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Ontario Heritage Trust



## **NOTICE OF THE PASSING OF A BY-LAW TO DESIGNATE A PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST UNDER PART IV OF THE ONTARIO HERITAGE ACT 39 Dupont Street East**

**TAKE NOTICE** that the Council of the Corporation of the City of Waterloo passed By-law No. 2025-026, on May 26, 2025, designating 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:

### **Municipal Addresses and Legal Descriptions:**

1. 39 Dupont Street East, Waterloo, ON

PT LT 10 PL 504 CITY OF WATERLOO AS IN 1287151; WATERLOO – PIN:  
22374-0059 (LT) (LRO#58)

(the “Property”)

### **Description of the Property**

The Property at 39 Dupont Street East is located on the south side of Dupont Street East, east of Regina Street North and west of Peppler Street. The one-and-a-half storey buff brick house was constructed in the Vernacular Berlin/Waterloo style in c.1888. The adjacent property at 41 Dupont Street East was constructed contemporaneously and displays many of the same architectural features.

The Property is located east of Laurel Creek, a major tributary of the Grand River that was used to provide power for local mills until the end of the Second World War. Its flow was later redirected to the east to align with Peppler Street. By the mid-19th century, several major thoroughfares had been established through the area, including Bridgeport Road and King Street North, but it was not until the 1880s that village subdivision in the area began to take place.

A Location Map for the Property to which the By-law applies is attached hereto. The complete By-law is available for inspection in the City of Waterloo Legislative Service’s office during regular business hours.



### **Appeal to Ontario Land Tribunal**

Any person who objects to the By-law may appeal to the Tribunal by giving the Tribunal and the 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](http://www.waterloo.ca/heritage-notices)), a notice of appeal setting out the objection to the By-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal. **The last day for filling an appeal is Friday, June 27, 2025.**

### **If no notice of appeal**

If no notice of appeal is given within the time period specified above,

- (a) the By-law comes into force on the day following the last day of the period; and
- (b) the City Clerk shall ensure that a copy of the By-law is registered against the Property affected by the By-law in the appropriate land registry office and that a copy of the registered By-law is served on the Ontario Heritage Trust.

### **Further Information**

This Notice is being served to the Owner of the Property, the Ontario Heritage Trust, and any objectors and interested persons. A copy of this Notice can be found on the City's Heritage Notices webpage: [www.waterloo.ca/heritage-notices](http://www.waterloo.ca/heritage-notices)

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

DATED at Waterloo this 28<sup>th</sup> day of May, 2025.

Julie Finley-Swaren, City Clerk  
[clerkinfo@waterloo.ca](mailto:clerkinfo@waterloo.ca)  
City of Waterloo  
100 Regina Street South  
Waterloo, Ontario N2J 4A8



### Subject Property

 39 Dupont Street East



Scale N.T.S.

Drawn by: IPPW  
City of Waterloo  
Date: December 19, 2024

## LOCATION MAP



# THE CORPORATION OF THE CITY OF WATERLOO

## BY-LAW NO. 2025 – 026

### BY-LAW TO DESIGNATE THE PROPERTY AT 39 DUPONT STREET EAST UNDER PART IV OF THE ONTARIO HERITAGE ACT AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST

**WHEREAS** section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended (the "**Ontario Heritage Act**") authorizes the council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, within the municipality, to be of cultural heritage value or interest;

**AND WHEREAS** the Council for The Corporation of the City of Waterloo (the "**City**") deemed it desirable to designate the property municipally known as 39 Dupont Street East, Waterloo, Ontario, to be of cultural heritage value or interest on February 24, 2025;

**AND WHEREAS** the reasons for designating 39 Dupont Street East, containing the description of the property, statement of cultural heritage value or interest, and description of the heritage attributes are set out in Schedule "A" attached hereto;

**AND WHEREAS** the Clerk of the City has given notice of intention to designate 39 Dupont Street East in accordance with subsection 29(3) of the *Ontario Heritage Act*;

**AND WHEREAS** no notice of objection was served upon the Clerk in accordance with section 29(5) of the *Ontario Heritage Act*;

