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

REGISTERED MAIL

January 24, 2025

Attn: Accounting
Waterloo Region District School Board
51 Ardelt Avenue
Kitchener ON
N2C 2R5

RECEIVED
2025/01/24
(YYYY/MM/DD)
Ontario Heritage Trust

Re: Designating By-law – 107 Courtland Avenue East

Dear Property Owner:

This is to advise that the Council of the Corporation of the City of Kitchener, at its regular meeting held on January 20, 2025, passed By-law 2025-002, pursuant to Part IV of the *Ontario Heritage Act*, designating the property municipally known as 107 Courtland Avenue East 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 23, 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, Senior Heritage Planner at 519-783-8909.

Yours truly,

A handwritten signature in purple ink that reads "m. Blake".

Mariah Blake
Committee Coordinator

cc: Registrar, Ontario Heritage Trust
K. Hughes, Assistant City Solicitor
M. Drake, Senior 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 107 Courtland Avenue
East, 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 107 Courtland Avenue East, Kitchener (the "Property");

AND WHEREAS the Council of The Corporation of the City of Kitchener resolved at its Council Meeting held on October 21, 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. 2024-185;

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 25, 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 107 Courtland Avenue East, 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 20th day of January, 2025.

Mayor

Clerk

SCHEDULE A

NOTICE OF INTENTION TO DESIGNATE

107 Courtland Avenue East, 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 address 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.

107 Courtland Avenue East

107 Courtland Avenue East is recognized for its design/physical, historical/associative, and contextual values. The property demonstrates design/physical value as a rare example of a two-storey 20th century brick school built as a Vernacular example of the Beaux Arts Classicism architectural style. The design also pays tribute to the semi-circular arches of the main entrance, bell tower, and second floor windows of an earlier school on the site through the use of blind semi-circular stone arches. The property has historical/associative value due to its direct association with public education and because it demonstrates the work of an architect and builder who were significant to Berlin (now Kitchener). The building was designed by Bernal A. Jones and constructed by the Dunker Brothers (William and Albert) in 1928 at a cost of \$94,297. B.A. Jones assisted W.H.E. Schmalz design the 1922-23 Kitchener City Hall and he was also responsible for the design of several other important buildings in Kitchener such as the 1927 KW Granite Club, the 1932 Public Utilities Building and the 1936-37 Church of the Good Shepherd. The Dunker Brothers were a well-known and respected local building company that operated between 1887 and 1974. They were responsible for the construction of several other important buildings in Kitchener such as the 1927 KW Granite Club and the 1938-39 Registry Theatre. The contextual value relates to how the property is physically, functionally, and historically linked to its surroundings. The building is physically and historically linked to its original site and continues to function as a senior public school.

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 24th day of November, 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 25th day of October, 2024.

Amanda Fusco
Director of Legislated Services & City Clerk
City Hall,
200 King Street West,
Kitchener, Ontario



SCHEDULE B
STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

107 Courtland Avenue East, Kitchener

Description of Cultural Heritage Resource

The property municipally addressed as 107 Courtland Avenue East is a two-storey 20th century brick school built as a Vernacular example of the Beaux Arts Classicism architectural style. The school is situated on a 3.96-acre parcel of land located on the south side of Courtland Avenue East between Peter Street and Cedar Street in the Cedar Hill and Schneider Creek Secondary Plan of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the school.

Heritage Value

107 Courtland Avenue East is recognized for its design/physical, historical/associative, and contextual values.

Design/Physical Value

The property municipally addressed as 107 Courtland Avenue East demonstrates design/physical value as a rare example of a two-storey 20th century brick school built as a Vernacular example of the Beaux Arts Classicism architectural style. In Ontario, the Beaux-Arts Classicism architectural style was present between 1900 and 1945, and primarily used for public and semipublic buildings, such as post offices, banks and libraries (Blumenson, 1990). Ontario architects generally preferred a Classical interpretation of the Roman or Greek architecture but on a smaller scale (Blumenson, 1990). This preference can be seen in the scale, symmetry, and simplicity of the Courtland Avenue Public School building design. The design also pays tribute to the semi-circular arches of the main entrance, bell tower, and second floor windows of an earlier school on the site through the use of blind semi-circular stone arches.

Front (North Elevation) Façade

The front façade faces Courtland Avenue East and features a symmetrical façade with five bays and a flat roof.

