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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 75 Allen Street East (St. Louis School)**

**TAKE NOTICE** that the Council of the Corporation of the City of Waterloo passed By-law No. 2025-025, 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. 75 Allen Street East, Waterloo, ON

PT LT 2 CHRISTIAN KUMPF SURVEY PL 498 CITY OF WATERLOO; PT LT 3 CHRISTIAN KUMPF SURVEY PL 498 CITY OF WATERLOO; PT LT 4 CHRISTIAN KUMPF SURVEY PL 498 CITY OF WATERLOO AS IN 222578; SUBJECT TO AN EASEMENT OVER PART 3 PLAN 58R18233 AS IN WR835254; SUBJECT TO AN EASEMENT IN GROSS AS IN WR1096376; TOGETHER WITH AN EASEMENT OVER PT LT 4 CHRISTIAN KUMPF SURVEY PL 498, CITY OF WATERLOO EXCEPT 222578 & PT 2, 3 & 4, 58R11442; AND PT LT 1 ELIAS SNIDER'S SURVEY PL 498, PART 2 58R20814 AS IN WR1287334; SUBJECT TO AN EASEMENT OVER PARTS 1,3 58R20814 IN FAVOUR OF LOTS 2,3,4,48,50,51,52,53 CHRISTIAN KUMPF SURVEY PLAN 498 EXCEPT 222578 & PARTS 2,3,4 58R11442, LOT 1,PART LOTS 2,3 ELIAS SNIDER'S SURVEY PLAN 498 AS IN G5062 AS IN WR1287333; CITY OF WATERLOO – PIN: 22415-0054 (LT) (LRO#58)

(the “Property”)

### **Description of the Property**

The Property at 75 Allen Street East, known as St. Louis School, was constructed in 1905 according to the design of architect Charles Moogk. It belongs to a complex of proximal buildings associated with Waterloo’s St. Louis Roman Catholic community, including the St. Louis Rectory, Church and Convent (at 53, 61, and 67 Allen Street East, respectively). It is located at the southwest corner of Allen Street East and Willow Street, east of the aforementioned buildings. The school maintains a visual coherence with these buildings through the use of buff brick.

The Property is located in the Mary Allen Neighbourhood Cultural Heritage Landscape (CHL), a residential district that emerged in the mid-1850s on the east side of King Street, south of Erb Street East.



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.

