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ONTARIO HERITAGE TRUST

MAY 27 2021

RECEIVED

Dianna Saunderson
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May 21, 2021

A/Provincial Heritage Registrar, Ontario Heritage Act
Ontario Heritage Trust
10 Adelaide Street East
Toronto ON M5C 1J3

Re: Notice of Intention – 518 Bridgeport Road

Please be advised that the Council of the Corporation of the City of Kitchener at its regular meeting held Monday, May 17, 2021 passed the following resolution, namely:

“That pursuant to Section 29 of the Ontario Heritage Act, the Clerk be directed to publish a Notice of Intention to designate the property municipally addressed as 518 Bridgeport Road as being of cultural heritage value or interest, as outlined in Development Services Department report DSD-2021-58.”

Attached is a copy of Development Services Department report DSD-2021-58, dated April 9, 2021, as well as a Statement of Cultural Heritage Value or Interest for 518 Bridgeport Road and a description of the heritage attributes related to the property to be protected. Also attached is a copy of the Notice of Intention to designate.

Yours truly,

A handwritten signature in black ink, appearing to read 'Dianna Saunderson'.

Dianna Saunderson
Committee Administrator

Att.

c.c. M. Drake, Senior Heritage & Policy Planner
V. Grohn, Heritage Planner
(cc'd parties by email only)

APPENDIX 'B'

Statement of Cultural Heritage Value or Interest

Description of the Property

The subject property is municipally addressed as 518 Bridgeport Road in the City of Kitchener within the Region of Waterloo and the Province of Ontario. It is located on the north side of Bridgeport Road, Regional Road 9, in the Bridgeport West Neighbourhood and bounded by Lancaster Street West to the east, and Lang Crescent to the north and west.

The subject property includes a one-and-one-half storey single detached dwelling with a rear addition, attached garage and landscaped gardens. The property has formal designed gardens. The dwelling is situated on the crest of a hill on a 0.84-acre parcel. The property has a large lot and generous set back from Bridgeport Road.

Statement of Cultural Heritage Value or Interest

The subject property demonstrates design/physical value as well as historical/associative value.

The property demonstrates design/physical value as representative example of an early 20th century, poured concrete, vernacular building with influences from the Arts and Crafts movement and Georgian Revival architecture style. The residence was built c. 1914 and a one-and-a-half storey addition and a one storey garage was added in 1941. The addition was designed by local architect T.H. Wells and built by Ball Brother Construction. The three-bay residence is built with poured concrete (c. 1914) and cinder block (1941) with concrete parge-work scored to resemble square cut stones. The ivy-covered house features a gable end roof with overhanging eaves and dormers. It has recessed and decorative front entrance. Many of the features are original and intact. The house sits prominently on the highest area of the property, fronting towards Bridgeport Road.

The property demonstrates historical/associative value because of its direct association with Thomas Pearce and direct association with the Sims family. The residence was built by Thomas Pearce as a wedding gift for his daughter Lena 'Harriet' Pearce and her husband, English sea captain Ernest Snow. Thomas Pearce played a prominent role in the development of the educational system in Waterloo County. In 1937, the Snows sold the property to William 'Bill' and Mary Sims, who named the house "Hilltop House." The Sims were a well-known and respected family in Kitchener due in part to the prominence and success of Bill's father, Harvey Sims. Harvey Sims is directly associated with the property known as the Sims Estate (Chicopee Estate) which featured a Humphrey Carver and Carl Borgstrom designed landscape. Bill, along with his father and brother J. Kenneth were lawyers in Kitchener.

The landscape demonstrates physical/design value and associative value because of its direct association with Carl Borgstrom. Carl Borgstrom was a prominent landscape architect from Churchville, Ontario who, in addition to various private commissions, designed the Rock Garden at the Royal Botanical Gardens in Hamilton. He was one of the founding members of the Canadian Association of Landscape Architects, which evolved into provincial chapters. Carl Borgstrom designed the garden layout for the Sims in 1946. The landscaped gardens display a blend of both structure and natural forms. The gardens were built in tiers, starting with a flagstone terrace and balustrade. A few steps lead to a grassy level bounded by geometric hedges before another stairway descends to a concrete path marking the perimeter of the buried pool. The structured tiers give way to an open lawn edged by plantings and mature trees. The gardens host rare and unique species such as the Carolinian rose, Indian bean tree, and Catalpa tree. A steep unmaintained wooded area with a meandering path is found along the north side of the property.

Description of the Heritage Attributes

The heritage attributes supporting the cultural heritage value or interest of 518 Bridgeport Road are represented in the one-and-a-half-storey single detached dwelling, one storey garage and the designed landscape.

Key heritage attributes associated with the built heritage resources include:

- One-and-a-half storey height and south facing orientation;
- The large setback from the street;
- The use of poured concrete construction (c. 1914) with pargework scored to resemble square cut stone;
- The one storey garage (1941) (1941);
- The window openings and sills;
- The original single sash wood windows on the c. 1914 single detached dwelling;
- The three-bay front facade with original wood door, side lights, and panelled transom;
- The recessed entrance with segmentally arched opening and flat canopy with brackets, wood soffits, and woodwork scored to resemble purlins; and,
- The gable roof, dormers, and roofline with overhanging eaves, wood soffits with woodwork scored to resemble purlins.

Key heritage attributes associated with Borgstrom's landscape features include:

- The spatial order surrounding the house including the terraces, grass tier, primary walkway in and out of the formal garden, and stone stairs and ramp;
- The curved driveway and vegetation (north side) which limits views into the formal garden and lawn;
- The front lawn with mix of grass, trees and plantings;
- The flagstone terrace with balustrade and retaining wall with centrally placed stone stairway;
- The stone edging which defines the original pool area;
- The open lawn area with sloping terrain;

- The trees and plantings bordering the east edge of the property;
- The rare and unique species such as the Carolinian rose, Indian bean tree, and Catalpa tree;
- Vistas into and out of the terrace; and,
- The unmaintained wooded area at the north of the property.

