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MARIAH BLAKE  
Committee Coordinator, Legislated Services  
Corporate Services Department  
Kitchener City Hall, 2<sup>nd</sup> Floor  
200 King Street West, P.O. Box 1118  
Kitchener, ON N2G 4G7  
Phone: 519-741-2200 ext. 7277  
Mariah.Blake@kitchener.ca

**REGISTERED MAIL**

August 30, 2024

[REDACTED]  
[REDACTED]  
[REDACTED]

**RECEIVED**  
2023/08/30  
(YYYY/MM/DD)  
Ontario Heritage Trust

Re: Designating By-law – 11-15 Pandora Avenue

Dear Property Owner:

This is to advise that the Council of the Corporation of the City of Kitchener, at its regular meeting held on August 26, 2024, passed By-law 2024-145, pursuant to Part IV of the *Ontario Heritage Act*, designating the property municipally known as 11-15 Pandora Avenue 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 September 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.

If you have any questions or concerns, please Michelle Drake, Heritage Planner at 519-741-2200 ext. 7839.

Yours truly,

A handwritten signature in black ink that reads "Mariah 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 11-15 Pandora Avenue  
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 11-15 Pandora Avenue North, Kitchener (the "Property");

AND WHEREAS the Council of The Corporation of the City of Kitchener resolved at its Council Meeting held on June 24, 2024, 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. 2024-137;

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 June 28, 2024, 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 11-15 Pandora Avenue North, Kitchener, as more particularly described in Schedule "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 26<sup>th</sup> day of August, 2024.

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Mayor

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Clerk

**SCHEDULE A**

**NOTICE OF INTENTION TO DESIGNATE**

11-15 Pandora Avenue 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.

#### **11-15 Pandora Avenue North**

The property municipally addressed as 11-15 Pandora Avenue North demonstrates design/physical, and historical/associative values. 11-15 Pandora Avenue North is a unique example of the Italianate architectural style with clerestory windows. The historical/associative values relate to the history and association with early settlement; prominent Mennonite families - the Eby's and the Erb's - including Bishop Benjamin Eby, Rev. Moses Erb, and Menno Erb; and, early industries including Erb & Co. Glove Works, and Brown and Erb.

#### **56 Duke Street West**

56 Duke Street West is recognized for its design/physical, associative and contextual values. The design and physical values relate to the notable, rare and unique Gothic architectural style of the building. The building is two-and-a-half-storeys in height and features: hip roof with wall dormers; red brick; paired two storey projecting bays on front elevation; flattened gothic arch windows; segmental window openings with false wood shaping around the windows; gothic pointed arch windows with tracery; round windows with quatrefoils; dentils on the dropped cornice; and, wood doors with transom and sidelights.

The historic and associative values relate to the original owner and use of the property and buildings and the contribution they made to the history of Berlin (now Kitchener). The original owner of the property was St. Mary's Roman Catholic Church and the original use of the property was a presbytery. The building also has associative value for being designed by Charles Ketchel, a prominent architect in Berlin (now Kitchener) for more than 40 years.

The contextual value of 56 Duke Street West relates to the physical, historical, functional and visual links to the building's surroundings. The building is located on the block bounded by Duke Street West, Young Street, Weber Street West and Ontario Street, and is related to the St. Mary's Roman Catholic Church. The west portion of this block has been historically owned by the church.

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](mailto: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 28th day of July, 2024. 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 28th day of June, 2024.

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**  
11-15 Pandora Avenue North, KITCHENER

***Description of Cultural Heritage Resource***

11-15 Pandora Avenue North is a two-storey 19<sup>th</sup>-century building. The building is constructed in the Italianate architectural style. The building is situated on a 0.18-acre parcel of land located on the east side of Pandora Avenue North between Duke Street East and King Street East in the King East Planning Community of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the residential building.

***Heritage Value***

11-15 Pandora Avenue North is recognized for its design/physical and historical / associative values.