The central bay features: yellow brick and stone materials; a classical frontispiece that is raised from the ground features smooth pilasters with simple moulded base and a crown cap topped by an entablature; the entablature features a plain architrave, a decorative frieze with round reliefs, and a moulded cornice with dentils; above the entablature sits a stone sign that reads “COURTLAND”; copper flashing is used above the entablature, the stone sign, the second floor stone belt course, and the roof; stone belt courses are located below the first floor windows and above the second floor windows; a pair of window openings with a stone surround; and, a bronze plaque that reads “Courtland Senior Public School 1890 – 1990 to Commemorate One Hundred Years in Education.”

The two bays on either side of the central bay feature: four flatheaded basement windows; yellow brick and stone materials; a stone belt course below the first floor windows and above the second floor windows; the belt course above the second floor windows feature decorative stone reliefs; a window pattern on both the first and second floor that features a single flatheaded 1/1 window with enclosed transom and a stone sill, a ribbon of three flatheaded 1/1 windows with enclosed transom and a stone sill, and another single flatheaded 1/1 window with an enclosed transom and a stone sill; and, copper flashing on the entablature, stone sign, second floor belt course, and roof.

The two end bays feature: yellow brick and stone materials; three flatheaded basement windows; a stone belt course that aligns with the bottom of the first floor windows and a broken stone belt course

that aligns with the top of the second floor windows; blind stone semi-circular arches with decorative central keystones (agraffe) supported by fluted pilasters with plain bases and crown caps; stone cartouches above the blind concrete arches; and, stone medallions with brick surrounds.

Side (East) Façade

The side façade faces East but only a portion of the circa 1928 façade is visible because the 1964 addition was built on to the East façade. The portion of the circa 1928 building that can be seen features: yellow brick and stone materials; two flathead enclosed basement windows; a stone belt course below the first-floor windows and above the second floor windows; a single flatheaded 1/1 window with an enclosed transom and a stone sill on both the first- and second-storey; a ribbon of three flatheaded 1/1 windows with enclosed transoms and a stone sill on both the first- and second-storey; and, copper flashing on the roof.

Side (West) Façade

The side façade faces West and features: yellow brick and stone; four flathead basement windows with stone sills; a stone belt course below the first-floor windows and above the second-floor windows; a ribbon of three 1/1 flatheaded windows with enclosed transom and stone sills bookended by a single 1/1 window with an enclosed transom and stone sills on both the first- and second-storey; and, copper flashing on the roof.

Rear (South) Façade

The rear façade faces South and consists entirely of the 1964 addition.

Addition (1964)

A one storey addition was built of the south façade of 107 Courtland Avenue East. The addition is set back behind the frontline of the circa 1928 building. The addition is constructed of brown brick and features the school's name "COURTLAND SENIOR PUBLIC SCHOOL" as well as the Waterloo Region District School Board logo. The addition does not detract from the character of 107 Courtland Avenue, or the character of the Courtland Avenue East streetscape as it is setback from the original façade, lower in height, and situated on a lower elevation of land.

Historic/Associative Value

The property municipally addressed as 107 Courtland Avenue East has historical/associative value due to its direct association with public education and because it demonstrates the work of an architect and builder who were significant to Berlin (now Kitchener).

The subject property was the third site for a public school in the Berlin (now Kitchener). The original building was constructed in 1890 as a four-room school at a cost of \$5500 (Berliner Journal, 1890). It's first principal was Mary Cairnes. The first sub-principal was Miss Edith Matheson (1890-1891) and the second principal was Miss M.B. Tier (1891-1904).

In 1903, four new classrooms were added to the school at a cost of \$3000. Later principals included Arthur Foster (1905-1912), Peter Fischer (1912-1917), W.G. Bain (1917-1919 & 1920-1927), and, Olive Matthews (1919-1920). Peter Fisher was one of four founding members of the Waterloo Historical Society.

The current building was designed by Bernal A. Jones and constructed by the Dunker Brothers (William and Albert) in 1928 at a cost of \$94,297. B.A. Jones attended the Toronto Technical School and worked as a draftsman for Frank Darling, in the office of Darling and Pearson, between 1908 and 1922. B.A. Jones moved to Kitchener in 1922 and worked with W.H.E. Schmalz until opening his own office in 1926. During that time, B.A. Jones assisted W.H.E. Schmalz design the 1922-23 Kitchener City Hall. B.A. Jones is also responsible for the design of several other important buildings in Kitchener such as the 1927 KW Granite Club, the 1932 Public Utilities Building and the 1936-37 Church of the Good Shepherd. The

Dunker Brothers were a well-known and respected local building company that operated between 1887 and 1974. They were responsible for the construction of several other important buildings in Kitchener such as the 1927 KW Granite Club and the 1938-39 Registry Theatre. Students were sent to nearby schools during construction and the first principal of the newly renovated and expanded school was Stanley Hodgins (1927-1937).

