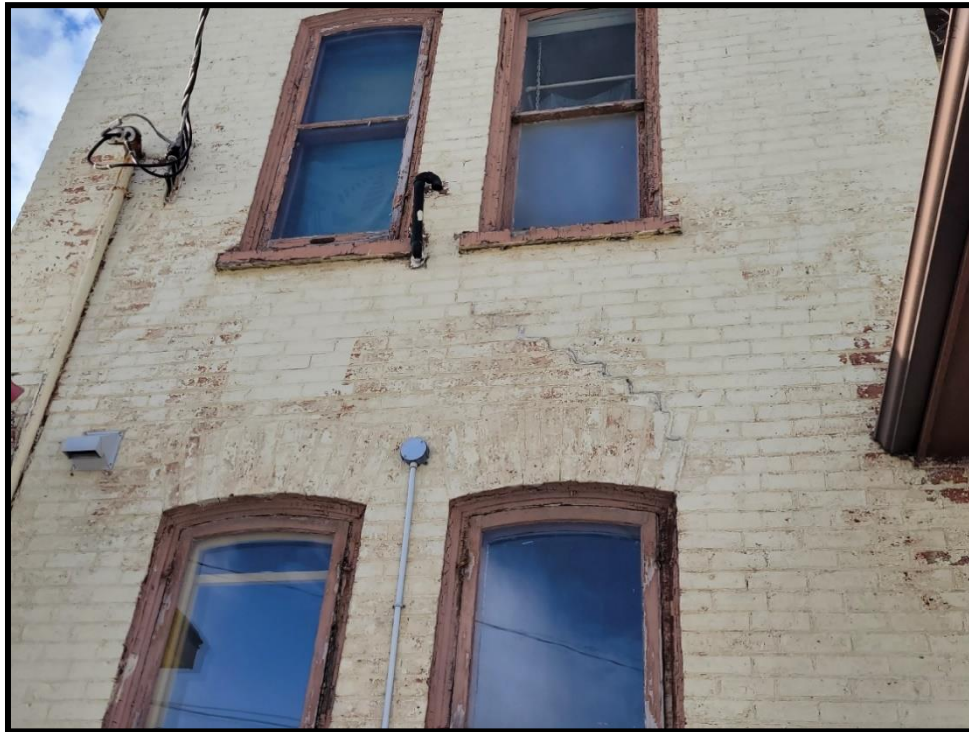


Image 23: Subject Property – Running Cracks Visible in Masonry
(Photo taken December 20, 2021; Facing West)



Image 24: Subject Property – Painted Wooden Sills
(Photo taken December 20, 2021; Facing West)

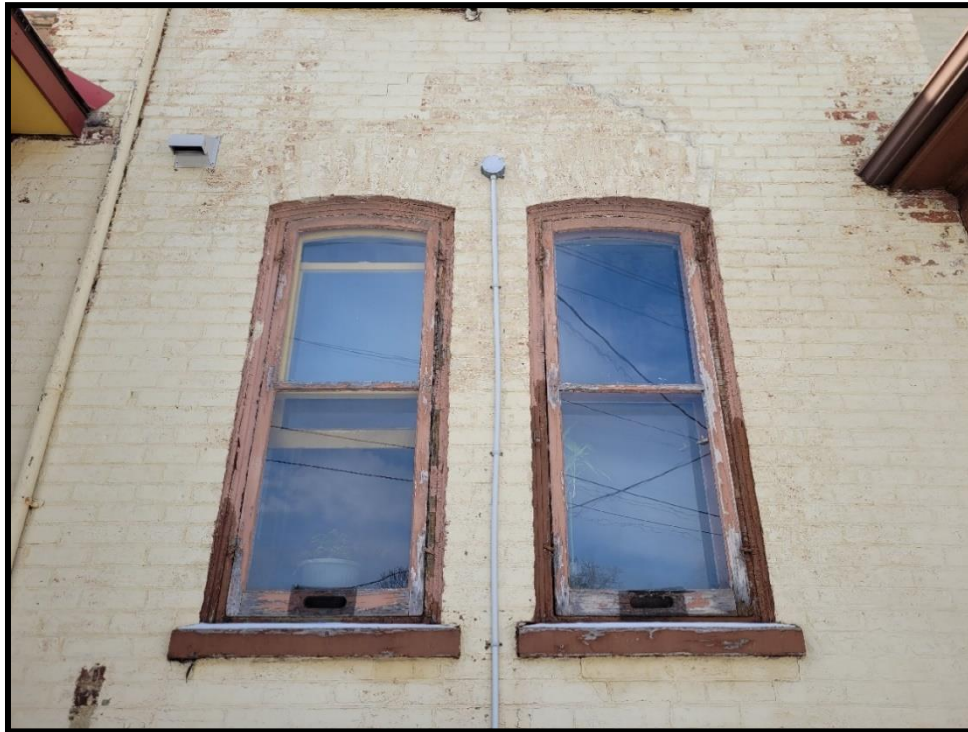


Image 25: Subject Property – Interior and Storm Windows of Varying Conditions
(Photo taken December 20, 2021; Facing West)



Image 26: Subject Property – Basement Door Showing Modified Opening
(Photo taken December 20, 2021; Facing West)



Image 27: Subject Property – Addition on North Corner
(Photo taken December 20, 2021; Facing Northwest)



Image 28: Subject Property – Window Opening Inside North Addition
(Photo taken December 20, 2021; Facing Southwest)



Image 29: Subject Building – Running Cracks in Masonry and Fallen Arch
(Photo taken December 20, 2021; Facing Southwest)



Image 30: Subject Property – Northwest Elevation
(Photo taken December 20, 2021; Facing South)



Image 31: Subject Property – Six-Paned Fixed Window on Northwest Elevation of One-Storey Addition
(Photo taken December 20, 2021; Facing South)



Image 32: Subject Property – Brick Discolouration Showing Water Shedding Issues
(Photo taken December 20, 2021; Facing Southwest)



Image 33: Subject Property – Outside Brick Chimney
(Photo taken December 20, 2021; Facing Southeast)



Image 34: Subject Property – Decorative Shingles on Gable Ends
(Photo taken December 20, 2021; Facing Southeast)



Image 35: Subject Property – Two-Storey Addition on West Corner
(Photo taken December 20, 2021; Facing South)



Image 36: Subject Property – Brick and Mortar Deterioration/Replacement
(Photo taken December 20, 2021; Facing South)



Image 37: Subject Property – Connection between Initial Residence Design with Two-Storey Addition on West Corner
(Photo taken December 20, 2021; Facing South)



Image 38: Subject Property – Single Masonry Course Laid in Header Pattern on Foundation
(Photo taken December 20, 2021; Facing South)



Image 39: Subject Property – Segmental Arch on Basement Opening
(Photo taken December 20, 2021; Facing South)



Image 40: Subject Property – Flat Arched Basement Opening on Two-Storey Addition on West Corner
(Photo taken December 20, 2021; Facing South)



Image 41: Subject Property – Southwest Elevation
(Photo taken December 20, 2021; Facing East)



Image 42: Subject Property – Attic Storey Dormer and Fire Escape
(Photo taken December 20, 2021; Facing East)