***Design/Physical Value***

The design and physical value relate to the building and the Italianate architectural style. The building has many intact original elements in good condition. Features that represent the Italianate architectural style include: asymmetrical plan in a modified L-shape; two storey height plus attic; truncated hip roof with cross gables; central hip roof that leads to the clerestory windows; moulded fascia, plain cornice, and panelled frieze with paired brackets; a segmentally arched door on the south elevation features two elongated windows with etched bevelled lites and wood panelling as well as a decorative hood crown; projecting centre bay on west elevation with bay window; 1.5 storey addition (original use was the servant quarters); double (suspected) yellow brick construction; corner brick quoins; segmentally hung wood windows with decorative hood crowns, or brick voussoirs, and stone sills; and, rubble stone foundation.

**Front (West) Façade**

The current front of the building faces Pandora Avenue North. The building generally depicts an asymmetrical plan in a modified L-shape. The truncated hip roof features cross gables that contribute to the modified L-shape plan. The central hip roof leads to the rooftop clerestory windows. The roofline features moulded fascia, plain cornice, and panelled frieze with decorative paired brackets.

The front gable projects out and features a one-storey bay window on the main floor. The bay window displays a hip roof with decorative brackets and panelled frieze. Each bay contains an 8-pane segmentally arched wood window with brick voussoirs and stone sills. A group of two segmentally arched 4/4 wood windows with decorative hood crowns and stone sills is featured on the second storey. A circular wood window with a decorative hood crown is in the

upper gable end. The corners of the projecting front gable display brick quoins.

The modified L-shape features one bay with a hipped roof with a moulded fascia, plain cornice, and panelled frieze with decorative paired brackets. The first storey contains a wraparound porch constructed circa 2009-2011, which does not detract from the Italianate architectural style. The 1924 Fire Insurance Plan shows that the original porch was confined to the original front (south) façade. Both the first storey and the second storey display a segmentally arched 4/4 wood window with decorative hood crown and stone sill. The third storey is comprised of the hip roof leading to the rooftop clerestory windows. The third storey was rebuilt in 2022. The corners of this bay display brick quoins.

The side elevation of the cross gable features a moulded fascia, plain cornice, and panelled frieze with decorative paired brackets. The corners of this bay display brick quoins. There are no doors or windows on this elevation.

A 1.5-storey side-gable addition, originally the 'servants quarters' is located on the north side of the projecting front gable. This addition was built as early as 1924. The yellow brick elevation facing Pandora Avenue North is setback approximately 3 metres from the projecting front gable. This elevation demonstrates a simple design with no ornate details. One four-pane segmentally arched wood window with stone sill is located on the upper half storey. A 1-storey addition, in front of the 1.5-storey side-gable addition, features a simple design with a shed roof, painted vertical board siding (possibly board and batten), a new front door, and three 1/1 windows.

#### Side (North) Façade

The north façade was originally the rear of the house. This elevation features the 1.5 storey side gable addition that originally served as the 'servant's quarters.' This addition was built as early as 1924. This elevation demonstrates a simple design with no ornate details. A chimney stack is visible on the hip roof of the main building.

#### Side (South) Façade

The original front of the building faced King Street East. At present, this façade faces a vacant lot municipally addressed as 656 King Street East. The building's roof is cross gabled with a central hip roof leading to the rooftop clerestory windows. The roofline features moulded fascia, plain cornice, and paneled frieze with decorative paired brackets.

The side gable projects out and features a group of two segmentally arched 4/4 wood windows with decorative hood crowns and stone sills on both the first and second storey. A circular wood window with a decorative hood crown is in the upper gable end. The corners of the projecting front gable display brick quoins.

The recessed bay to the left of the projecting side gable features the main entrance to the building with a wraparound porch constructed circa 2009-2011, which does not detract from the Italianate architectural style. The single segmentally arched door with decorative hood

crown features two elongated windows with etched and bevelled lite and wood paneling below on the first storey. A group of two segmentally arched 4/4 wood windows with decorative hood crowns and stone sills is featured on the second storey. The corners of the projecting side gable display brick quoins.

#### Rear (East) Facade

The current rear elevation was originally the east side elevation. At present, the east elevation is not visible from the public realm. According to a 1996 Local Architectural Conservancy Advisory Committee Heritage Property Report (Bensason, 1996), this elevation consisted of three bays. The left bay contained a bricked-in segmentally arched window opening. Dividing the left and centre bay was a chimney projection that ended at the fascia. The centre bay displayed a segmentally arched 1/1 wood window followed by a pair of segmentally arched 4/4 wood windows on the first storey. The second storey displayed a segmentally arched 1/1 wood window followed by a pair of segmentally arched 1/1 wood windows. The third bay contained an entrance porch with door that projects from the main structure, and a 4/4 wood window. The upper half storey contained a 1/1 segmentally arched wood window. These heritage attributes may still exist.