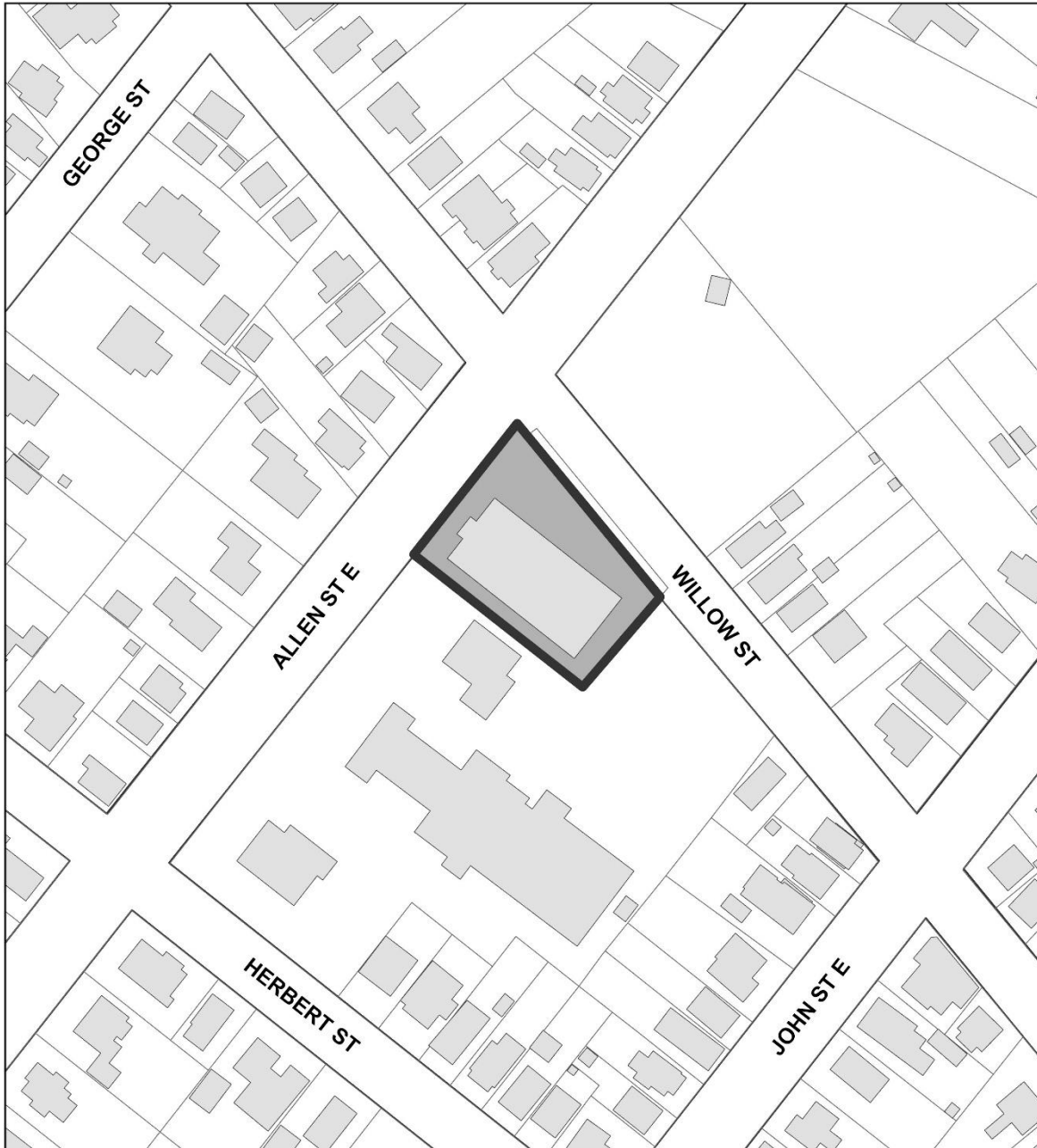
### **Further Information**

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

 75 Allen 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 – 025

### BY-LAW TO DESIGNATE THE PROPERTY AT 75 ALLEN STREET EAST (ST. LOUIS SCHOOL) 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 75 Allen Street East, Waterloo, Ontario (the "**St. Louis School**"), to be of cultural heritage value or interest on February 24, 2025;

**AND WHEREAS** the reasons for designating the St. Louis School, 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 the St. Louis School 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*;

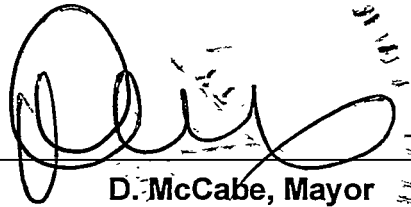
### THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE CITY OF WATERLOO ENACTS AS FOLLOWS:

1. The property at 75 Allen 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 75 Allen Street East and upon the Ontario Heritage

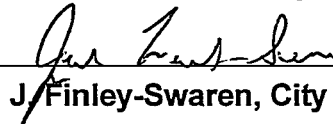
Trust, and to be published on the City's Heritage Notices webpage ([www.waterloo.ca/heritage-notices](http://www.waterloo.ca/heritage-notices)), all in accordance with the requirements under the *Ontario Heritage Act*.

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', is written over a horizontal line.

D. McCabe, Mayor

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

J. Finley-Swaren, City Clerk

## **SCHEDULE "A"**

### **REASONS FOR DESIGNATION**

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

The Property at 75 Allen Street East, known as St. Louis School, was constructed in 1905 according to the design of architect Charles Moogk. It belongs to a complex of proximal buildings associated with Waterloo's St. Louis Roman Catholic community, including the St. Louis Rectory, Church and Convent (at 53, 61, and 67 Allen Street East, respectively). It is located at the southwest corner of Allen Street East and Willow Street, east of the aforementioned buildings. The school maintains a visual coherence with these buildings through the use of buff brick.

The Property is located in the Mary Allen Neighbourhood Cultural Heritage Landscape (CHL), a residential district that emerged in the mid-1850s on the east side of King Street, south of Erb Street East.

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

The Property at 75 Allen Street East, known as the St. Louis School, is located on the southwest corner of the intersection of Allen Street East and Willow Street. Constructed in 1905 according to the designs of notable architect Charles Moogk, the building belongs to a complex of proximal buildings associated with Waterloo's St. Louis Roman Catholic community, including the St. Louis Rectory, Church and Convent (at 53, 61 and 67 Allen Street East, respectively). The school maintains a visual coherence with these buildings through the use of buff brick.

The two-storey buff brick building sits on a raised basement and displays elements of the Beaux-Arts style in a 1923 addition, meeting Criterion 1 of O. Reg. 9/06 because of its design. The main (north) elevation is symmetrical and is oriented around a central projecting limestone frontispiece that continues to the parapet level and contains the raised main entrance. The entrance is marked by channelled masonry, and above, a carved panel bearing the words "SAINT LOUIS SCHOOL." To either side, stylized pilasters with floral drops enclose a central flat-headed window opening on the second storey and, at the cornice level, a festoon. Stepped back from the frontispiece, the east and west portions of the north elevation contain symmetrically situated square and rectangular flat-headed basement windows, and the upper storeys contain single, vertically oriented window openings with stone sills.