Image 43: Subject Property – Balcony on Second Storey of Two-Storey Addition on West Corner
(Photo taken December 20, 2021; Facing East)



Image 44: Subject Property – First Storey Porch
(Photo taken December 20, 2021; Facing East)



Image 45: Subject Property – Large Window Opening with Flat Arch
(Photo taken December 20, 2021; Facing South)



Image 46: Subject Property – 58 Ellen Street East Entrance
(Photo taken December 20, 2021; Facing East)



Image 47: Subject Property – Decorative Shingles on Gable End
(Photo taken December 20, 2021; Facing East)



Image 48: Subject Property – Paired Window Openings with Segmental Arches
(Photo taken December 20, 2021; Facing East)



Image 49: Subject Property – Stone Foundation with Deteriorated Mortar
(Photo taken December 20, 2021; Facing East)



Image 50: Subject Property – Closet Addition on Second Floor
(Photo taken December 20, 2021; Facing Northeast)



Image 51: Subject Property – 60 Ellen Street Enclosed Entrance
(Photo taken December 20, 2021; Facing Northeast)



Image 52: Subject Property – One-over-one Wooden Sash Window with Segmental Arch
(Photo taken December 20, 2021; Facing North)



Image 53: Subject Property – One-over-one Wooden Sash Window with a Segmental Arch and New or Restored Wooden Fixed Storm Window
(Photo taken December 20, 2021; Facing East)

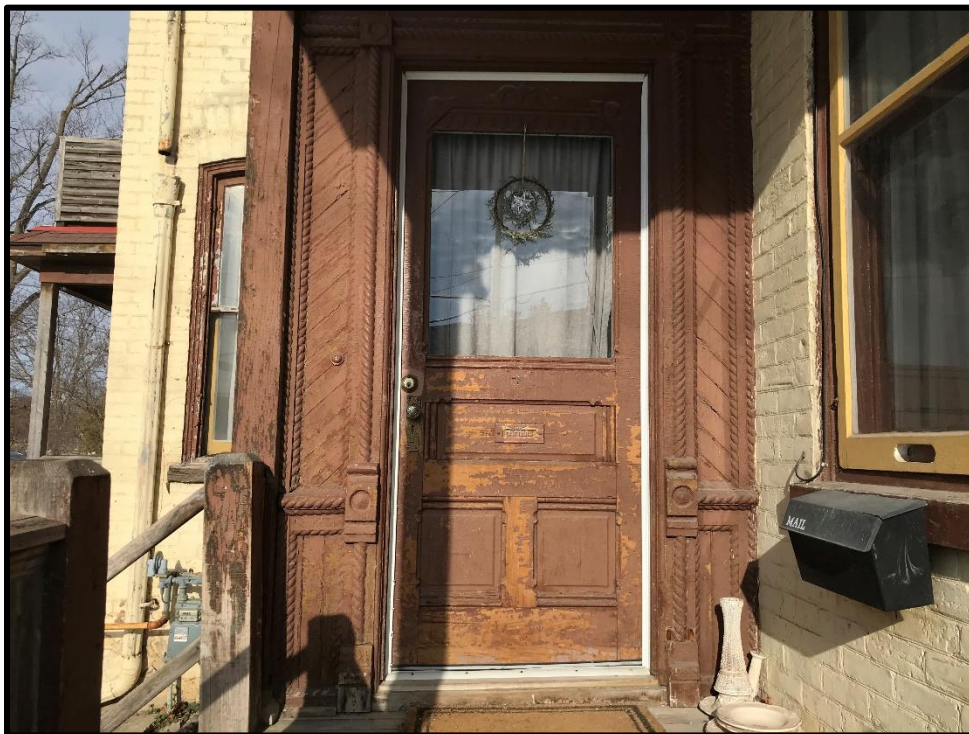


Image 54: Subject Property – 60 Ellen Street Entrance Door with Decorative Woodwork
(Photo taken December 20, 2021; Facing North)



Image 55: Subject Property – 60 Ellen Street Porch with Beadboard Wooden Ceiling
(Photo taken December 20, 2021; Facing North)

Interior Photos



Image 56: 58 Ellen Street East Interior – Historic Hardwood Flooring Visible
(Photo taken December 20, 2021)



Image 57: 58 Ellen Street East Interior – Historic Wooden Window with Transom
(Photo taken December 20, 2021)



Image 58: 58 Ellen Street East Interior – Historic Hardwood Flooring Visible
(Photo taken December 20, 2021)

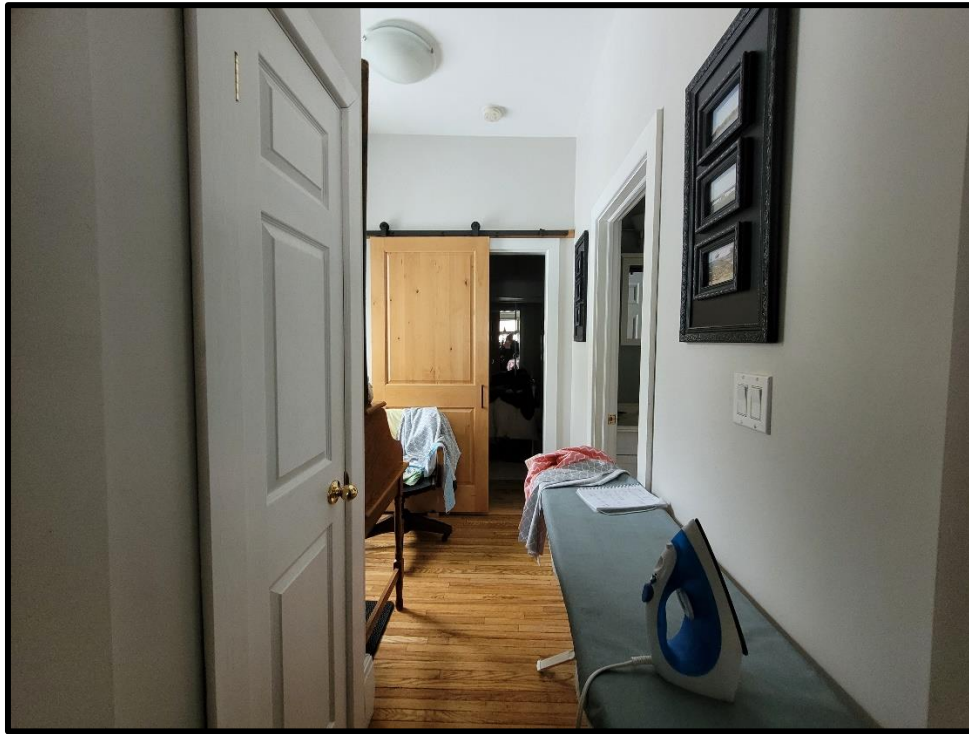
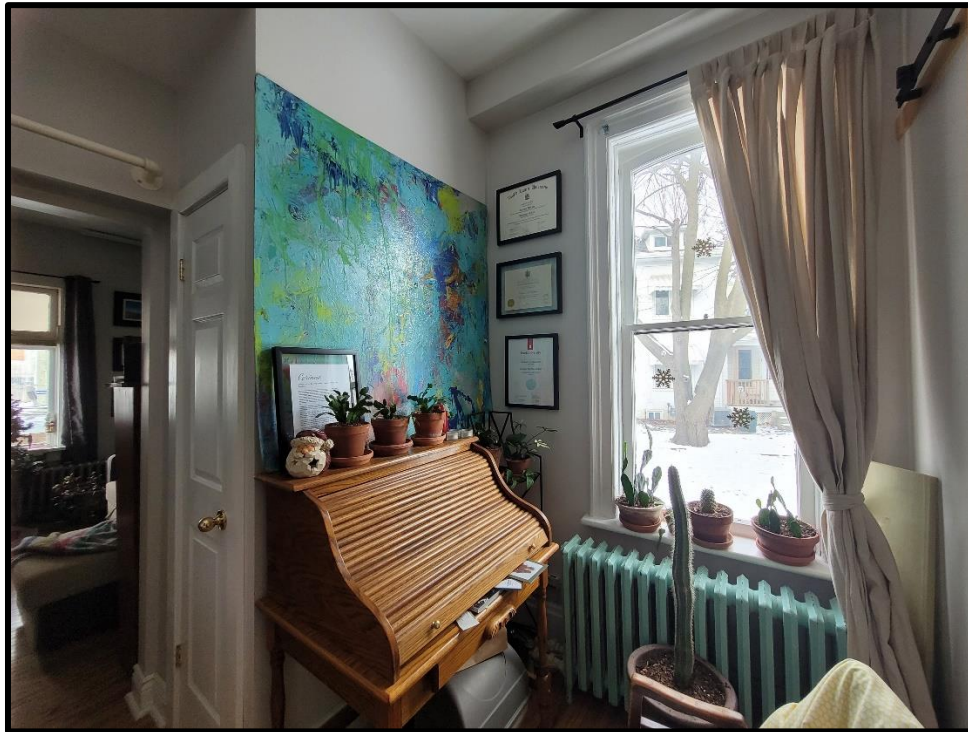


