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MARIAH BLAKE
Committee Coordinator, Legislated Services
Corporate Services Department
Kitchener City Hall, 2nd Floor
200 King Street West, P.O. Box 1118
Kitchener, ON N2G 4G7
Phone: 519-783-8999
mariah.blake@kitchener.ca

REGISTERED MAIL

June 27, 2025



RECEIVED
2025/06/27
(YYYY/MM/DD)
Ontario Heritage Trust

Re: Designating By-law – 79-81 St. George Street

Dear Property Owner:

This is to advise that the Council of the Corporation of the City of Kitchener, at its regular meeting held on Monday, June 23rd, 2025, passed By-law 2025-072, pursuant to Part IV of the *Ontario Heritage Act*, designating the property municipally known as p79-81 St. George Street as being of historic and cultural heritage value or interest. A copy of the designating By-law is attached for your information, along with a copy of the Notice of Passing.

Any person who objects to this By-law may appeal to the Ontario Land Tribunal by notifying the Ontario Land Tribunal and the Clerk of the Corporation of the City of Kitchener in writing within 30 days after the publication of this notice. The last day to appeal is Sunday, July 27, 2025. A notice of appeal must set out the objections to the By-law and the reasons in support of the objection, accompanied by the fee charged by the Ontario Land Tribunal.

If you have any questions or concerns, please contact Michelle Drake, Heritage Planner at 519-783-8909.

Yours truly,

A handwritten signature in black ink that reads 'm. Blake'.

Mariah Blake
Committee Coordinator

cc: Registrar, Ontario Heritage Trust
K. Hughes, Assistant City Solicitor
Michelle Drake, Heritage Planner
(cc'd parties by email only)

BY-LAW NUMBER
OF THE
CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate the property
municipally addressed as 79-81 St. George
Street, in the City of Kitchener as being of
historic and cultural heritage value or interest)

WHEREAS section 29 of the *Ontario Heritage Act*, R.S.O. 1990, C. 0.18, authorizes the Council of a Municipality to enact by-laws to designate real property, including all of the buildings and structures thereon, or portions thereof, 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 (Heritage Kitchener) regarding the designation of a property located at 79-81 St. George Street, Kitchener (the "Property");

AND WHEREAS the Council of The Corporation of the City of Kitchener resolved at its Council Meeting held on April 7, 2025, to publish a Notice of Intention to designate the Property as being of cultural heritage value or interest pursuant to section 29 of the *Ontario Heritage Act*, R.S.O. 1990, C. O.18, and which resolution was confirmed by By-law No. 2025-039;

AND WHEREAS a copy of the Notice of Intent to Designate was served upon the registered owners of the Property and upon the Ontario Heritage Trust;

AND WHEREAS a copy of the Notice of Intent to Designate was published in the Waterloo Region Record, which is a newspaper having general circulation in the City of Kitchener on April 11, 2025, a copy of which is attached to this by-law as "Schedule A";

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

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

1. The building and property known as 79-81 St. George Street, Kitchener, as more particularly described in Schedules "B", "C", and "D" to this by-law are hereby designated as being of cultural value or interest under Part IV, section 29 of the *Ontario Heritage Act*, R.S.O. 1990, C. 0.18;
2. 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 "D" to this by-law with the Land Registry Office;
3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the registered owners of the property described in Schedule "D" to this by-law and on the Ontario Heritage Trust; and,
4. The City Clerk is hereby authorized to publish a notice of this by-law in a newspaper having general circulation in the City of Kitchener.

PASSED at the Council Chambers in the City of Kitchener this 23rd day of June, 2025.

Mayor

Clerk

SCHEDULE A
NOTICE OF INTENTION TO DESIGNATE
79-81 St. George Street, KITCHENER



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 Kitchener intends to designate the following municipal addresses 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.

79-81 St. George Street

79-81 St. George Street is recognized for its design/physical, historical/associative, and contextual values. The building demonstrates design/physical value as a rare example of a late 19th century semi-detached building and as a representative example of the Italianate architectural style. The building is in good condition. The building is two storeys in height and features: square plan; hipped roof; and, one-storey rear addition with two enclosed verandahs. 79-81 St. George Street has historical/associative value because it has direct associations with the theme of early development and housing typologies, and more specifically the semi-detached dwelling housing typology. The contextual values relate to the location, orientation, massing, and setback of the building, which help to define and maintain the consistent street edge (e.g., similar building setbacks) on the south side of St. George Street. In addition, the orientation, massing, setback, design, and materials contribute to the continuity and character of the St. George Street streetscape and the Cedar Hill Schneider Creek Neighbourhood Cultural Heritage Landscape. The building is in its original location providing a physical, visual, and historic link to its surroundings (e.g., St. George Street and the Cedar Hill Schneider Creek Neighbourhood Cultural Heritage Landscape).

