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RECEIVED
2023/07/14
(YYYY/MM/DD)
Ontario Heritage Trust

Mariah Blake
Committee Administrator
Corporate Services Department
Kitchener City Hall, 2nd Floor
200 King Street West, P.O. Box 1118
Kitchener, ON N2G 4G7
Phone: 519.741.2200 ext. 7277
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mariah.blake@kitchener.ca
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July 14, 2023

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

Re: Designating By-law – 181 Frederick Street

This is to advise that the Council of the Corporation of the City of Kitchener at its regular meeting held on June 26, 2023 passed By-law 2023-084, pursuant to Part IV of *the Ontario Heritage Act*, designating the property municipally known as 181 Frederick 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.

Yours truly,

A handwritten signature in dark ink, appearing to read "m. Blake".

Mariah Blake
Committee Administrator

cc via email: Deeksha Choudhry, Heritage Planner

Properties

PIN

22512 - 0197 LT

Description

PART LOTS 1, 2, 3, 4, 5, 6 & 7 PLAN 392 KITCHENER, PART 2 58R21431; CITY OF KITCHENER

Address

181 FREDERICK STREET
KITCHENER

Applicant(s)

This Order/By-law affects the selected PINs.

Name

THE CORPORATION OF THE CITY OF KITCHENER

Address for Service

200 King Street West
PO Box 1118
Kitchener, Ontario
N2G 4G7

This document is being authorized by a municipal corporation BERRY VRBANOVIC, MAYOR and AMANDA FUSCO, CLERK.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Whitney Charlene Kleine

200 King St. W.
Kitchener
N2G 4G7

acting for
Applicant(s)

Signed 2023 07 06

Tel 519-741-2268

Fax 519-741-2702

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

CITY OF KITCHENER

200 King St. W.
Kitchener
N2G 4G7

2023 07 06

Tel 519-741-2268

Fax 519-741-2702

Fees/Taxes/Payment

Statutory Registration Fee

\$69.00

Total Paid

\$69.00

BY-LAW NUMBER 2023-084
OF THE
CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate the property
municipally known as 181 Frederick 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 181 Frederick Street, Kitchener;

AND WHEREAS the Council of The Corporation of the City of Kitchener resolved at its Council Meeting held on May 8, 2023, to publish a Notice of Intention to designate the Property described as 181 Frederick Street, Kitchener 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. 2021-059;

AND WHEREAS a copy of the Notice of Intent to Designate was served upon the registered owners of 181 Frederick Street, Kitchener 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 May 12, 2023, 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 181 Frederick 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 26th day of June, 2023.





Mayor



Clerk

SCHEDULE A

NOTICE OF INTENTION TO DESIGNATE

181 Frederick 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.

181 Frederick Street

The property municipally addressed as 181 Frederick Street, also known as the "Snider House" demonstrates design/physical, historical/associative and contextual values.

The exterior of the Snider House has design value as a representation of the Craftsman style of architecture in the City of Kitchener which displays a high degree of craftsmanship and artistic merit. The building was built circa 1910, and is one of the last remaining Craftsman houses on Frederick Street.

The historic/associative values of the property relates to its owners, specifically Elias Weber Bingeman Snider (E.W.B. Snider) who lived in this house from 1919 until 1921. He was best known for bringing hydroelectricity to the area and originating the present hydropower system in Ontario.

The property has contextual value as being the original location along Frederick Street as part of the Craftsman Homes that were originally built in Frederick Street between 1900 and 1910.

73 Shanley Street

The property municipally addressed as 73 Shanley Street demonstrates design/physical, historic/associative and contextual values.

The exterior of the property has design value as a representative example of an early 20th century single-detached dwelling constructed with influences from the Queen Anne Revival architectural style. The building was built circa 1905 and is in excellent condition and displays a high degree of craftsmanship with many intact original elements. There is a unique and original one-storey extension on the east side of the property that served as a grocer's store.

The historic and associative value relates to the historical ownership of the property as well as its potential to yield an understanding of the changing scale of neighbourhoods that the City experienced with the introduction of motor vehicles and urbanization.