Image 59: 58 Ellen Street East Interior – Historic Hardwood Flooring Visible
(Photo taken December 20, 2021)



Image 60: 58 Ellen Street East Interior – Modified Interior
(Photo taken December 20, 2021)



**Image 61: 58 Ellen Street East Interior – Historic Wooden Sash Windows with
Wooden Trim**
(Photo taken December 20, 2021)



Image 62: 58 Ellen Street East Interior – Historic Hardwood Flooring
(Photo taken December 20, 2021)

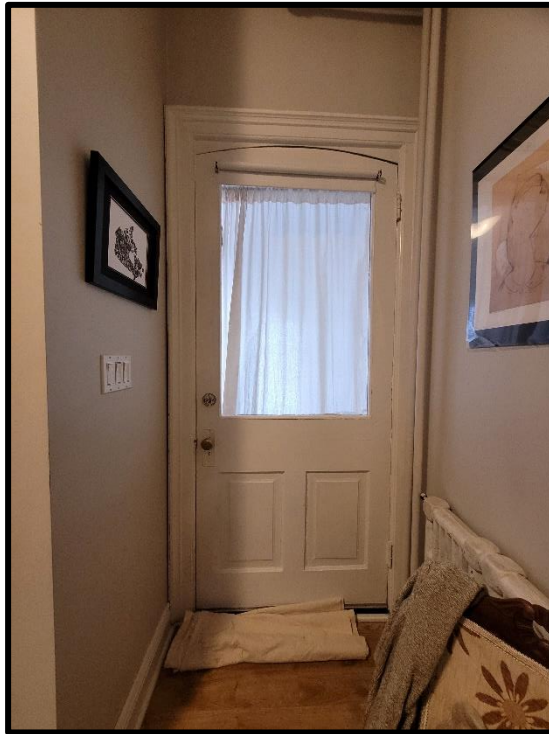


Image 63: 58 Ellen Street East Interior – Historic Wood Panel Door and Wooden Trim
(Photo taken December 20, 2021)



Image 64: 58 Ellen Street East Interior – Historic Wood Panel Door
(Photo taken December 20, 2021)



Image 65: 58 Ellen Street East Interior – Addition Interior
(Photo taken December 20, 2021)

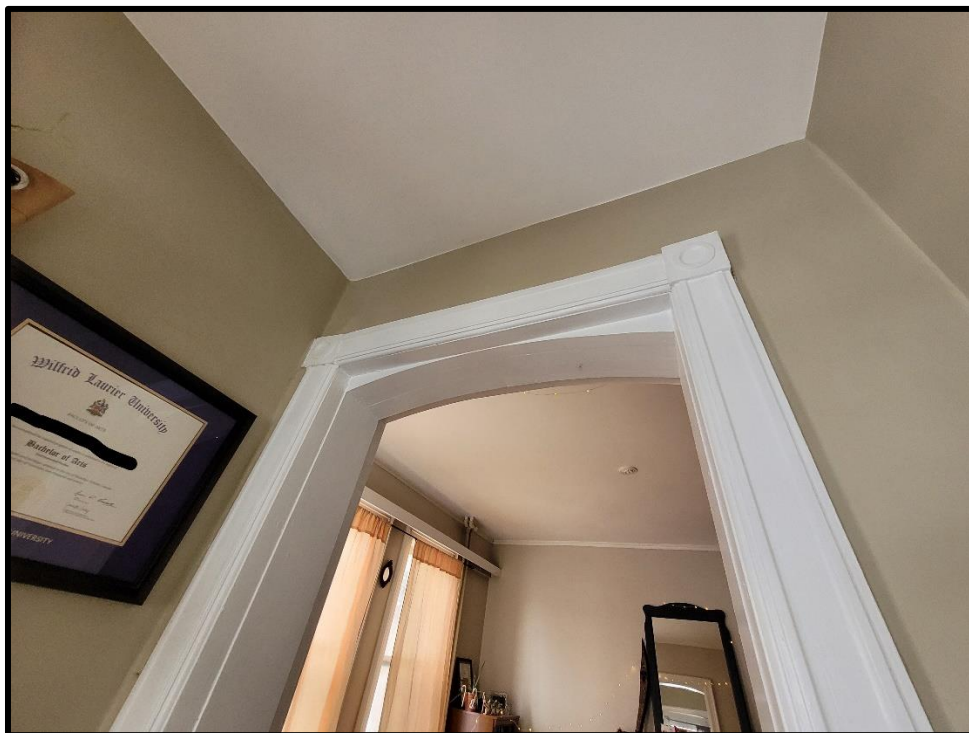


Image 66: 60 Ellen Street East Interior – Historic Wooden Trim
(Photo taken December 20, 2021)



Image 67: 60 Ellen Street East Interior – Historic Hardwood Flooring and Wooden Sash Windows with Trim
(Photo taken December 20, 2021)



Image 68: 60 Ellen Street East Interior – Wooden Sash Windows with Trim
(Photo taken December 20, 2021)



Image 69: 60 Ellen Street East Interior – Historic Trim Profile
(Photo taken December 20, 2021)



