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RECEIVED
2024/01/30
(YYYY/MM/DD)
Ontario Heritage Trust

January 30, 2024

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

Re: Designating By-law – 64 Water Street North

This is to advise that the Council of the Corporation of the City of Kitchener, at its regular meeting held on Monday, January 22, 2024, passed By-law 2024-011, pursuant to Part IV of the Ontario Heritage Act, designating the property municipally known as 64 Water Street North 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 February 29, 2024. 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.

Yours truly,

A handwritten signature in dark ink, appearing to read "M. Mills".

Marilyn Mills
Committee Coordinator

cc: Deeksha Choudhry, Heritage Planner

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

Being a by-law to designate the property
municipally addressed as 64 Water Street
North, 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 64 Water Street North, Kitchener (the “Property”);

AND WHEREAS the Council of The Corporation of the City of Kitchener resolved at its Council Meeting held on September 25, 2023, 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. 2023-133;

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 October 6, 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 64 Water Street North, Kitchener, as more particularly described in Schedule “B” and “C” 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 22nd day of January, 2024.

Mayor

Clerk

SCHEDULE A

NOTICE OF INTENTION TO DESIGNATE

64 WATER STREET NORTH, 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.

64 Water Street North

The property municipally addressed as 64 Water Street North demonstrates design/physical, historical/associative and contextual values. The existing church building is a rare and unique example of a blending of architectural styles including the Arts and Craft style, Tudor Revival style, and the Gothic style. The church building is in excellent condition.

This building has significant historical and associative value. This church was the first Christian Scientist church built outside of the United States of America, in what was then known as the British Empire.

The church has significant contextual value because of its location. The church still exists in its original location, on a triangular plot of land located at the intersection of two streets at a sharp angle. This plot of land was purposely chosen to mimic the Mother Church in Boston. Furthermore, because of its prominent but unique form and architecture, this building has been recognized as a landmark in the community.

35 & 43 Sheldon Avenue North

The properties municipally addressed as 35 & 43 Sheldon Avenue North demonstrate design/physical, historical/associative and contextual values. The buildings possess design value, being representative examples of the Tudor Revival Style in good condition with many intact elements. They also display a high degree of craftsmanship and artistic merit, with the symmetrical design of the properties being a unique characteristic.

The historic and associative value of the subject property relates to the ownership of the home as well as the architect who designed the buildings. 35 & 43 Sheldon Avenue North were constructed by Barney Joseph and Irving Somer, uncle and nephew. Both were prominent merchants within the community. Other notable owners include Edith Macintosh and Egbert Seegmiller.

The contextual value of the subject property relates to the contributions the buildings make to the continuity and character of the Sheldon Avenue North streetscape. The buildings are located in-situ and as such are historically linked to their surroundings and each other.

90-92 Queen Street South

The properties municipally addressed as 90-92 Queen Street South demonstrate design/physical, historical/associative and contextual values. The existing buildings are a unique example of the Art Deco architectural style and is the only example of Art Deco architecture in the area.

The historic and associative values relate to the early use of the building for the local business known as 'Pearl Laundry Cleaners and Dryers'. Pearl Laundry Cleaners and Dryers was founded by David Knipfel in 1897.

The building has contextual value because it is important in maintaining the commercial/industrial character of the Queen Street South streetscape. This building represents the industrial development that was taking place in Kitchener in the early 20th century.

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 5th day of November, 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 6th day of October, 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

64 WATER STREET NORTH, KITCHENER

Description of Cultural Heritage Resource

64 Water Street North is a late 19th century unique church built by blending a variety of architectural styles together, including the Shingle Style, Tudor Revival Style, Arts and Crafts, American Craftsman Style, and Old English Style of architecture. The building is situated on a 0.13-acre parcel of land located on a prominent triangular lot at the corner of Francis Street North and Water Street North in the City Commercial Core Planning Community of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the church building and the triangular plot of land.

Heritage Value

64 Water Street North is known for its significant design/physical, historical/associative, and contextual values.

Design/Physical Value

The design and physical values relate to the architectural style that is in excellent condition with many intact original elements.