The contextual value of the subject property relates to its location within the Mt Hope/Breithaupt Neighbourhood and Mt Hope/Breithaupt Neighbourhood Cultural Heritage Landscape. This is an early and significant residential neighbourhood established in the late 1800's, with many buildings original to the area remaining.

The full Statements of Significance, containing a list of the heritage attributes, are 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 designations, together with a statement of the reasons for objection and all relevant facts, to be received by the Clerk not later than 11th day of June, 2023. If a Notice of Objection is received, the Council of the Corporation of the City of Kitchener will refer the matter to the Conservation Review Board (<https://www.pas.gov.on.ca/Home/Agency/434>) for a hearing and report.

Dated at Kitchener the 12th day of May, 2023.

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

181 Frederick Street

Description of the Property

The subject property is municipally addressed as 181 Frederick Street, also known as the "Snider House" in the City of Kitchener within the Region of Waterloo and the Province of Ontario. It is located on the southeast corner side of Frederick Street and Lancaster Street East within the Central Frederick Neighbourhood. It is a one and a half storey early 20th century brick house built in the Craftsman architectural style and is situated on a 0.22 acre of land.

Statement of Cultural Heritage Value or Interest

The subject property demonstrates design/physical, historical/associative, and contextual values.

Design/Physical Value

The property demonstrates design/physical value as a notable and unique example of the Craftsman style of architecture in Kitchener. The building is in good condition with many intact original elements since it was built circa 1910. The house is one and a half storeys in height and features:

- side gable roof with center hip roof dormer on front elevation;
- wide eave overhang with roof rafters on the front elevation;
- full width porch under main roof supported by tapered brick columns with brick guard;
- Exterior red brick and chimney;
- windows and window openings, including:
 - large picture windows with transoms, stone headers and sills;
 - bay windows with transoms, stone headers and sills;
 - 1/1 windows with and without stone headers and sills;
 - small square windows with stone headers and sills on each side of the chimney;
- rusticated stone foundation; and carport.
- The detached garage features:
 - side gable roof with center hip roof dormer on front elevation;
 - wide eave overhang;
 - Exterior red brick; and
 - rusticated stone foundation.

In addition, the architectural significance of the Snider House is that it is one of the remaining of a number of Craftsman Cottages that were built along Frederick Street between 1900 and 1910. This would make 181 Frederick Street one of the last of its kind in this immediate area. These simple, detached, storey and a half homes reflected the changing social values of the times and the evolution of the "Five Points" intersection area from a 19th Century mix of commercial and residential uses into a family community served by the Suddaby School.

Historical/Associative Values

The property demonstrates significant historical/associative value because of its direct association with one its owner, Elias Weber Bingeman Snider (E.W.B Snider) who lived in the house from 1919 until 1921. His wife, Ellen Snider (nee Shoemaker) continued to live at this address until 1950. E.W.B. Snider was a prominent Berlin (now Kitchener) businessman and entrepreneur in the Kitchener area who is remembered for his many achievements. These included his role in introducing the major technical advances in the milling industry which included the introduction and transformation of the first

porcelain rolling press which replaced the stone grinding method. This technology transformed the flour industry in Canada, United States and abroad. He is however best known for bringing hydroelectricity to the area and originating the present hydropower system in Ontario.

Contextual Value

The contextual value of the building lies in its original location along Frederick Street as part of the Craftsman Homes that were originally built on Frederick Street between 1900 and 1910.

Social Value

The storey and a half, brick, American Craftsman Cottage-inspired house, built before World War I is characterized by its modest size, the deep porch, framed and supported by stout brick columns and the shallow pitched roof with deep bracketed overhangs and the inset dormer. The social movement that inspired this rejection of the Victorian and Edwardian house models of the past was inspired by the desire for a simpler, healthier lifestyle that celebrated North American values. One of the best known and eloquent proponents of these values that were translated into architectural form was Gustave Stickley. In his 1909 book "Craftsman Homes", Stickley describes the Craftsman Idea that is the foundation on which the design of these homes is built: "But while we take the greatest interest in all efforts towards reform in any direction, we remain firm in the conviction that the root of all reform lies in the individual and that the life of the individual is shaped mainly by home surroundings and influences and by the kind of education that goes to make real men and women instead of grist for the commercial mill." To add to his argument that the design of the home will improve the quality of life he goes on to say, "Therefore we regard it as a step in the direction of bringing about better conditions we try to plan and build houses which will simplify the work of home life and add to its wholesome joy and comfort."