Image 70: 60 Ellen Street East Interior – Fireplace Mantle with Tile Hearth
(Photo taken December 20, 2021)



Image 71: 60 Ellen Street East Interior – Wooden Sash Window with Trim and Hardwood Flooring
(Photo taken December 20, 2021)

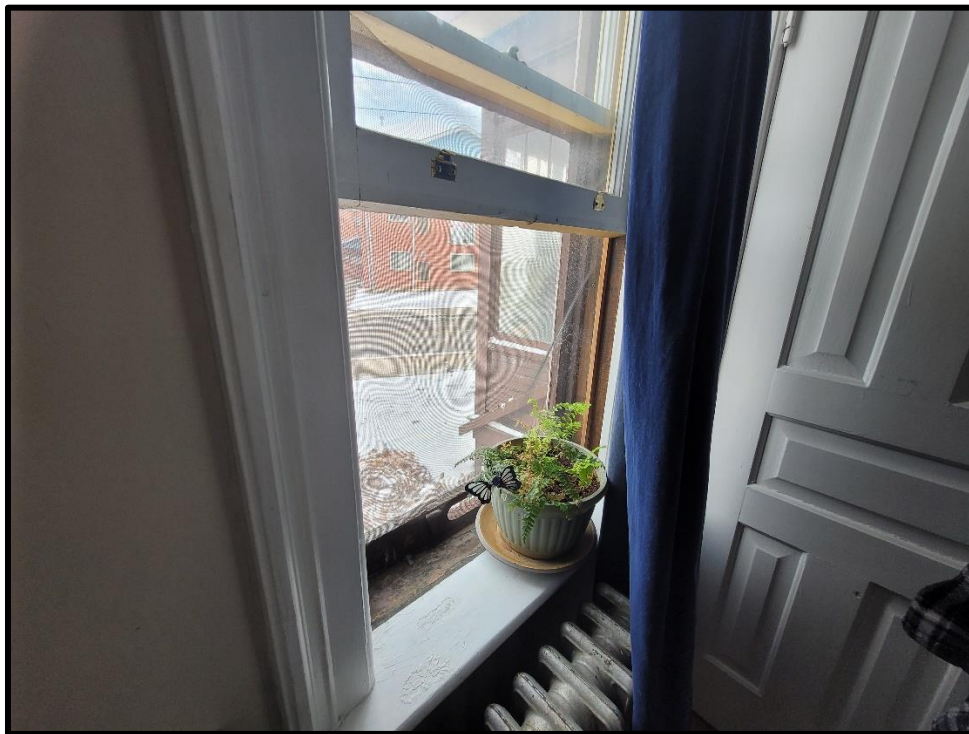


Image 72: 60 Ellen Street East Interior – Operable Sash Windows
(Photo taken December 20, 2021)



Image 73: 60 Ellen Street East Interior – Modified Interiors
(Photo taken December 20, 2021)



Image 74: 60 Ellen Street East Interior – Door Leading to Addition on East Corner
(Photo taken December 20, 2021)



Image 75: 60 Ellen Street East Interior – Addition Interior Area
(Photo taken December 20, 2021)



Image 76: 60 Ellen Street East Interior – Modified Kitchen Area
(Photo taken December 20, 2021)

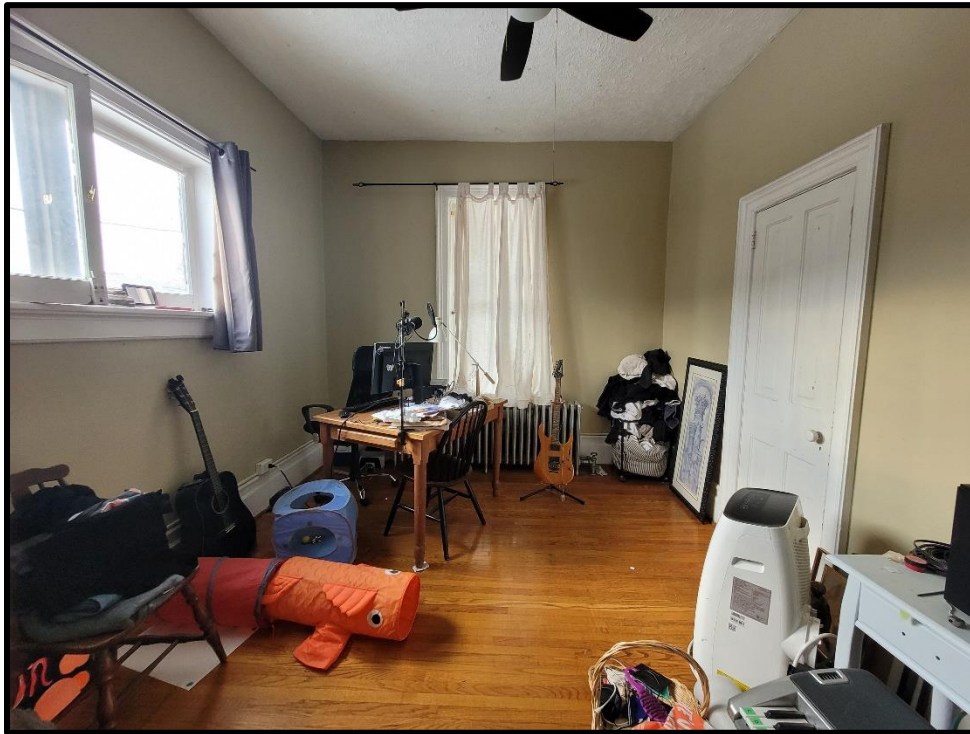


Image 77: 60 Ellen Street East Interior – Historic Hardwood Flooring, Wooden Sash Windows, Interior Trim, Four Panel Wooden Door
(Photo taken December 20, 2021)



Image 78: 115 Lancaster Street East Interior – Room with Historic Wooden Sash Windows
(Photo taken December 20, 2021)



Image 79: 115 Lancaster Street East Interior – Historic Wooden Sash Windows with Coloured Glass Panes
(Photo taken December 20, 2021)

