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3 9 2015

RESOLVED

BY-LAW NUMBER

2015-065

of THE CORPORATION

OF CITY OF KITCHENER

(Being a by-law to designate Part of Lot 8 Richard Beasley's Old Survey, being Part 1 of Reference Plan 58R-18524 and municipally known as a portion of 508 New Dundee Road in the City of Kitchener as being of cultural heritage value or interest).

WHEREAS section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18., authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the Council of The Corporation of the City of Kitchener has received and considered the recommendations of its municipal heritage committee pertaining to this by-law, arising from Heritage Kitchener's meeting held the 3<sup>rd</sup> day of March, 2015;

AND WHEREAS the Council of The Corporation of the City of Kitchener resolved at its Council Meeting held the 23<sup>rd</sup> day of March, 2015 to publish a Notice of Intention to Designate property described as Part of Lot 8 Richard Beasley's Old Survey, being Part 1 of Reference Plan 58R-18524 and municipally known as a portion of 508 New Dundee Road in the City of Kitchener and such resolution was confirmed by By-law No. 2015-026 passed by the Council of The Corporation of the City of Kitchener at its Council Meeting held the 23<sup>rd</sup> day of March, 2015;

AND WHEREAS the Council of The Corporation of the City of Kitchener has caused to be served on the owner of the land and premises described as Part of Lot 8 Beasley's Old Survey, being Part 1 of Reference Plan 58R-18524 and municipally known as a portion of 508 New Dundee Road in the City of Kitchener, and upon the Ontario Heritage Trust, a Notice of Intention to designate as being of cultural heritage value or interest that part of the aforesaid real property more particularly hereinafter described, and has caused such Notice of Intention to be published in a newspaper having general circulation in the municipality, a copy of which is attached hereto as Schedule "A";

AND WHEREAS no Notice of Objection to the proposed designation has been served upon the Clerk of the Municipality;

NOW THEREFORE the Council of The Corporation of the City of Kitchener enacts as follows:

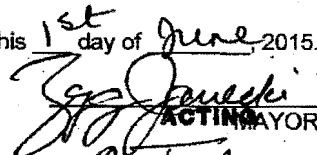

1. There is designated as being of cultural heritage value or interest the following heritage attributes of the property described as Part of Lot 8 Richard Beasley's Old Survey, being Part 1 of Reference Plan 58R-18524 and municipally known as a portion of 508 New Dundee Road in the City of Kitchener:

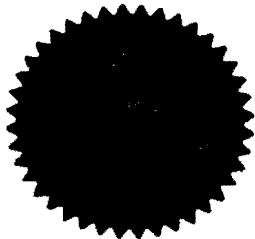
Key attributes that express the design/physical value of the property including:

- All elements related to the construction and Vernacular design influenced by the Georgian and Classic Revival architectural styles of the farmhouse, including:
  - south-facing orientation to New Dundee Road and view from the road to the farmhouse;
  - driveway connection to New Dundee Road;

- o one-and-a-half storey massing and rectangular plan of the original stone farmhouse;
  - o stone construction, including shaped stone on the south façade, fieldstones on the east and west façades, large shaped stone quoins on all corners (excluding the stone construction between stone quoins on the north elevation);
  - o symmetrical arrangement of south elevation including placement and proportion of window and door openings, location of chimneys at east and west ends of the stone farmhouse;
  - o west elevation with two-and-one-half storey elevation accessible from the basement level, including the placement and proportion of window and door openings;
  - o east elevation including placement and proportion of window openings (excluding the bay window);
  - o side gable roof with returned eaves on east and west elevations (excluding a portion of the north roofscape extending between the stone quoins and located one foot below the ridge of the roof);
  - o plain wooden cornice and frieze on the south, east and west elevations; and,
  - o all timber lintels above window and door openings on the south, east and west elevations.
2. A statement explaining the property's cultural heritage value or interest is attached hereto as Schedule "B".
  3. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the whole of the property described in Schedule "C" attached hereto in the proper land registry office.
  4. The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Trust and to cause notice of the passing of this by-law to be published in a newspaper having general circulation in the municipality.

PASSED at the Council Chambers in the city of Kitchener this 1<sup>st</sup> day of June, 2015.


  
 ACTING MAYOR  
  
 CLERK



## SCHEDULE "A"

Part of Lot 8 Richard Beasley's Old Survey, being Part 1 of Reference Plan 58R-18524, municipally known as a portion of 508 New Dundee Road

Notice of Intention to Designate



IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18, AS AMENDED, AND IN THE MATTER OF THE LANDS AND PREMISES AT THE FOLLOWING MUNICIPAL ADDRESS(ES) IN THE PROVINCE OF ONTARIO

**NOTICE OF INTENTION**

TAKE NOTICE that the Council of the Corporation of the City of Kirchener intends to designate the following municipal address as being of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended.

**508 NEW DUNDEE ROAD**

508 New Dundee Road is recognized for its design, physical, contextual, historic and associative values. The original stone farmhouse demonstrated design and physical value as a representative example of a mid-19th century Vernacular design with some elements influenced by Georgian and Classic Revival architectural styles. The original stone farmhouse exhibits a high degree of craftsmanship. Contextually, this property is physically and historically related to its surroundings through its location on New Dundee Road. The property is associated with the theme of early English settlement, the Petworth Emigration Scheme and Ian C. Ormston. Ian C. Ormston was a Second World War veteran who was awarded with a Distinguished Flying Cross for his services by King George VI. Ormston's ownership and care of the property helps maintain the integrity of the original stone farmhouse.