The "better conditions" and values that were attributed to the Craftsman home design had a significant impact and influence on the appetite for and the growth of 20th century North American suburbia. These small, storey and a half homes came to be seen as a model housing solution to the crowded and unhealthy cities with their row houses, tenements and slums. This model contributed to the evolution of the post-World War II, car-dependent suburbs of detached housing that encircle most North American cities today.

The Snider House is a Kitchener example of the beginning of this evolution of the "everyman house". It is detached, sitting on its own lot with room for a garden, with a garage or carport, and a generous front porch that served to mediate between private and public life. Ample windows were provided for fresh air and natural light and simple building materials were featured that celebrated the range of the builder's woodworking, ceramic, masonry craft. All of these attributes together created the healthy home providing "wholesome joy and comfort" all of which is protected and secure under the characteristic, large, gently sloping roof with deep overhangs. 181 Frederick Street is part of the narrative of this old residential neighborhood. Its design is similar to 145 Lancaster, which is slated for demolition. This would make 181 Frederick Street one of the last of its kind in its Craftsman architectural design in this immediate area.

SCHEDULE C

DESCRIPTION OF HERITAGE ATTRIBUTES 181 FREDERICK STREET

Description of Heritage Attributes

The heritage attributes supporting the cultural heritage value or interest of 181 Frederick Street are represented in its unique Craftsman style of architecture, built in circa 1910.

The heritage value of 181 Frederick Street resides in the following heritage attributes:

- All elements related to the Craftsman architectural style of the house, including:
 - side gable roof with center hip roof dormer on front elevation;
 - wide eave overhang with roof rafters on the front elevation;
 - Rear second storey, formerly screened, sleeping porch;
 - full width porch under main roof supported by tapered brick columns with brick guard;
 - Red brick exterior;
 - chimney;
 - windows and window openings, including:
 - large picture windows with transoms, stone headers and sills,
 - brick and wood projecting bay windows with transoms, stone headers and sills,
 - 1/1 windows with and without stone headers and sills,
 - small square windows with stone headers and sills on each side of the chimney;
 - Natural wood main entry door with vertical leaded glass panels.
 - rusticated stone foundation with stone detailing;
 - Tudor-esque board and plaster gable treatment for the main house and the carport gables;
 - The carport's tapered brick carport columns, and the flat arch supporting gable, and,
 - carport.
- All elements related to the Craftsman architectural style of the detached garage, including:
 - side gable roof with center hip roof dormer on front elevation;
 - wide eave overhang;
 - red brick; and,
 - rusticated stone foundation.
- All elements related to the contextual value, including:
 - The original location of the existing house and the detached garage and its contribution to the Frederick Street Landscape; and
 - The detached garage that mimics the architectural style of the house and completes the site.

SCHEDULE D

LEGAL DESCRIPTION

181 FREDERICK STREET

Part Lots 1, 2, 3, 4, 5, 6 & 7 plan 392 Kitchener; Part 2 58R21431; City of Kitchener, Regional Municipality of Waterloo

Being all of PIN: 22512-0197 (LT)



IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER 0.18, AS AMENDED, AND IN THE MATTER OF THE LANDS AND PREMISES AT THE FOLLOWING MUNICIPAL ADDRESSES IN THE PROVINCE OF ONTARIO

NOTICE OF PASSING

TAKE NOTICE that the Council of the Corporation of the City of Kitchener passed By-law No. 2023-084 designating the property municipally known as 181 Frederick Street, By-law No. 2023-085 designating the property municipally known as 369 Frederick Street, and By-law No. 2023-086 designating the property municipally known as 73 Shanley Street as being of cultural heritage value or interest under the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, as amended.

Dated at Kitchener the 14th day of July, 2023

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