Exterior

The existing church has been designed blending a variety of architectural styles together – which is rare and unique in the context of Kitchener. These architectural styles include the Arts and Crafts style, Tudor Revival style, American Craftsman style, Old English Style and the Shingle style. This church was not built in the Gothic style, which was the norm at the time in Berlin, which makes this church even more unique. The church was built in 1899-1900, and still retains almost all of its original elements, and is in excellent condition. This church was the first Christian Science church that was built in what was then known as the British Empire.

The foundation is high and made of large pieces of rough rubblestone, laid with very fine joints. The style of rough rubblestone is very unique, as most buildings do not have a foundation design that is neither this high, nor made with such large stones. On the front façade, above the foundation, the exterior of the building is clad with ‘half-timbered’ stucco, drawing from the Tudor revival architectural style, with shingles at the main gable peak on the front façade.

The building is irregularly shaped, with a low but complex cedar roof. The main entrance portion of the building has a gable end with a large semi-circular original stained-glass sunburst window – which depicts a ‘rising sun’. The complex roofing system with the use of gable roofs with shingles and the prominent circular tower are representative of the Old English and Shingle styles. Two sets of heavy double oak doors with large decorative black iron hardware and surmounted by semi-circular transom windows provide access to Water Street, with a similar single door leading to Francis Street on the rear facade. A wide variety of leaded and colored glass windows contain small diamond-shaped panes. The sanctuary inside is illuminated from the east by a large semi-circular sunburst window

of leaded amber glass. The complex cedar shingle roof dominates the building as does the prominent round tower, positioned at the apex of the triangular lot at the corner of Francis and Water streets. The round tower also includes a granite corner date stone inscribed '1899' was quarried in Concord, New Hampshire, the home of Mary Eddy Baker, founder of the Christian Science Society, and laid on October 12, 1899. All the doors and windows of the church are original and operational.

The building has two corner towers, one located towards the front corner on the building which extends all the way to the rear façade, and one located on the rear façade, which partially extends to the front. The rear façade of the building is also rich in architectural details. It includes a flat-topped, five-sided turret to the circular tower on the right side of the building. Next to this is a small balcony supported by wooden columns on the upper storey, with a rectangular are and the other corner tower and a chimney towards the other end of the building.

The design was adapted to fit on this tight triangular building site, with the principal facades facing onto two streets. Turn-of-the-20th-century examples in major cities like Toronto, New York and Chicago resulting in triangular-shaped structures are often known as “flat iron” buildings. Not only can this church be compared to the “flat iron” design found in other major cities, but it is also similar in its siting on a triangular lot to the Christian Science Mother Church in Boston built in 1894

Interior

The interior of the church retains all of its original elements – including all the original woodwork inside the entrance hall of the church (Fig. 5 & 6). The design reflects closely the practice of Christian Science and the interior spaces function well. The sanctuary is wide and open with pews aligned in an arc around the dais. Adorned by black ash wainscoting, it can hold up to 400 people and contains a 1,000-plus-pipe Casavant Frères organ built in St. Hyacinthe, Quebec, installed in 1911 and electrified in 1953. The Christian Science Reading Room was originally located on the ground floor of the circular tower with the board room above. The Reading Room found a new home next door in the 1950s (now known as 58 Water Street North). A Sunday School with a rusticated granite fireplace was established in the lower storey in 1936.

Historical/Associative Value

This building has significant historical and associative value. This church was the first Christian Scientist church built in what was then known as the British Empire. The faith was established by Mary Baker Eddy in the late 19th century, who was from New England. It followed a “set of beliefs and practices” that were formalized by Eddy, who, through her own personal experiences, believed in an alternative method of Christian healing. The First Church of Christ, Scientist, was built in Boston, Massachusetts. It was also built on a triangular plot of land.