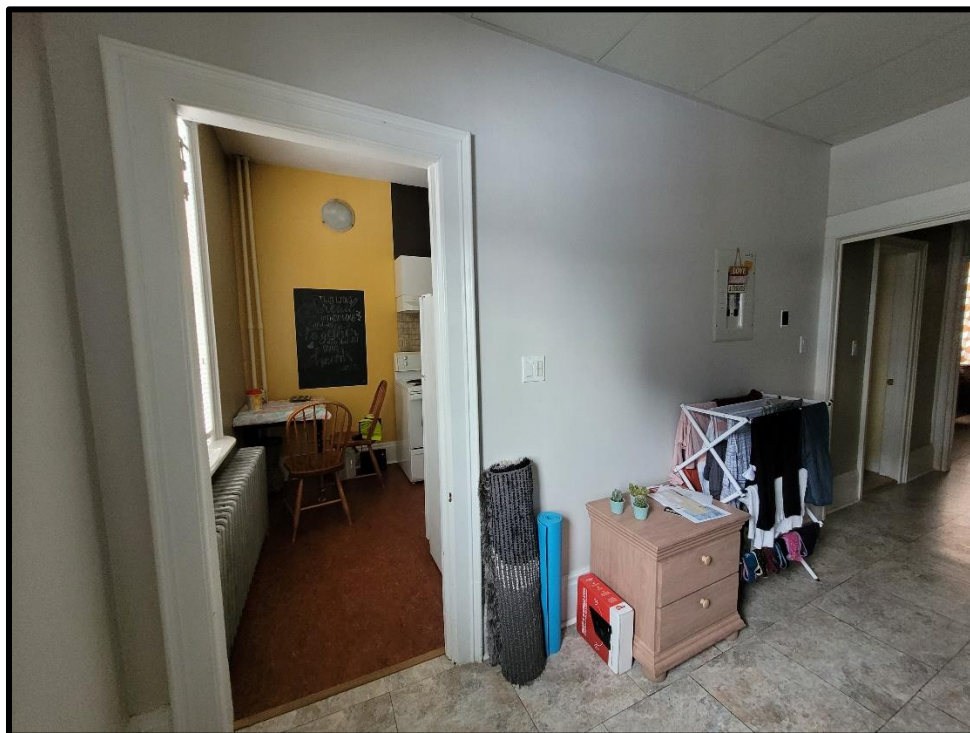


Image 80: 115 Lancaster Street East Interior – Historic Wooden Trim
(Photo taken December 20, 2021)



Image 81: 115 Lancaster Street East Interior – Historic Wooden Trim
(Photo taken December 20, 2021)



Image 82: 115 Lancaster Street East Interior – Historic Wooden Sash Windows
(Photo taken December 20, 2021)



Image 83: 115 Lancaster Street East Interior – Historic Trim and Interior Door Transom
(Photo taken December 20, 2021)



Image 84: 115 Lancaster Street East Interior – Historic Trim and Interior Door Transom
(Photo taken December 20, 2021)



Image 85: 115 Lancaster Street East Interior – Historic Wooden Trim
(Photo taken December 20, 2021)



Image 86: 115 Lancaster Street East Interior – Historic Wooden Sash Windows
(Photo taken December 20, 2021)



Image 87: 115 Lancaster Street East Interior – Historic Trim and Interior Door Transom, Four-Panel Wooden Door
(Photo taken December 20, 2021)

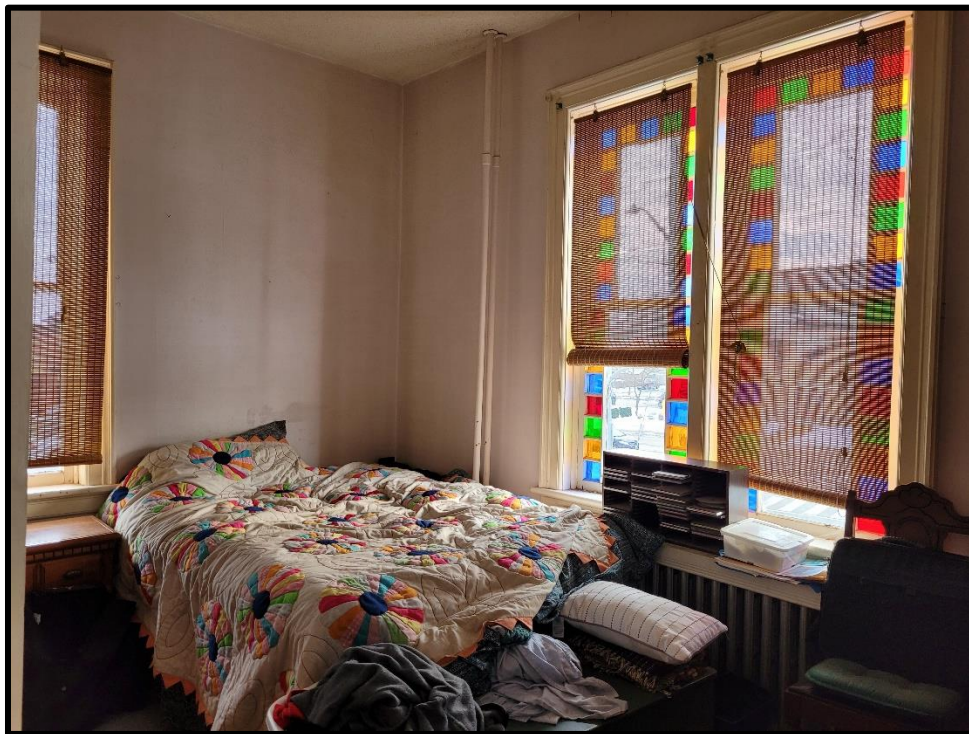


Image 88: 115 Lancaster Street East Interior – Historic Wooden Sash Windows with Coloured Glass Panes
(Photo taken December 20, 2021)



Image 89: 115 Lancaster Street East Interior – Historic Hardwood Flooring
(Photo taken December 20, 2021)



Image 90: Basement – Former Barbershop Space
(Photo taken December 20, 2021)



Image 91: Basement – Wooden Paneled Door
(Photo taken December 20, 2021)

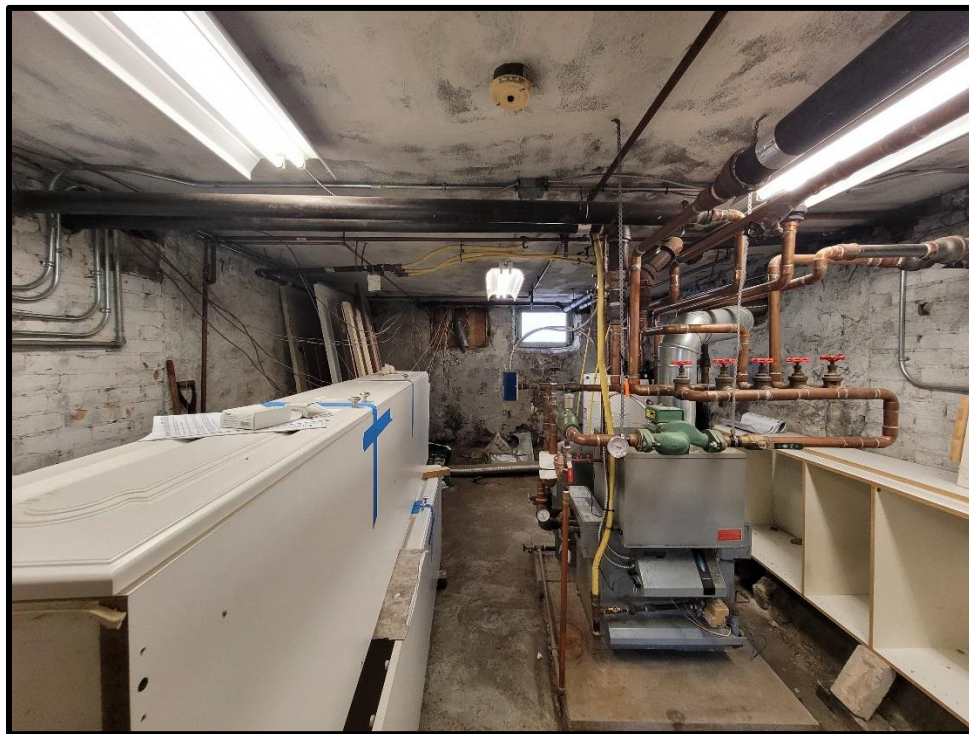


Image 92: Basement – Unfinished Areas
(Photo taken December 20, 2021)