While the east elevation has undergone significant alterations, it does retain a projecting limestone entry block which continues from the ground level to the parapet level. It features a round-headed arch that contains the doorway and, above a carved panel bearing the word "GIRLS." Above, on the first and second storeys, are single flat-headed window openings, separated by an unornamented cartouche. The limestone cornice contains a festoon, surrounded enclosed by a shallow round arch with a keystone. To either side are small floral drops and above, a small datestone for the 1923 addition. A flat roof covers the various portions of the building.

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The Property meets Criterion 4 of O. Reg. 9/06 because it has historical and contextual significance as it belongs to a complex of buildings associated with Waterloo's St. Louis Roman Catholic community, including the St. Louis Rectory, Church and Convent (at 53, 61 and 67 Allen Street East, respectively). When it opened in 1905, it was Waterloo's first Roman Catholic school. It is located at the southwest corner of Allen Street East and Willow Street, east of the aforementioned buildings. The school maintains a visual coherence with these buildings through the use of buff brick.

The Property also meets Criterion 6 of O. Reg. 9/06 because its original 1905 section was designed by prominent local architect and builder Charles Moogk. Moogk is known to have designed approximately 20 buildings in the Waterloo area and was also the Town's first full time engineer between 1899 to 1924.

The 1923 addition and Beaux-Arts inspired alterations to the St. Louis School were designed by architect James Michael Cowan, who articulated under renowned Toronto architect Beaumont Jarvis and focused his career on many ecclesiastical works particularly for as architect of the Separate School Board for the Roman Catholic Diocese of Toronto. He designed at least 12 Roman Catholic educational buildings across Ontario including one of his most renowned works, the Sisters of St. Joseph Roman Catholic College for Girls in North Bay.

Furthermore, the property is associated with Sir Edgar J. Bauer (1888-1959) of Waterloo industrial company Bauer Industries. Bauer was educated at the St. Louis Separate School in Waterloo and St. Jerome's College in Kitchener before becoming president, general manager, and chair of the board of Bauer Industries.

Bauer had substantial involvement with the Waterloo Catholic community including St. Louis School and Church. He served for 30 years on the Separate School Board and was a member of St. Louis Roman Catholic Church for 69 years. On May 7, 1957, the late Pope Pius XII made Edgar a knight commander of St. Sylvester. In 1970, the Sir Edgar Bauer Catholic Elementary School at 660 Glen Forrest Boulevard in Waterloo was named after him.

His community involvement extended to many notable Waterloo business organizations. He presided over Globe Furniture Company Limited and the Waterloo Fire Insurance Company. From 1949 to 1957, he was President of Waterloo Mutual Insurance. He also presided over the Waterloo Board of Trade and held memberships in the Canadian Manufacturers Association and the Waterloo Young Men's Club. Edgar served on Waterloo council from 1922 to 1925 and Waterloo Public Utilities Commission from 1947 to 1950.

The Property at 75 Allen Street East also meets Criterion 7 and Criterion 8 of O. Reg. 9/06 because it helps to define the ecclesiastical and late 19th and early 20th century architectural character of the block along the south side of Allen Street East and is physically, functionally, visually, and historically linked to the adjacent ecclesiastic property to the south at 53, 61 and 67 Allen Street East.