A major renovation circa 1964 required the demolition of two single detached dwellings to construct a \$500,000 addition to the side and rear of the building to convert the school from a primary to a senior public school. This renovation required the demolition of eight rooms, the addition of six new classrooms along with rooms for music, art, industrial arts, home economics, science and a double gymnasium with showers and changes rooms. The additions maintained the front portion of the 1928 building.

Post renovation, the principal was William H. Taylor (1965-1970). Mr. Taylor was community minded contributing to local sports and being honoured by the Mayor for 20 years of service as a member of the Parks and Recreation Commission.

Contextual Value

The contextual value relates to how the property is physically, functionally, and historically linked to its surroundings. The building is physically and historically linked to its original site, and continues to function as a senior public school.

SCHEDULE C

DESCRIPTION OF HERITAGE ATTRIBUTES

107 Courtland Avenue East, Kitchener

Description of the Heritage Attributes

The heritage value of 107 Courtland Avenue East resides in the following heritage attributes:

All elements related to the design/physical value of the brick school built as a Vernacular example of the Beaux Arts Classicism architectural style, including:

- Front (North) Façade
 - a symmetrical façade with five bays;
 - a flat roof;
 - a central bay with:
 - yellow brick and stone;
 - concrete classical main entrance door surround with pilasters and entablature;
 - the entablature features a plain architrave, a frieze with round reliefs,
 - a moulded cornice with dentils;
 - a stone sign that reads “*COURTLAND*”;
 - copper flashing is used above the entablature, the stone sign, the second-floor stone belt course, and the roof;
 - a stone belt course below the first floor windows;
 - a stone belt course above the second floor windows;
 - a pair of window openings with a stone surround; and,
 - a bronze plaque that reads “*Courtland Senior Public School 1890 – 1990 to Commemorate One Hundred Years in Education.*”
 - the two bays on either side of the central bay feature:
 - four flatheaded basement windows;
 - yellow brick;
 - a stone belt course below the first floor windows;
 - a window pattern on both the first and second floor that features a single window opening with a stone sill, a ribbon of three window openings with a stone sill, and another single window opening with a stone sill;
 - a second stone belt course above the second floor windows;
 - the belt course features decorative concrete embellishments;
 - copper flashing; and,
 - copper flashing on the roof.
 - the two end bays feature:
 - yellow brick and concrete;
 - three flatheaded basement windows;
 - a concrete belt course below the first-floor windows;
 - blind stone semi-circular arches with decorative central keystones (agraffe) supported by fluted pilasters with plain bases and crown caps;
 - stone cartouches above the blind concrete arches; and,
 - stone medallions with brick surrounds.
- Side (East) Façade
 - portion of the circa 1928 façade, which is visible;
 - yellow brick and stone materials;
 - two flathead enclosed basement windows;
 - a stone belt course below the first-floor windows and above the second floor windows;
 - a single flatheaded 1/1 window with an enclosed transom and a stone sill on both the first- and second-storey;

- a ribbon of three flatheaded 1/1 windows with enclosed transoms and a stone sill on both the first- and second-storey; and,
 - copper flashing on the roof.
- Side (West) Façade
 - yellow brick and stone;
 - four flathead basement windows with stone sills;
 - a stone belt course below the first-floor windows and above the second-floor windows;
 - a ribbon of three 1/1 flatheaded windows with enclosed transom and stone sills bookended by a single 1/1 window with an enclosed transom and stone sills on both the first- and second-storey; and,
 - copper flashing on the roof.

SCHEDULE D

LEGAL DESCRIPTION

107 Courtland Avenue East, Kitchener

LT 277 SUBDIVISION OF LT 17 GERMAN COMPANY TRACT KITCHENER; LT 4-10 PL 419 KITCHENER; PT LT 11 PL 419 KITCHENER AS IN 287101 (FIRSTLY); KITCHENER

Being all of PIN 22499-0216 (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-LAWS

TAKE NOTICE that the Council of the Corporation of the City of Kitchener passed the following by-laws designating the 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 2025-002 107 Courtland Avenue East
- By-law 2025-003 44-54 Queen Street South
- By-law 2025-004 51 Breithaupt Street
- By-law 2025-006 112 Margaret Avenue
- By-law 2025-007 148 Margaret Avenue

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 23, 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 24th day of January, 2025.

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