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December 10, 2015

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario M5C 1J3

Re: Notice of Intention to Designate

NOTICE OF INTENTION TO DESIGNATE PURSUANT TO THE ONTARIO HERITAGE ACT

NOTICE IS HEREBY GIVEN that the Council of the Corporation of the City of Waterloo intends to designate the hereinafter mentioned property for its cultural heritage value or interest under the provisions of Section 29, Part IV of the Ontario Heritage Act, R.S.O. 1990, as amended.

Address: 43 George Street, Waterloo

Legal Description: Plan 498 Survey Kumpf Lot 27

Description of property

The subject lands located at 43 George Street, Waterloo, ON, contain a two storey, single detached residential dwelling that has significant design, historical and contextual heritage value.

Statement of Cultural Heritage Value or Interest

Built ca. 1875, the dwelling contains design value pertaining to its vernacular Italianate style, most evident in the dwelling's hip roof and projecting eaves, as well as the asymmetrical L-shaped building footprint. The design value also pertains to a 1929 renovation by locally prominent architect, Bernal A. Jones, that resulted in an enclosed front porch, a solarium, and grey stucco over the original yellow brick exterior. The porch demonstrates a high degree of craftsmanship, with respect to its double pilasters with plain capitals on each side of the door and an architrave with dentils. Other prominent features of the 1929 alteration include a second storey balcony, wrap-around stairs to the front entrance, and Palladian windows in the solarium.

The historical value of the property pertains to its direct association with Simon Synder, a noteworthy businessman and Waterloo's 6th mayor, who lived in the house from the time of its construction until his death in 1902. The property's historical value also pertains to its association with architect Bernal A. Jones, a prominent local architect who designed the building's 1929 alterations, as well as a number of significant public, commercial and ecclesiastical buildings throughout the Region, including Kitchener's St. Mary's Hospital (1931), the Public Utilities Building (1932), the Church of the Good Shepherd (1936-37), and the Freeport Sanatorium (1929-32).



The contextual value of the property relates to the building's elevation and position in relation to the streetscape and surrounding neighbourhood. The age, size, setback and massing of the building as well as its location on a hill, helps to define and support the character of George Street.

Heritage Attributes

Key heritage attributes that embody the property's design and historical and contextual values include:

- All exterior facades of the asymmetrical 2 storey dwelling including:
 - Enclosed front porch with double pilasters with plain capital on each side of the front door and architrave with dentils
 - Wrap-around stairs on the front entrance
 - Second storey balcony with iron railing
 - 6 over 6 windows and door openings
 - West addition with Palladian windows and balcony
 - Roofline, including hip roof with projecting eaves
 - Two chimneys, one on each side of the dwelling, with simple trim
- The building's elevation above the street level, and orientation on the property

Inquiries about the intention to designate may be directed to Michelle Lee, Heritage Planner by phone 519-747-6068 or by email at michelle.lee@waterloo.ca.

Notice of objection to this designation may be served on the Clerk of the Corporation of the City of Waterloo within thirty days of this notice. Any notice of objection shall indicate the reasons for the objection and all relevant facts. The last day for filing an objection is January 11, 2016.

DATED at Waterloo this 10th day of December, 2015.

Olga Smith, City Clerk
City of Waterloo
100 Regina Street South
Waterloo, Ontario N2J 4A8