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

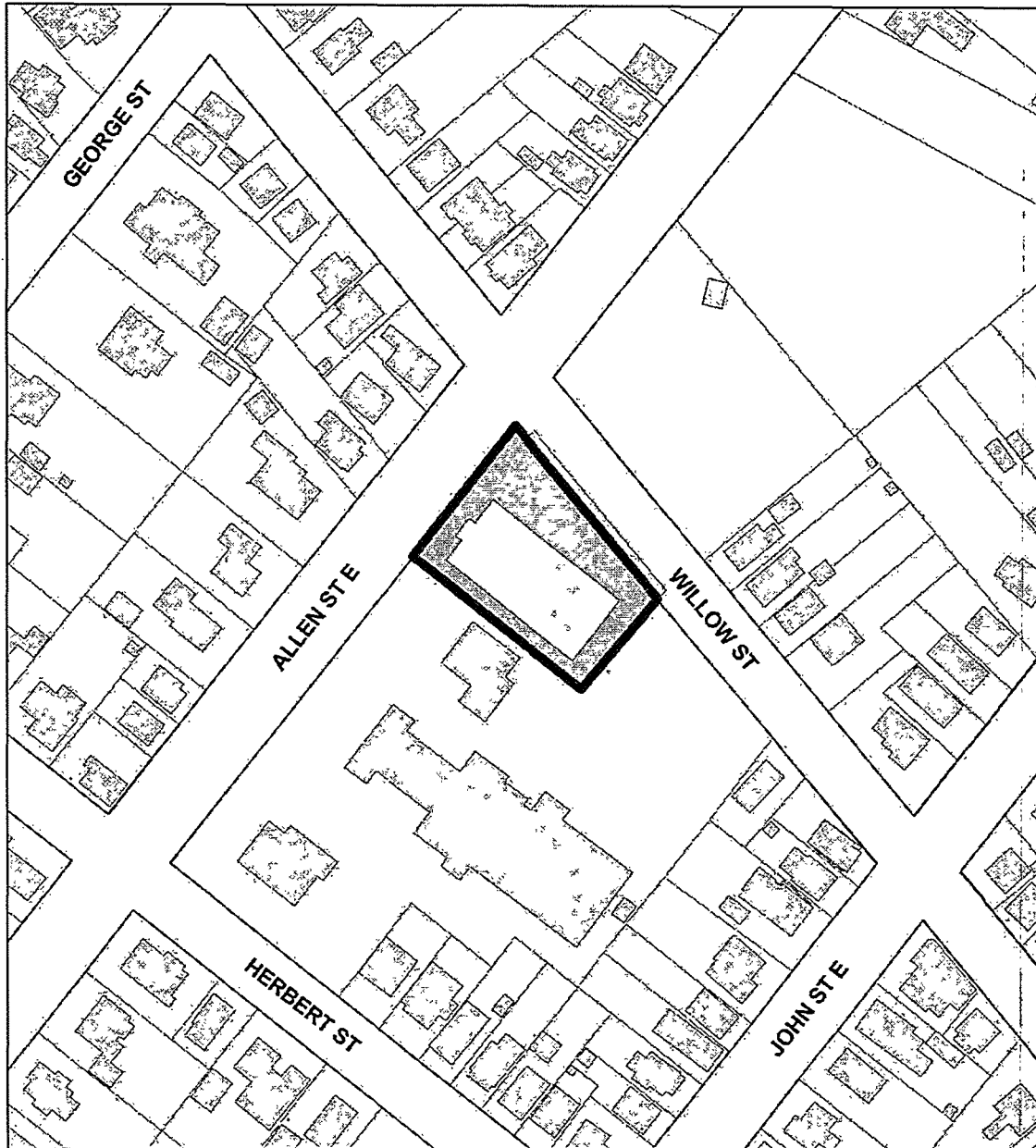
Each of the following exterior attributes contribute to the design, historical/associative, and contextual value of the property – Criteria 1, 4, 6, 7 and 8 of O. Reg. 9/06:

- Beaux-Arts style;
- Rectangular plan;
- Raised masonry basement with buff brick above;
- Projecting limestone frontispiece on the north (main) and east elevations;
- Channeled stone entryway (north elevation);
- Arched stone entryway (east elevation);
- Carved stone panels with "SAINT LOUIS SCHOOL" (north elevation) and "GIRLS" (east elevation);
- Datestone on east elevation;
- Festoons and floral drops; and
- Flat roof.

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

PT LT 2 CHRISTIAN KUMPF SURVEY PL 498 CITY OF WATERLOO; PT LT 3 CHRISTIAN KUMPF SURVEY PL 498 CITY OF WATERLOO; PT LT 4 CHRISTIAN KUMPF SURVEY PL 498 CITY OF WATERLOO AS IN 222578; SUBJECT TO AN EASEMENT OVER PART 3 PLAN 58R18233 AS IN WR835254; SUBJECT TO AN EASEMENT IN GROSS AS IN WR1096376; TOGETHER WITH AN EASEMENT OVER PT LT 4 CHRISTIAN KUMPF SURVEY PL 498, CITY OF WATERLOO EXCEPT 222578 & PT 2, 3 & 4, 58R11442; AND PT LT 1 ELIAS SNIDER'S SURVEY PL 498, PART 2 58R20814 AS IN WR1287334; SUBJECT TO AN EASEMENT OVER PARTS 1,3 58R20814 IN FAVOUR OF LOTS 2,3,4,48,50,51,52,53 CHRISTIAN KUMPF SURVEY PLAN 498 EXCEPT 222578 & PARTS 2,3,4 58R11442, LOT 1,PART LOTS 2,3 ELIAS SNIDER'S SURVEY PLAN 498 AS IN G5062 AS IN WR1287333; CITY OF WATERLOO – PIN: 22415-0054 (LT) (LRO#58)

# SCHEDULE "C" LOCATION MAP



THE CITY OF  
**Waterloo**

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**Subject Property**



**75 Allen Street East**



**Scale N.T.S.**

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

## LOCATION MAP