Image 93: Basement – Some Basement Windows Remaining
(Photo taken December 20, 2021)

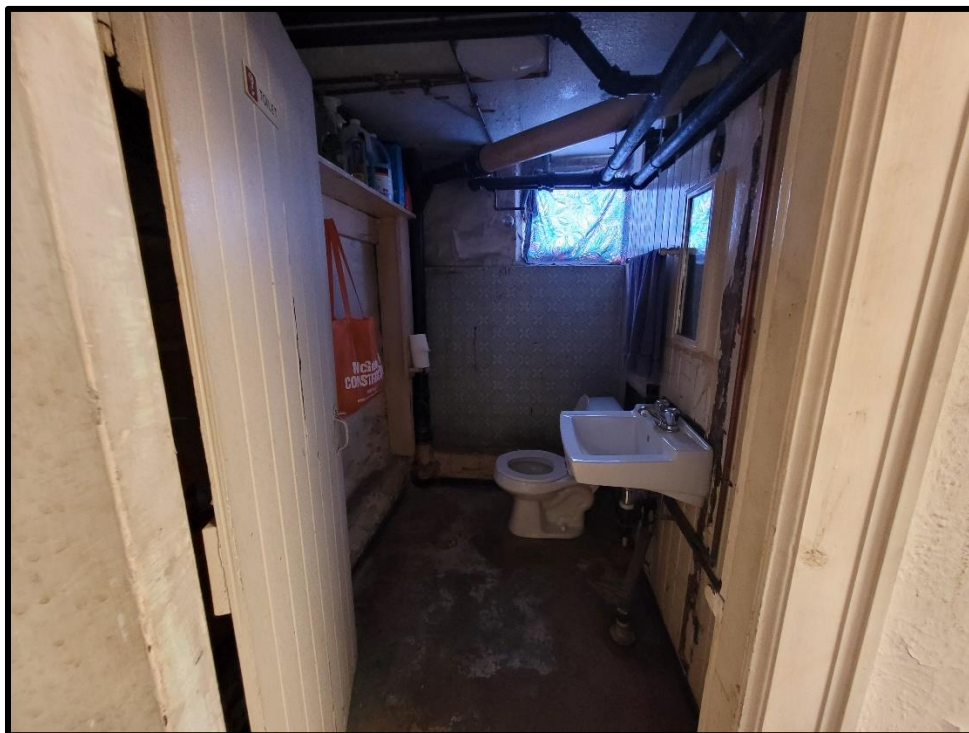


Image 94: Basement – Former Washroom
(Photo taken December 20, 2021)



Image 95: Basement – Storm Windows for First and Second Storey Openings in Storage
(Photo taken December 20, 2021)

Appendix C: Key Team Member Two-Page Curriculum Vitae

Kayla Jonas Galvin, MA, RPP, MCIP, CAHP
Heritage Operations Manager
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Biography

Kayla Jonas Galvin, Archaeological Research Associates Ltd.'s Heritage Operations Manager, has extensive experience evaluating cultural heritage resources and landscapes for private and public-sector clients to fulfil the requirements of provincial and municipal legislation such as the *Environmental Assessment Act*, the *Standards & Guidelines for the Conservation of Provincial Heritage Properties* and municipal Official Plans. She served as Team Lead on the Ministry of Tourism, Culture and Sport Historic Places Initiative, which drafted over 850 Statements of Significance and for *Heritage Districts Work!*, a study of 64 heritage conservation districts in Ontario. Kayla was an editor of *Arch, Truss and Beam: The Grand River Watershed Heritage Bridge Inventory* and has worked on Municipal Heritage Registers in several municipalities. Kayla has drafted over 150 designation reports and by-laws for the City of Kingston, the City of Burlington, the Town of Newmarket, Municipality of Chatham-Kent, City of Brampton and the Township of Whitchurch-Stouffville. Kayla is the Heritage Team Lead for ARA's roster assignments for Infrastructure Ontario and oversees evaluation of properties according to *Standards & Guidelines for the Conservation of Provincial Heritage Properties*. Kayla is a Registered Professional Planner (RPP), Member of the Canadian Institute of Planners (MCIP), a professional member of the Canadian Association of Heritage Professionals (CAHP) and is President of the Ontario Association of Heritage Professionals.

Education

2016	MA in Planning, University of Waterloo. Thesis Topic: <i>Goderich – A Case Study of Conserving Cultural Heritage Resources in a Disaster</i>
2003-2008	Honours BES University of Waterloo, Waterloo, Ontario Joint Major: Environment and Resource Studies and Anthropology

Professional Memberships and Accreditations

Current	Professional Member, Canadian Association of Heritage Professionals (CAHP) Member of the Canadian Institute of Planners (MCIP) Registered Professional Planner (RPP) President, Ontario Association of Heritage Professionals.
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Work Experience

Current	Heritage Operations Manager, Archaeological Research Associates Ltd. Oversees business development for the Heritage Department, coordinates completion of designation by-laws, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations.
2009-2013	Heritage Planner, Heritage Resources Centre, University of Waterloo Coordinated the completion of various contracts associated with built heritage including responding to grants, RFPs and initiating service proposals.
2008-2009,	Project Coordinator–Heritage Conservation District Study, ACO

- 2012 Coordinated the field research and authored reports for the study of 32 Heritage Conservation Districts in Ontario. Managed the efforts of over 84 volunteers, four staff and municipal planners from 23 communities.
- 2007-2008 **Team Lead, Historic Place Initiative, Ministry of Culture**
Liaised with Ministry of Culture Staff, Centre's Director and municipal heritage staff to draft over 850 Statements of Significance for properties to be nominated to the Canadian Register of Historic Places. Managed a team of four people.

Selected Professional Development

- 2020 "Shaping The Public Realm: The Intersection Of Design & Planning" by Ontario Professional Planners Institute
- 2020 "Bill 189: The Coronavirus Support and Protection Act, 2020 and LPAT Update: All In An Hour" by Ontario Professional Planners Institute
- 2020 "COVID-19 and Planning" by Canadian Institute of Planners
- 2020 "Cities in the Age of COVID: What are the impacts on urban design and architecture?" by Canadian Urban Institute
- 2019 OPPI and WeirFoulds Client Seminar: Bill 108 – More Homes, More Choice, 2019
- 2019 Annual attendance at Ontario Heritage Conference, Goderich, ON (Two-days)
- 2019 Information Session: Proposed Amendments to the OHA, by MTCS
- 2018 Indigenous Canada Course, University of Alberta
- 2018 Volunteer Dig, Mohawk Institute
- 2018 Indigenizing Planning, three webinar series, Canadian Institute of Planners
- 2018 Cultural Heritage, Archaeology and Planning Symposium
- 2018 How to Plan for Communities: Listen to the Them, Webinar, Canadian Institute of Planners
- 2017 Empowering Indigenous Voices in Impact Assessments, Webinar, International Association for Impact Assessments
- 2017 Cultural Heritage, Archaeology and Planning Symposium
- 2017 Capitalizing on Heritage, National Trust Conference, Ottawa, ON.
- 2016 Cultural Heritage, Archaeology and Planning Symposium
- 2016 Heritage Rising, National Trust Conference, Hamilton
- 2016 Ontario Heritage Conference St. Marys and Stratford, ON.
- 2016 Heritage Inventories Workshop, City of Hamilton & ERA Architects
- 2015 Cultural Heritage, Archaeology and Planning Symposium
- 2015 City of Hamilton: Review of Existing Heritage Permit and Heritage Designation Process Workshop.
- 2015 Ontario Heritage Conference, Niagara on the Lake, ON.
- 2015 Leadership Training for Managers Course, Dale Carnegie Training