1434 Trussler Road

1434 Trussler Road is recognized for its design/physical, historical/associative, and contextual values. The property demonstrates design/physical value as a rare and early example of a mid-19th century one-and-one-half storey frame house constructed with lathe and horsehair covered with stucco while the circa 1910 two-and-a-half storey Queen Anne house is a rare example of a construction method that used a machine to cut an exterior wythe of rock-faced concrete block to clad the wood frame construction beneath. The property further demonstrates design/physical value as a rare and early example of mixed architectural styles. The barn has physical value as an early example of a barn and its solid construction. The historical/associative values relate to its history and association with early pioneer settlement, architectural and social development, and original, previous, and existing owners of the property. Owners have included the Brubacher family, Oliver Clemens, the Lautenschlager family, and the Goettling family. The contextual value relates to the rural character of the property and area. Specific elements that maintain the rural character include: the layout of buildings, the long tree lined laneway terminating at the farm complex with the house on one side and the barn on the other, the south facing house oriented towards the lane, the location of the house within a grove of trees, undulating topography, agricultural fields, hedgerows, and forests. The contextual value also relates to how the heritage attributes are physically, visually, functionally, and historically linked to the rural character of the property and area.

The full Statements of Significance, containing a list of the heritage attributes, is available in the Office of the City Clerk by contacting clerks@kitchener.ca during normal business hours. Any person may send by Registered Mail, or deliver to the Clerk of the City of Kitchener, notice of their objections to the proposed designation, together with a statement of the reasons for objection and all relevant facts, to be received by the Clerk no later than the 11th day of May 2025. If a Notice of Objection is received, the matter will be referred to the Council of the Corporation of the City of Kitchener for consideration.

Dated at Kitchener the 11th day of April, 2025.

Amanda Fusco
Director of Legislated Services & City Clerk
City Hall, P.O. Box 1118
200 King Street West
Kitchener, Ontario N2G 4G7

SCHEDULE B

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

79-81 St. George Street, KITCHENER

Description of Cultural Heritage Resource

79-81 St. George Street is a two-storey late 19th century brick semi-detached dwelling built in the Italianate architectural style. The semi-detached dwelling is situated on a 0.29-acre parcel of land located on the south side of St. George Street between Peter Street and Hebel Place in the Cedar Hill Schneider Creek Neighbourhood Cultural Heritage Landscape of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the semi-detached dwelling.

Heritage Value

79-81 St. George Street is recognized for its design/physical, contextual, and historical/associative values.

Design/Physical Value

The property municipally addressed as 79-81 St. George Street demonstrates design/physical value as a rare example of a late 19th century semi-detached building and as a representative example of the Italianate architectural style. The building is in good condition. The building is two storeys in height and features: square plan; hipped roof; and, one-storey rear addition with two enclosed verandahs.

Front Elevation (North Façade)

The front of the building faces St. George Street and is built with buff (yellow) brick and features a three bay wide symmetrical façade with central porch entrances between two one-storey projecting bays. The façade features: wood soffits, fascia and decorative brackets; buff (yellow) brick; 2/2 segmentally arched wood windows with brick voussoirs and wood sills; two one-storey trapezoid shaped projecting bays with low pitched hipped (pyramidal) roof with wood soffits, fascia and decorative brackets, buff (yellow) brick, 2/2 segmentally arched wood windows with brick voussoirs and wood sills, and foundation; centred one-storey hipped roof verandah with decorative wood posts, brackets and guard; two wood paneled doors with semi-circular lites and segmentally arched transoms with brick voussoirs; and, two wood storm doors.

Side Elevation (West & East Façades)

The side elevations are two bays wide and separated by the chimney. The chimney is not functional as the top above the roofline has been removed. The bay closest to the street is plain with wood soffits, fascia and decorative brackets; yellow (buff) brick; one flatheaded rectangular basement window opening and window; and, foundation. The bay closest to the one-storey addition features wood soffits, fascia and decorative brackets; yellow (buff) brick; one segmentally arched 2/2 wood window with brick voussoirs and wood sill on the second storey; two segmentally arched 2/2 wood windows with brick voussoirs and wood sills on the first storey; two flatheaded rectangular basement window; and, foundation.

Historical/Associative Value

The property municipally addressed as 79-81 St. George Street has historical/associative value because it has direct associations with the theme of early development and housing typologies, and more specifically the semi-detached dwelling housing typology. In Berlin (now Kitchener), the Berliner Journal documented building progress in the 1870s and referred to semi-detached dwellings as “2 family dwelling”, “houses built for 2 residences” or “double houses.” The semi-detached building typology was rare with less than two dozen being constructed between 1878 and 1903. 79-81 St.