Bensason (1996) also identified notable interior heritage attributes including: a flying wood (probably pine) staircase which winds from the main floor to the attic; the original main front entrance carved wood doors with original hardware, etched and bevelled glass lites; original bay window on Pandora Avenue North elevation; pine board floors; and, 12- and 14-foot ceilings with detailed plaster work and centrepiece in the living room. These heritage attributes may still exist.

#### ***Historical/Associative Value***

The property municipally addressed as 11-15 Pandora Avenue North has historical/associative value due to history and association with early settlement; prominent pioneer Mennonite families – the Ebys and the Erbs – including Bishop Benjamin Eby, Rev. Moses Erb, and Menno Erb; and early industries including Erb & Co. Glove Works, Brown & Erb, and the Huck Glove Company Limited (Bensason, 1996).

Bishop Benjamin Eby and his wife Marie (nee Brubacher) bought Lot 2, G.C.T. when they came to Canada in 1807. The first building on the property was a log house that stood west of the First Mennonite Church where Bishop Eby was a spiritual leader, teacher and first preacher. By 1830, he had built a frame house. A fine lawn surrounded the frame house with a spacious verandah between the house and King Street. There was also a large barn and a cider mill operated by Ely Eby, son of Bishop Eby (Stroh, 1931). Over the years, Bishop Eby and his descendants sold off parcels of Lot 2.

One parcel of Lot 2 was purchased by Rev. Moses Erb in 1862 from the executors of Rev. Christian Erb, son of Bishop Eby. Moses Erb was born in Waterloo County in 1821. He was an ordained Mennonite minister for the Martin and Bloomingdale fields of labour. He married Susannah Rosenberger in 1841 and they moved to the “Bishop Eby Farm” in 1860 when he

was placed on the Berlin Circuit. They moved along with their children Menno, Aaron, and Moses.

The oldest son of Rev. Erb and Susannah was Menno Erb (b. 1842, d. 1906). He married Lydia Bricker and together they had four children – Malinda, Ephraim, Maggie and Edward. Menno became a large landowner when he bought the “Bishiop Eby Farm” from his father in 1867. He continued to operate the cider mill, with a large orchard being located between the farm buildings and the Mennonite Meeting House and cemetery (Stroh, 1931). The Berliner Journal of October 31, 1878 noted that “*Menno Erb had built for \$2500 on King Street end of town, a two storey brick house in the Italianate style.*” The house originally faced King Street (264 King Street).

Menno Erb was the head of M. Erb & Co. Glove Works on King Street and the largest shareholder in Erb Glove. He was also in partnership with C.F. Brown – ‘Brown & Erb’ – one of the finest and most prominent furniture houses in the country. In the 1860s, Brown & Erb commenced the manufacture of gloves. Menno Erb was a member of the Town Council in 1868 and 1871. Menno Erb and his family sold the building in 1881 when they moved to the corner of Foundry (Ontario) and Weber Streets. After his death in 1906 a foreman, Joseph Huck, bought Brown & Erb and established the Huck Glove Company Limited. And the furniture business became Quality Mattress located at 87 King Street West.

Over the years the house was owned by various families including, but not limited to, Moses Betzner, Samuel Brubacher, Bennie Persin, Henry Knell William Smyth, Carl Pritschau, Christian Huehn, James Bowers, Joseph Payne, Charles Miehm, Milton Huehn, and Ivan & Doris Gascho.