Meetings of the Christian Science Society were first held in Berlin in 1892. This was triggered by Sarah and Samuel's move to Berlin after the birth of their first child. Prior to this, they had been living in Toronto and were sure to have attended the first Christian Science meeting that took place in Toronto (it was also the first meeting to take place outside of the United States) at the home of John Stewart and his wife Isabella Hendry Macmillan Stewart at 83 Denison Avenue. For the next 18 months, Sarah Williams hosted regular Bible study lessons in her home, where she was joined by Angora Greene, Christina M. Hall and Mary E. West.

The church was organized on December 25, 1894, which the first public meeting being

held in a small office on Queen Street, a former law office. Once the formal organization has taken place, the congregation established a reading room in that building where it held regular services on Friday evening and on Sunday. Through these regular meetings and with time, the congregation began to grow quickly. By 1896, the Queen Street room had become too small for gatherings, so the congregation started meeting in the Judge's Chambers at the Court House, which was provided to them free of cost. Furthermore, a building fund was also established in May 1896 and within a year, the congregation moved to a house at 11 Roy Street.

It took just six years for the fast-growing congregation to donate the land and funds in order to begin construction on this site at a cost of \$6,000. 1899 was an important year for the congregation as on March 11, three members of the church – Sarah Williams, Elinor Edwards and William Greene Jr) traveled to London, Ontario to attend a Christian Science lecture. Less than three weeks later, that lecturer, Mr. Carol Norton of New York City, arrived in Berlin to deliver another lecture and stayed with Sarah and Samuel Williams. Mr. Norton was a very popular Christian Scientist and had been appointed by Mary Baker Eddy herself, as one of the first five members of the Board of Lectureship. His services in Berlin and Toronto were extremely well-received. Sarah Williams, building on this momentum, went ahead with implementing her plans to build a Christian Scientist Church and appeared before the Council on May 29, 1899. She spoke to Council regarding the triangular plot of land at the corner of Francis and Water Streets. Her request was readily granted with the Council minutes noting:

“Moved by Karl Mueller and seconded by Mr. A.L. Breithaupt that the request of Mrs. S. J. Williams secretary of First Church of Christian Scientist [sic] re transferring a certain lot registered in Deed 13286 be granted and the necessary transfer of the lot mentioned be made at once. Carried.”

The readiness to approve Sarah Williams request on the part of Council indicates the interest in Christian Science at that time.

The cornerstone was laid on October 12, 1899, and was quarried from Concord, New Hampshire, the hometown of Mary Baker Eddy. Dedication services were held August 2, 1900. It was the “first entirely new house of praise erected in the British Empire by the Christian Scientists.” The church in Kitchener was the first church to be built outside of the United States, and at a time when present day Kitchener came within the British Empire. At the dedication services were visitors from various Christian Science churches in Ontario, the United States, and even London, England. Mr. Carol Norton also sent a special letter greeting in response to a special invitation to attend. Not only was this the first Christian Science church to be built in present-day Canada, but of note are the influential people who brought the faith to Berlin in the first place; Sarah and Samuel Williams and the architect who designed it – Andrew H. Taft.

Sarah and Samuel Williams

Sarah Williams was born in Brooklyn, New York in 1860, and Samuel Williams was born in Madison, Indiana in 1853. They moved to Toronto in 1880 upon their marriage and were part of the first Christian Science meeting that was held in Toronto (it was the first Christian Science meeting to be held outside of the United States). They brought Christian Science with them to Berlin when they moved upon the birth of their first child. Once in Berlin, they founded the church along with other prominent members of the society at the time that included Agenora Greene, William Greene Jr, Elinor Edwards, Christina M. Hall and Mary E. West. In the initial days of the church, Mrs. Williams also acted as First

Reader.

It was in Berlin that Samuel Williams established many successful businesses and became a prominent member of society at that time. His businesses and contributions to Berlin included the William, Greene and Rome Co. manufacturing company, that was at one on Queen Street South, and the Arrow Shirt Factory.

It was Sarah Williams that led the efforts of retaining land for the church, and also retained architect, Joseph H. Taft, to design the church, as their families might have become acquainted while their time in New York.