Selected Publications

- 2018 "Conserving Cultural Heritage Landscapes in Waterloo: An Innovative Approach." *Ontario Association of Heritage Professionals Newsletter*, Winter 2018.
- 2018 "Restoring Pioneer Cemeteries" *Ontario Association of Heritage Professionals Newsletter*. Spring 2018.
- 2015 "Written in Stone: Cemeteries as Heritage Resources." *Municipal World*, Sept. 2015.
- 2015 "Bringing History to Life." *Municipal World*, February 2015, pages 11-12.
- 2014 "Inventorying our History." *Ontario Planning Journal*, January/February 2015.
- 2014 "Assessing the success of Heritage Conservation Districts: Insights from Ontario Canada." with R. Shipley and J. Kovacs. *Cities*.

Amy Barnes, M.A., CAHP
Heritage Project Manager
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Web: www.araheritage.ca

Biography

Amy Barnes, a Project Manager with the Heritage Team, has over ten years of experience evaluating cultural heritage resources and leading community engagement. Amy has extensive experience working with provincial and municipal legislation and guidelines, including the Ontario Heritage Act, Official Plans, the Standards and Guidelines for the Conservation of Historic Places, and the Ontario Heritage Toolkit. Ms. Barnes has completed over fifty heritage related projects including 150+ cultural assessments and has been qualified as an expert witness at the Ontario Superior Court of Justice. Amy has worked in the public and private sector where her duties included project management, public consultation, facilitator, research, database and records management, and report author. Amy has worked with the Town of Oakville, City of Cambridge, City of Kitchener, Niagara-on-the-Lake, City of London, and the City of Kingston on projects which range in size, scale and complexity. Amy Barnes holds an M.A. in Heritage Conservation from the School of Canadian Studies at Carleton University in Ottawa, Ontario. Amy has successfully completed the International Association of Public Participation (IAP2) Foundations in Public Participation, the IAP2 Planning and Techniques for Effective Public Participation, and Indigenous Awareness Training through Indigenous Awareness Canada. Amy is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Education

2009	MA in Heritage Conservation, School of Canadian Studies, Carleton University, Ottawa, Ontario.
2006	Honours BA, Carleton University, Ottawa, Ontario Canadian Studies (Major) and Psychology (Minor).

Professional Memberships and Accreditations

Current	Professional Member, Canadian Association of Heritage Professionals (CAHP) Member, International Network for Traditional Building, Architecture & Urbanism, Guelph Chapter.
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Work Experience

Current	Heritage Project Manager, Archaeological Research Associates Ltd. Coordinates the completion of designation by-laws, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations.
2020	Principal Heritage Consultant, Amy Barnes Consulting.
2012-2015	Coordinated the completion of various contracts associated with built heritage, cultural heritage landscapes, including Heritage Impact Assessments, Cultural Heritage Evaluation Reports, Designation Reports and professional consultation.
2019-2020	Manager of Operations- Outreach and Engagement, Yorklands Green Hub. Coordinated the development of a feasibility study and strategic planning initiatives for the anticipated purchase of a Provincial Property of Provincial Heritage Significance. Coordination of workshops and community events, external outreach and communications and implementing strategic planning initiatives. Liaison with

- Infrastructure Ontario, Ministry of Heritage, Sport, Tourism and Cultural Industries, non-profits, charities, school boards and community members.
- 2015-2019 **Project Manager and Senior Cultural Heritage Specialist – Letourneau Heritage Consulting Inc.**
Coordinated and authored various heritage related contracts. Duties included historic research, heritage impact assessments, cultural heritage assessments and evaluations, and public engagement activities. Served as the firm's Public Engagement Specialist.
- 2011-2012 **Creative Content Developer, Virtual Museums Canada.**
Worked as part of an interdisciplinary team to help create an online virtual exhibit for Virtual Museums Canada. Responsible for historical research, record management, creative design, narrative and content development and internal coordination for the Archives and Research Team.
- 2010 **Junior Heritage Planner, Municipality of North Grenville.**
Responsible for historic research, public consultation and engagement and community development for heritage related projects. Worked with local heritage committees, Council and planning staff in accordance with the Ontario Heritage Act, Official Plans and other guiding policies.
- 2009 **Heritage Planner Intern, City of Kingston.**
Aided in heritage related projects and worked closely with heritage committees, Council, and planning staff.

Selected Professional Development

- 2020 Indigenous Awareness Training and Certification, Indigenous Awareness Canada.
– Indigenous Awareness Certification
– Indigenous Peoples and Cultures
– Indigenous Communication & Consultation
– Indigenous Employment Outreach, Recruit, and Retain
- 2019 Enviroseries “Creating a Heritage Landmark Park for Guelph at The Former Ontario Reformatory”. Yorklands Green Hub.
- 2017 International Association of Public Participation Certification
- Foundations in Public Participation
- Planning and Techniques for Effective Public Participation.

Publications

- 2013 “Landmark Series.” Cambridge Times. Selected Issues.
“Alice King Sculthorpe.” Acorn Magazine, 2013.

Selected Presentations

- 2020 “Heritage Planning”, University of Guelph Speaker Series.
- 2019 “Understanding Municipal Heritage Planning”, City of Cambridge Heritage Day.
- 2018 “Heritage Planning in Ontario”, Willowbank School of Restorative Arts, Queenston.
- 2016 “Jane’s Walk- Preston Heritage”, Cambridge Ontario.
- 2016 “Jane’s Walk Promotion”, Rogers TV, Kitchener, Ontario.

Sarah Clarke, BA
Research Manager
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Biography

Sarah Clarke is Archaeological Research Associates Ltd.'s Heritage Research Manager. Sarah has over 12 years of experience in Ontario archaeology and 10 years of experience with background research. Her experience includes conducting archival research (both local and remote), artifact cataloguing and processing, and fieldwork at various stages in both the consulting and research-based realms. As the Heritage Research Manager, Sarah is responsible for conducting archival research in advance of ARA's archaeological and heritage assessments. In this capacity, she performs Stage 1 archaeological assessment site visits, conducts preliminary built heritage and cultural heritage landscape investigations and liaises with heritage resource offices and local community resources in order to obtain and process data. Sarah has in-depth experience in conducting historic research following the *Ontario Heritage Toolkit* series, and the *Standards and Guidelines for Provincial Heritage Properties*. Sarah holds an Honours B.A. in North American Archaeology, with a Historical/Industrial Option from Wilfrid Laurier University and is currently enrolled in Western University's Intensive Applied Archaeology MA program. She is a member of the Ontario Archaeological Society (OAS), the Society for Industrial Archaeology, the Ontario Genealogical Society (OGS), the Canadian Archaeological Association, and is a Council-appointed citizen volunteer on the Brantford Municipal Heritage Committee. Sarah holds an R-level archaeological license with the MTCS (#R446).