## SCHEDULE C

### DESCRIPTION OF HERITAGE ATTRIBUTES

11-15 Pandora Avenue North, KITCHENER

#### *Description of the Heritage Attributes*

All elements related to Italianate architectural style, including:

- asymmetrical plan in a modified L-shape;
- two storey height plus attic;
- truncated hip roof with cross gables;
- central hip roof that leads to the clerestory windows;
- moulded fascia, plain cornice, and panelled frieze with paired brackets;
- segmentally arched door features two elongated windows with etched bevelled lites and wood panelling as well as a decorative hood crown;
- projecting centre bay on west elevation with bay window;
- 1.5 storey addition (original use was the servant quarters);
- double (suspected) yellow brick construction;
- corner brick quoins;
- segmentally hung wood windows with decorative hood crowns, or brick voussoirs, and stone sills; and,
- rubble stone foundation.
- the current front façade faces Pandora Avenue North and features four irregular bays:
  - an asymmetrical plan in a modified L-shape;
  - a truncated hip roof with cross gables that contribute to the modified L-shape plan;
  - a central hip roof that leads to the rooftop clerestory windows;
  - the roofline features moulded fascia, plain cornice, and panelled frieze with decorative paired brackets;
  - the front gable projects out and features a one-storey bay window on the main floor;
    - the bay window displays a hip roof with decorative brackets and panelled frieze;
    - each bay contains an 8-pane segmentally arched wood window with brick voussoirs and stone sills;
    - a group of two segmentally arched 4/4 wood windows with decorative hood crowns and stone sills are featured on the second storey;
    - a circular wood window with a decorative hood crown is in the upper gable end;
    - the corners of the projecting front gable display brick quoins;
  - the modified L-shape features one bay with a hipped roof with a moulded fascia, plain cornice, and panelled frieze with decorative paired brackets;
    - the first storey contains a wraparound porch (c. 2009-2011);

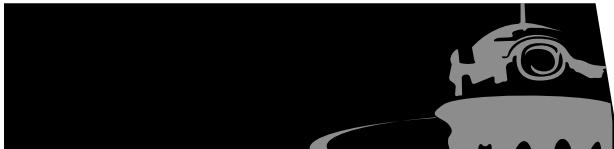
- both the first storey and the second storey display a segmentally arched 4/4 wood window with decorative hood crown and stone sill;
  - the third storey is comprised of the hip roof leading to the rooftop clerestory windows;
  - the corners of this bay display brick quoins;
- the side elevation of the cross gable features a moulded fascia, plain cornice, and panelled frieze with decorative paired brackets;
- the corners of this bay display brick quoins;
- a 1.5-storey side-gable addition;
  - the yellow brick elevation facing Pandora Avenue North is setback approximately 3 metres from the projecting front gable;
  - this elevation demonstrates a simple design with no ornate details;
  - one four-pane segmentally arched wood window with stone sill is located on the upper half storey;
- a 1-storey addition, in front of the 1.5-storey side-gable addition, features a simple design with a shed roof, painted vertical board siding (possibly board and batten), a new front door, and three 1/1 windows.
- the north façade features a 1.5 storey side gable addition;
  - this elevation demonstrates a simple design with no ornate details;
  - a chimney stack is visible on the hip roof of the main building;
- the south façade was once the original front of the building and it features:
  - a cross-gabled roof with a central hip roof leading to the rooftop clerestory windows;
  - moulded fascia, plain cornice, and paneled frieze with decorative paired brackets;
  - the side gable projects out and features:
    - a group of two segmentally arched 4/4 wood windows with decorative hood crowns and stone sills on both the first and second storey;
    - a circular wood window with a decorative hood crown in the upper gable end;
    - the corners of the projecting front gable display brick quoins;
  - a recessed bay to the left of the projecting side gable features the main entrance to the building with a wraparound porch (c. 2009-2011);
  - the single segmentally arched door with decorative hood crown features two elongated windows with etched and bevelled lite and wood paneling below on the first storey;
  - a group of two segmentally arched 4/4 wood windows with decorative hood crowns and stone sills is featured on the second storey;
  - the corners of the projecting side gable display brick quoins.

## **SCHEDULE D**

### **LEGAL DESCRIPTION**

LT 74 SUBDIVISION OF LT 2 GERMAN COMPANY TRACT KITCHENER; KITCHENER

Being all of PIN 22509-0051 (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 2024-145     11-15 Pandora Avenue North
- By-law 2024-146     87 Scott Street and 82 Weber Street East
- By-law 2024-147     131 Victoria 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 September 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 30<sup>th</sup> day of August, 2024

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