George Street was documented as the sixth semi-detached dwelling built in Berlin and it was built by John Sage as a “2-storey brick house, setup as 2-family dwelling” for a cost of \$2000 in the south ward. The semi-detached dwelling typology was an early demonstration of multiple dwellings, which were not common in Ontario, but that could blend into the existing single detached dwelling stock due to similarities in plan, massing, and design.

Contextual Value

The contextual values relate to the location, orientation, massing, and setback of the building, which help to define and maintain the consistent street edge (e.g., similar building setbacks) on the south side of St. George Street. In addition, the orientation, massing, setback, design, and materials contribute to the continuity and character of the St. George Street streetscape and the Cedar Hill Schneider Creek Neighbourhood Cultural Heritage Landscape. The building is in its original location providing a physical, visual, and historic link to its surroundings (e.g., St. George Street and the Cedar Hill Schneider Creek Neighbourhood Cultural Heritage Landscape).

SCHEDULE C

DESCRIPTION OF HERITAGE ATTRIBUTES

79-81 St. George Street, KITCHENER

Description of the Heritage Attributes

The heritage value of 79-81 St. George Street resides in the following heritage attributes:

- All elements related to the design/physical value of the semi-detached dwelling built in the Italianate architectural style, including:
 - square plan;
 - hipped roof;
 - one-storey rear addition with two enclosed verandahs;
 - Front Elevation (North Façade)
 - buff (yellow) brick;
 - three bay wide symmetrical façade;
 - central porch with front door entrances between two one-storey projecting bays;
 - wood soffits, fascia and decorative brackets;
 - 2/2 segmentally arched wood windows with brick voussoirs and wood sills;
 - two one-storey trapezoid shaped projecting bays with low pitched hipped (pyramidal) roof with wood soffits, fascia and decorative brackets, buff (yellow) brick, 2/2 segmentally arched wood windows with brick voussoirs and wood sills, and foundation;
 - centred one-storey hipped roof verandah with decorative wood posts, brackets and guard;
 - two wood paneled doors with semi-circular lites and segmentally arched transoms with brick voussoirs; and,
 - two wood storm doors.
 - Side Elevation (West & East Façades)
 - two bay width separated by the remnants of a chimney; the bay closest to the street is plain with wood soffits, fascia and decorative brackets; yellow (buff) brick; one flatheaded rectangular basement window opening and window; and, foundation; and,
 - the bay closest to the one-storey addition features wood soffits, fascia and decorative brackets; yellow (buff) brick; one segmentally arched 2/2 wood window with brick voussoirs and wood sill on the second storey; two segmentally arched 2/2 wood windows with brick voussoirs and wood sills on the first storey; two flatheaded rectangular basement window; and, foundation.
 -
- All elements related to the contextual value, including:
 - location, orientation, massing, and setback of the building, which help to define and maintain the consistent street edge (e.g., similar building setbacks) on the south side of St. George Street;
 - the orientation, massing, setback, design, and materials contribute to the continuity and character of the St. George Street streetscape and the Cedar Hill Schneider Creek Neighbourhood Cultural Heritage Landscape; and,
 - the original building location providing a physical, visual, and historic link to its surroundings (e.g., St. George Street and the Cedar Hill Schneider Creek Neighbourhood Cultural Heritage Landscape).

SCHEDULE D

LEGAL DESCRIPTION

79-81 St. George Street, KITCHENER

LOT 205 SUBDIVISION OF LOT 17 GERMAN COMPANY TRACT KITCHENER,
CITY OF KITCHENER, Being all of PIN 22500-0086



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 PASSING HERITAGE DESIGNATION BY-LAW

TAKE NOTICE that the Council of the Corporation of the City of Kitchener passed By-law No. 2025-072 and By-law 2025-073 designating the properties municipally known as 79-81 St. George Street and 1434 Trussler Road as being of cultural heritage value or interest under the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended.

AND TAKE FURTHER NOTICE that any person who objects to this By-law may appeal to the Ontario Land Tribunal by notifying the Ontario Land Tribunal and the Clerk of the Corporation of the City of Kitchener in writing within 30 days after the publication of this notice. The last day to appeal is July 27, 2025. A notice of appeal must set out the objections to the By-law and the reasons in support of the objection, accompanied by the fee charged by the Ontario Land Tribunal.

Dated at Kitchener the 27 day of June, 2025.

Amanda Fusco
Director of Legislated Services
& City Clerk
City Hall, P.O. Box 1118
200 King Street West
Kitchener, Ontario N2G 4G7