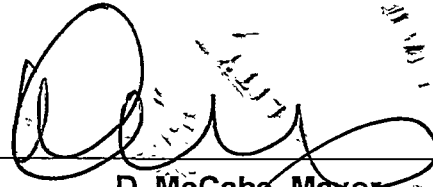
### **THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE CITY OF WATERLOO ENACTS AS FOLLOWS:**

1. The property at 39 Dupont Street East, described in Schedules "A" and "B" and shown on Schedule "C" attached to this by-law, is hereby designated to be of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*.
2. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 39 Dupont Street East and upon the Ontario Heritage Trust, and to be published on the City's Heritage Notices webpage

([www.waterloo.ca/heritage-notices](http://www.waterloo.ca/heritage-notices)), all in accordance with the requirements under the *Ontario Heritage Act*.

3. This by-law shall come into force and effect on the date of its final passing.

Enacted this 26 day of May, 2025.

A handwritten signature in black ink, appearing to read 'D. McCabe', written over a horizontal line.

D. McCabe, Mayor

A handwritten signature in black ink, appearing to read 'J. Finley-Swaren', written over a horizontal line.

J. Finley-Swaren, City Clerk

## **SCHEDULE "A"**

### **REASONS FOR DESIGNATION**

#### **Description of the Property**

The Property at 39 Dupont Street East is located on the south side of Dupont Street East, east of Regina Street North and west of Peppler Street. The one-and-a-half storey buff brick house was constructed in the Vernacular Berlin/Waterloo style in c.1888. The adjacent property at 41 Dupont Street East was constructed contemporaneously and displays many of the same architectural features.

The Property is located east of Laurel Creek, a major tributary of the Grand River that was used to provide power for local mills until the end of the Second World War. Its flow was later redirected to the east to align with Peppler Street. By the mid-19th century, several major thoroughfares had been established through the area, including Bridgeport Road and King Street North, but it was not until the 1880s that village subdivision in the area began to take place.

#### **Statement of Cultural Heritage Value or Interest**

The Property at 39 Dupont Street East is located on the south side of Dupont Street East, east of Regina Street North and west of Peppler Street. Erected in 1888 for potter Daniel Jacobi, the one-and-a-half-storey building was constructed at the same time as the adjacent property at 41 Dupont Street East. The property meets Criterion 1 of O. Reg. 9/06 because the buildings are good examples of the Berlin/Waterloo Vernacular style.

Set on a parged foundation, the main (north) elevation has a front gable form and is clad in local buff brick. Situated behind a full-width veranda featuring wooden posts, decorative millwork, and a mansard roof with cresting, the asymmetrical entrance has a four-light sidelight. A single segmentally arched window opening containing a sash window flanks the doorway, while the upper storey contains two regularly spaced window openings with similar detailing. Corbel brackets highlight the deep eaves.

The east and west elevations contain narrow basement window openings, while the first floor contains a pair of segmentally arched window openings containing sash windows. Similar window openings are continued on the rear (south) elevation. A rear (south) brick chimney rises from the gabled roof.

As a representative example of the Berlin/Waterloo Vernacular style, the Property at 39 Dupont Street East relied on local architectural tradition and materials to shape its form. The property also meets Criterion 7 and Criterion 8 of O. Reg. 9/06 because it has high architectural integrity and the property maintains and supports the late 19th and early 20th century residential character of the immediate streetscape.

#### **Description of the Heritage Attributes of the Property**

Each of the following exterior attributes contribute to the design and contextual value of the Property – Criteria 1, 7 and 8 of O. Reg. 9/06:

- Berlin/Waterloo Vernacular style;