The full particulars of the Statement of Significance are available at the Clerk's Office, 2nd Floor, Kirchener City Hall during normal business hours.

Any person may send by Registered Mail or deliver to the Clerk of the City of Kirchener, Notice of his or her objections to the proposed designation, together with a statement of the reasons for the objection and all relevant facts, to be received by the Clerk not later than the 27th day of April, 2026. When a Notice of Objection has been received, the Council of the Corporation of the City of Kirchener will refer the matter to the Conservation Review Board.

Dated at Kirchener on the 27th day of March, 2025.

Christine Telling  
Director of Legislative Services  
A City Clerk  
City Hall, P.O. Box 1118  
220 King Street West  
Kirchener, Ontario N2G 4G7

## SCHEDULE "B"

Part of Lot 8 Richard Beasley's Old Survey, being Part 1 of Reference Plan 58R-18524, municipally known as a portion of 508 New Dundee Road

### Statement of Cultural Heritage Value or Interest

Municipal Address: 508 New Dundee Road

Legal Description: Beasley's Old Survey Part Lot 8

Year Built: c. 1851

Architectural Style: Vernacular with some influence of the Georgian and Classic Revival architectural styles

Original Owner: Unknown (likely Thomas Pedder)

Original Use: Farmhouse

Condition: Good

### Description of Historic Place

508 New Dundee Road is a one and one half storey mid-19<sup>th</sup> century stone farmhouse built in the Vernacular with some influence of the Georgian and Classic Revival architectural styles. The building is situated on a 2.25 acre parcel of land located on the north side of New Dundee Road between Robert Ferrie Drive and Pinnacle Drive in the Doon South Planning Community of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the stone farmhouse building.

### Heritage Value

508 New Dundee Road is recognized for its design, physical, contextual, historic and associative values.

The original stone farmhouse demonstrates design and physical value because it is representative of a mid-19<sup>th</sup> century Vernacular design with some elements influenced by Georgian and Classic Revival architectural styles. The original stone farmhouse demonstrates a high degree of craftsmanship, evident in the shaped stone façade, large shaped stone quoins and angled timber lintels. The integrity of the original stone farmhouse is very high, and has been restored to conserve the exterior walls and many of the original window openings still visible on the south, east and west elevations.

The property demonstrates contextual value because it is physically and historically linked to its surroundings. The original stone farmhouse remains oriented to New Dundee Road, a historic settlement road. This road once bisected the 100+ acre lot but now forms the southern property line. Filtered views between the original stone farmhouse and New Dundee Road along the driveway remain intact.

The farmhouse at 508 New Dundee Road demonstrates historical and associative value due to its association with the theme of early English settlement in the Beasley's Old Survey area of Waterloo Township. Although much of the township was settled by Mennonite farmers or German immigrants, pockets of the township, particularly surrounding the subject property, were settled by people from England, Scotland or Ireland. The property, (though not necessarily the original stone farmhouse, as its exact construction date is unknown) is further associated with the Petworth Emigration Scheme that assisted a number of English emigrants, like the Dearling family, one of the early families to settle and begin clearing the lot, to Waterloo Township from rural Sussex.

The integrity of the original stone farmhouse demonstrates the local materials (granite fieldstone, timber) available to settlers, and the influence of elements from architectural styles fashionable at the time indicates a certain level of

prosperity of the owner when the house was constructed, or demonstrates the occupant's desire to reflect the architectural trends of the era.

More recently, the property is associated with [REDACTED], who purchased the property in 1957. Ormston was a Second World War veteran who was awarded with a Distinguished Flying Cross for his services by King George VI. Ormston's stewardship and care of the property have maintained the integrity of the original stone farmhouse.

#### Heritage Attributes

The heritage value of 508 New Dundee Road resides in the following heritage attributes:

- All elements related to the construction and Vernacular design influenced by the Georgian and Classic Revival architectural styles of the farmhouse, including:
  - south-facing orientation to New Dundee Road and view from the road to the farmhouse;
  - driveway connection to New Dundee Road;
  - one-and-a-half storey massing and rectangular plan of the original stone farmhouse;
  - stone construction, including shaped stone on the south façade, fieldstones on the east and west facades, large shaped stone quoins on all corners (excluding the stone construction between stone quoins on the north elevation);
  - symmetrical arrangement of south elevation including placement and proportion of window and door openings, location of chimneys at east and west ends of the stone farmhouse;
  - west elevation with two-and-one-half storey elevation accessible from the basement level, including the placement and proportion of window and door openings;
  - east elevation including placement and proportion of window openings (excluding the bay window);
  - side gable roof with returned eaves on east and west elevations (excluding a portion of the north roofscape extending between the stone quoins and located one foot below the ridge of the roof);
  - plain wooden cornice and frieze on the south, east and west elevations; and;
  - all timber lintels above window and door openings on the south, east and west elevations.

#### References

MHBC. (2015). Heritage Impact Assessment: 508 New Dundee Road.

**SCHEDULE "C"**

**Legal Description for the relevant portion of 508 New Dundee Road**

Part of Lot 8 Richard Beasley's Old Survey, being Part 1 of Reference Plan 58R-18524.

Being part of PIN 22734-0064