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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 pursuant to Section 29, Part IV of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended:

Municipal Addresses and Legal Descriptions:

1. 35 Alexandra Avenue, Waterloo, ON (all units)

WATERLOO CONDOMINIUM PLAN NO. 310 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LOTS 2,3,4 & PART OF LOTS 1 & 5 REGISTERED PLAN 46 & PART LOT 27 REGISTERED PLAN 497 PARTS 1,2,3 58R-12187. S/T EASE 1414690 IN FAVOR OF ROGERS CABLESYSTEMS LIMITED OVER ALL. NOW MORE FULLY DESCRIBED IN DECLARATION LT39090, WATERLOO CONDOMINIUM PLAN 310. WATERLOO – PIN: 23310-0001 (LT) (LRO#58)

(the “Property”)

Description of the Property

The former Alexandra School at 35 Alexandra Avenue is located on the south side of Alexandra Avenue between Caroline Street South and Euclid Avenue. Constructed in 1909 according to the design of architect Charles Moogk, the two-and-a-half storey red brick building features elements of the Collegiate Gothic Style.

The Property is located in the Menno Euclid Neighbourhood Cultural Heritage Landscape (CHL). The Menno Euclid Neighbourhood was developed in the 1860s when the first residential development took place, following the earlier development of various commercial and industrial activities. The area was the former site of the Waterloo Fair Grounds and parkland associated with the Eby farm (now Waterloo Park).

Statement of Cultural Heritage Value or Interest

The Property at 35 Alexandra Avenue, known historically as the Alexandra Public School, is situated on the south side of Alexandra Avenue between Caroline Street South and Euclid Avenue. The two-and-a-half storey building was constructed in 1909 according to the design of architect Charles Moogk. The Property meets Criterion 1 of O. Reg. 9/06 because it is a representative example of the Collegiate Gothic style in the City of Waterloo.



The building on the Property has an “H”-shaped footprint oriented on a northeast-southwest axis and set on raised basement, which is separated from the upper level by continuous limestone banding. The main (northwest) elevation is symmetrically laid out with a projecting three-bay frontispiece that extends to the parapet level, and is flanked by recessed sections of five bays each. The main entrance is highlighted by a one-storey segmentally arched stone surround surmounted by carved spandrels bearing foliate carvings and a carved panel with “A.D. Alexandra School 1923.”

Flanking the doorcase are single six light transom window with stone sills. The second storey contains four window openings with stone sills, containing eight light transom windows. To the east and west of the central frontispiece, this elevation contains five regularly spaced window openings on the basement, first, and second storeys, each opening containing eight light transom windows. Each grouping of windows is underscored by continuous stone sills.

The northeast and southwest elevations each feature two large rectangular sections of wall containing an elaborate red and black brick diaper design that extends from the first storey to below the cornice level. The four corners of these designs are enhanced by two carved stone grotesques/foliate designs a piece, with a total number of 8 per design and 16 grotesques/foliate designs per elevation. The grotesques/foliate designs feature a variety of plants, foliage, and faces. An unornamented cornice moulding extends the width of each elevation and is surmounted by a low brick parapet wall. A flat roof covers the various portions of the building.

The Property meets Criterion 4 of O. Reg. 9/06 because it has historical and associative value through its connection to Elizabeth Ziegler, the school’s first female principal (1909-1930). The Property also meets Criterion 6 of O. Reg. 9/06 as a result of its association with prominent local Charles Moogk, the building’s original architect and the first full time engineer with the Town of Waterloo (1899-1924). The building is also associated with Hamilton-based architect Walter Grayson-Brown (1879-c.1960) who designed the 1923 addition and worked under a number of notable Canadian and American architects and architectural firms including William Lawrence Munro and William Palmer Witton, both of Hamilton; Claude Bragdon of Rochester, New York; Coolidge & Carlson and Richardson Hartwell & Driver, both of Boston; and James E. Casale of New York City.

The Property meets Criterion 7 and Criterion 8 of O. Reg. 9/06 because it helps to define and support the aesthetic character of the Menno Euclid Neighbourhood. It is contextually linked with the development of the Menno Euclid neighbourhood throughout the early part of the 20th century.

Description of Heritage Attributes of the Property



Each attribute contributes to the design, historical/associative, and contextual value of the Property – Criteria 1, 4, 6, 7 and 8 of O. Reg. 9/06:

- Collegiate Gothic style;
- Symmetrical red brick façade on main (northwest) elevation;
- Raised basement;
- Projecting full height frontispiece;
- Central limestone entry block;
- Foliate carvings in spandrels of entry block, and panel with “A. D. Alexandra School 1923” above;
- Symmetrical layout of window openings with limestone sills;
- Window openings containing six and eight light transom windows;
- Full-width limestone banding between basement and first storey;
- Two panels of red and black brick diaper designs on northeast and southwest elevations, contained within stack bond header and stretcher courses (horizontal) and soldier courses (vertical);
- Carved stone grotesques/foliate designs for a total of eight per diaper panel;
- Limestone cornice detailing;
- Brick parapet; and
- Flat roof.

Further Information

A copy of this Notice of Intention to Designate may be found on the City of Waterloo’s Heritage Notices webpage (pursuant to By-law No. 2024-055):

www.waterloo.ca/heritage-notices

The complete cultural heritage value report and evaluation of this Property may be obtained through the Heritage Designation Research & Evaluation Report, Appendix ‘B’, dated January 21, 2025, on Engage Waterloo: www.engagewr.ca/waterloo-heritage-register-review under the ‘Documents’ section.

Further information and inquiries about the intention to designate may be directed to **Dominik Simpson, Senior Policy Planner** by phone 519-747-8546 or by email at dominik.simpson@waterloo.ca.

Notice of Objection

Notice of objection to the intention to designate the Property may be served on the City Clerk of The Corporation of the City of Waterloo within 30 days after this Notice has been published on the City’s Heritage Notices webpage (www.waterloo.ca/heritage-notices). Any notice of objection shall indicate the reasons for the objection and all relevant facts. The last day for filing an objection is **Friday, March 28, 2025**.

DATED at Waterloo this 26th day of February, 2025.



Julie Finley-Swaren, City Clerk
clerkinfo@waterloo.ca
City of Waterloo
100 Regina Street South
Waterloo, Ontario N2J 4A8