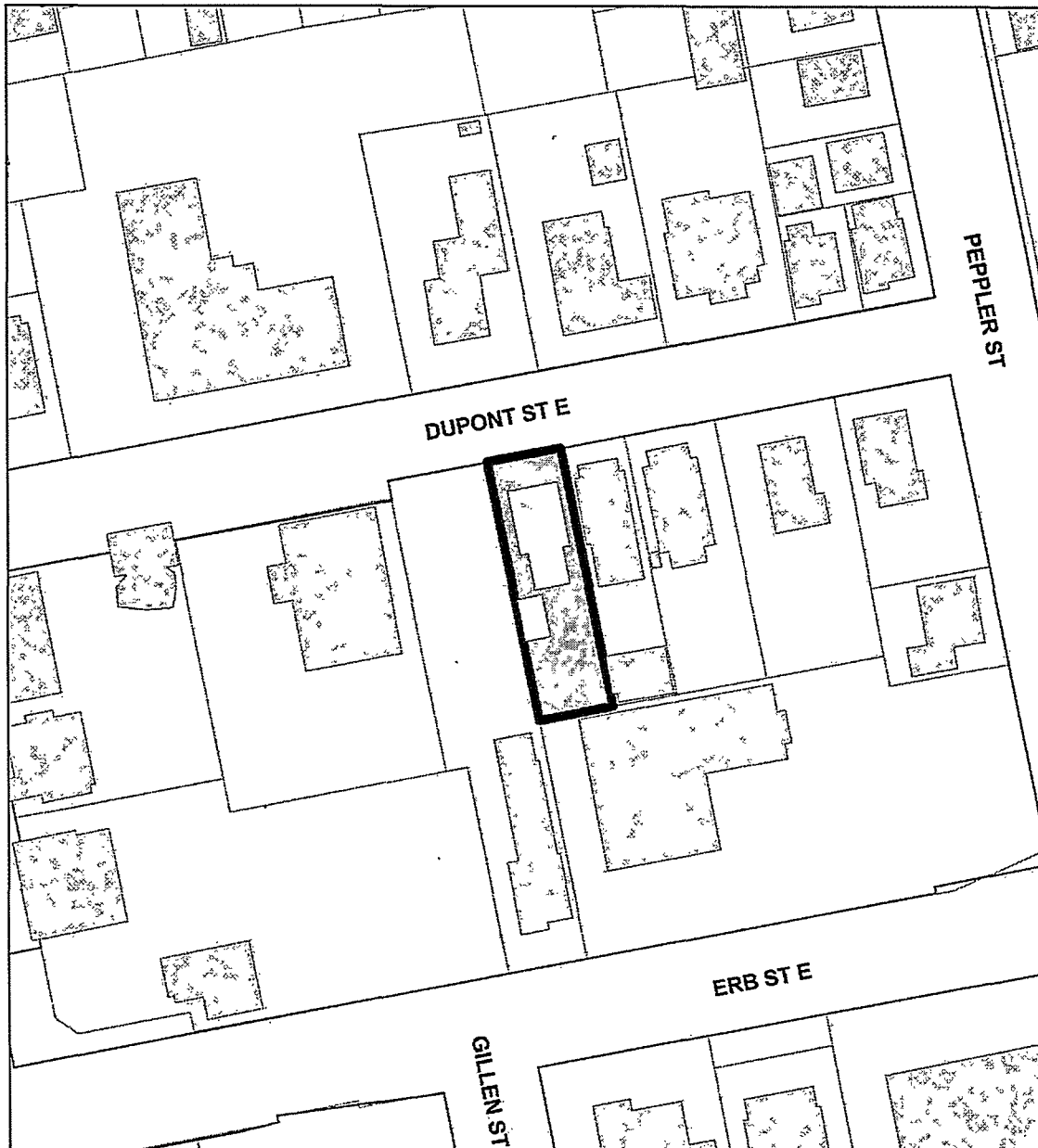
- One-and-a-half storey construction;
- Buff brick construction;
- Full width veranda with wooden posts, decorative millwork, a mansard roof, and decorative cresting;
- Asymmetrical main entrance with transom and sidelight;
- Segmentally arched door and window openings;
- Corbel brackets and wide eaves;
- East and west elevations with segmentally arched window openings and brick voussoirs;
- North elevation with segmentally arched window openings and brick voussoirs;
- Gabled roof; and
- Brick chimney.



**SCHEDULE "B"**  
**LEGAL DESCRIPTION**

PT LT 10 PL 504 CITY OF WATERLOO AS IN 1287151; WATERLOO – PIN: 22374-0059 (LT) (LRO#58)

**SCHEDULE "C"**  
**LOCATION MAP**



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**Subject Property**



**39 Dupont Street East**



**Scale N.T.S.**

Drawn by: IPPW  
City of Waterloo  
Date: December 19, 2024

**LOCATION MAP**