Joseph H. Taft

The task of designing the church was given to the one of the most successful architects and firms of that time – Joseph H. Taft who worked at McKim, Mead & White. Taft designed this building blending different styles of architecture together, but also bringing the “Shingle Style” to Kitchener, which was an American style made popular by the New England school of Architecture. Casper Braun, a local builder was the contractor, and Charles Knetchel prepared the working plans.

Jospeh Taft is also known for designing many Manhattan brownstone terraced townhomes (many of which are now designated and protected), shingled seaside homes in New England, and even laboratories for Thomas Edison. Taft first appears in New York City in 1887 and continues to practice there until 1909. He was a member of the Architectural League of New York, and an Associate of the Brooklyn Institute of Arts & Sciences.

Contextual Value

The church also has significant contextual value because of its location. The church still exists in its original location, on a triangular plot of land located at the intersection of two streets at a sharp angle. This plot of land was purposely chosen to mimic the Mother Church in Boston. Furthermore, because of its prominent but unique architecture, this building has been recognized as a landmark in the community.

Social Value

The First Church of Christ, Scientist, has significant social value as a place of worship that has been Kitchener for over a century. This building has been providing these services for over 100 years and as mentioned in its contextual value, has become a landmark and a place of importance in the community. Places of worship often provide intangible community value as a place where people gather during, and is often a central piece of a community.

SCHEDULE C

DESCRIPTION OF HERITAGE ATTRIBUTES

64 WATER STREET NORTH, KITCHENER

Description of the Heritage Attributes

The heritage attributes supporting the cultural heritage value or interest of 64 Water Street North is represented in the building on the lot, built c. X in the X architectural style. The following are the identified heritage attributes of this building:

- All elements related to the construction, architecture, and style of the building including:
 - Exterior Elements:
 - Rugged Fieldstone raised foundation;
 - Half-timbered upper-storey with roughcast stucco panels;
 - Prominent Round Towers and smaller half tower (on the rear façade);
 - Granite cornerstone inscribed '1899';
 - Complex Cedar shingle roof;
 - Cedar shingle gable end on the front façade;
 - Window and window openings, including: semi-circular transom windows, large semi-circular sunburst window of leaded amber glass, and leaded and coloured glass windows containing small diamond-shaped panes;
 - Door and door openings, including: single and double oak doors with decorative black iron hardware;
 - Flat-topped five-sided turret;
 - Tall yellow brick chimney; and
 - Balcony supported by wooden columns.
 - Interior Elements:
 - The 1911 Pipe Organ located in the central hallways;
 - Interior woodwork trim and wainscotting, specially in the entrance hall and the central hallway of the church;
 - Tudor-esque detailing surrounding the Pipe Organ.
- All elements related to its historical and associative values as the first purpose-built church for Christian Science in present-day Canada; and
- All elements related to its contextual value including:
 - Its original location;
 - The prominent triangular piece of land at the corner of Water and Francis Streets.

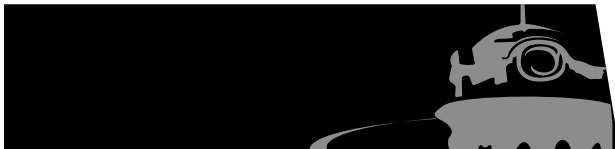
SCHEDULE D

LEGAL DESCRIPTION

64 Water Street North

PT LT 14-15 PL 41 KITCHENER AS IN A14465, A14466, A14469, 607910, 608028
EXCEPT 340144, PT 2 58R6725; KITCHENER

Being all of PIN: 22317-0067 (LT)



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 the following By-laws designating the following properties as being of cultural heritage value or interest under the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended:

- By-law 2024-008 28 Burgetz Avenue
- By-law 2024-009 120 Victoria Street South
- By-law 2024-010 628 New Dundee Road
- By-law 2024-011 64 Water Street North
- By-law 2024-012 35 and 43 Sheldon Avenue North
- By-law 2024-013 90-92 Queen Street South

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 February 29, 2024. 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 30th day of January, 2024

Amanda Fusco

Director of Legislated Services & City Clerk

City Hall, P.O. Box 1118

200 King Street West, Kitchener, Ontario N2G 4G7