Education

Current	MA Intensive Applied Archaeology, Western University, London, ON. Proposed thesis topic: Archaeological Management at the Mohawk Village.
1999–2010	Honours BA, Wilfrid Laurier University, Waterloo, Ontario Major: North American Archaeology, Historical/Industrial Option

Professional Memberships and Accreditations

Current	Member of the Ontario Archaeological Society
Current	Member of the Society for Industrial Archaeology
Current	Member of the Brant Historical Society
Current	Member of the Ontario Genealogical Society
Current	Member of the Canadian Archaeological Association
Current	Member of the Archives Association of Ontario

Work Experience

Current	Heritage Research Manager, Archaeological Research Associates Ltd. Manage and plan the research needs for archaeological and heritage projects. Research at offsite locations including land registry offices, local libraries and local and provincial archives. Historic analysis for archaeological and heritage projects. Field Director conducting Stage 1 assessments.
2013-2015	Heritage Research Manager; Archaeological Monitoring Coordinator, Archaeological Research Associates Ltd. Stage 1 archaeological field assessments, research at local and distant archives at both the municipal and provincial levels, coordination of construction monitors for archaeological project locations.

- 2010-2013 **Historic Researcher, Timmins Martelle Heritage Consultants Inc.**
Report preparation, local and offsite research (libraries, archives); correspondence with the Ministry of Tourism, Culture, and Sport; report submission to the MTCS and clients; and administrative duties (PIF and Borden form completion and submission, data requests).
- 2008-2009 **Field Technician, Archaeological Assessments Ltd.**
Participated in field excavation and artifact processing.
- 2008-2009 **Teaching Assistant, Wilfrid Laurier University.**
Responsible for teaching and evaluating first year student lab work.
- 2007-2008 **Field and Lab Technician, Historic Horizons.**
Participated in excavations at Dundurn Castle and Auchmar in Hamilton, Ontario. Catalogued artifacts from excavations at Auchmar.
- 2006-2010 **Archaeological Field Technician/Supervisor, Wilfrid Laurier University.**
Field school student in 2006, returned as a field school teaching assistant in 2008 and 2010.

Professional Development

- 2019 Annual attendance at Ontario Heritage Conference, Goderich, ON
- 2018 Cultural Heritage, Archaeology and Planning Symposium
- 2018 Grand River Watershed 21st Annual Heritage Day Workshop & Celebration
- 2018 Mississaugas of the New Credit First Nation Historical Gathering and Conference
- 2017 Ontario Genealogical Society Conference
- 2016 Ontario Archaeological Society Symposium
- 2015 Introduction to Blacksmithing Workshop, Milton Historical Society
- 2015 Applied Research License Workshop, MTCS
- 2014 Applied Research License Workshop, MTCS
- 2014 Heritage Preservation and Structural Recording in Historical and Industrial Archaeology. Four-month course taken at Wilfrid Laurier University, Waterloo, ON. Professor: Meagan Brooks.

Presentations

- 2018 *The Early Black History of Brantford.* Brant Historical Society, City of Brantford.
- 2017 *Mush Hole Archaeology.* Ontario Archaeological Society Symposium, Brantford.
- 2017 *Urban Historical Archaeology: Exploring the Black Community in St. Catharines, Ontario.* Canadian Archaeological Association Conference, Gatineau, QC.

Aly Bousfield Bastedo, B.A., Dip. Heritage Conservation
Heritage Technical Writer and Researcher

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Aly Bousfield-Bastedo, ARA's Heritage Technical Writer and researcher has four years of experience in evaluating cultural heritage resources, conducting historical research and providing conservation recommendations on a variety of projects. She holds an Honours BA in Sociology from the University of Guelph as well as a post-graduate certificate in Urban Design from Simon Fraser University. Building on these experiences, Aly received a graduate Diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Aly has gained substantial experience in provincial and municipal legislation and guidelines, including the *Ontario Heritage Act*, *Official Plans*, the *Standards and Guidelines for the Conservation of Historic Places*, and the *Ontario Heritage Toolkit*. Aly has gained considerable experience in evaluating potential impacts and recommending mitigation strategies for a variety of resources such as farmsteads, bridges, houses, churches, cultural heritage landscapes and heritage districts in urban and rural areas. Aly's breadth of work has demonstrated her ability in conducting consultations with heritage stakeholders including interviews and surveys.

Education

2017-2020	Post-Graduate Diploma in Heritage Conservation, Willowbank School of Restoration Arts. Queenston, ON
2016-2017	Post-Graduate Certificate in Urban Design, Simon Fraser University, Vancouver, BC
2009-2013	Honours BA, University of Guelph, Guelph, ON Sociology

Select Work Experience

Current	Technical Writer and Researcher, Archaeological Research Associates Ltd. Produce deliverables for ARA's heritage team, including historic research, heritage assessment and evaluation for designation by-laws, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations.
2021	Cultural Consultant, Ministry Tourism Culture and Sport Provided liaison and advisory services to municipalities and stakeholders in the heritage sector on cultural heritage legislation in Ontario.
2020	Heritage Planning Consultant, Megan Hobson & Associates Provided heritage consulting services, including site investigation and documentation. Provided cultural heritage value assessment and evaluations.
2019-2020	Cultural Heritage Planning Intern, ERA Architects Coordinated and authored various heritage related contracts. Duties included historic research, heritage impact assessments, cultural heritage assessments and evaluations.
2016-2017	Heritage Vancouver, Programs and Communications Conducted research and analysis of heritage properties and neighbourhoods in Vancouver. Assisted in the creation of a cultural heritage landscape assessment of Vancouver's Chinatown neighbourhood through historical research and community engagement.

Select Professional Development

- 2021 International Network for Traditional Building and Urbanism (INTBAU) membership
- 2021 "Drafting Statements of Significance." Webinar presented by ARA's K. Jonas Galvin for ACO's job shadow students.
- 2021 "Architectural Styles." Webinar presented by ARA's K. Jonas Galvin for ACO's job shadow students.
- 2021 "Perspectives on Cultural Heritage Landscapes". Cultural Heritage, Archaeology and Planning Symposium. ARA Ltd.
- 2019 University of Toronto, Mark Laird "Selected topics on Landscape Architecture", Course audit
Messors, "Fornello Sustainable Preservation Workshop", Cultural Landscape Field School
- 2018 Points of Departure. Association for Preservation Technology (APT) Conference. Buffalo, NY.

Presentations

- 2018 Essential issues or themes for education in heritage conservation: Montreal Roundtable on Heritage (Canada Research Chair on Built Heritage)