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MARIAH BLAKE
Committee Coordinator, Legislated Services
Corporate Services Department
Kitchener City Hall, 2nd Floor
200 King Street West, P.O. Box 1118
Kitchener, ON N2G 4G7
Phone: 519-783-8999
mariah.blake@kitchener.ca

REGISTERED MAIL

August 12, 2025

[REDACTED]
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RECEIVED
2025/08/12
(YYYY/MM/DD)
Ontario Heritage Trust

Re: Designating By-law – 1738 Trussler Road

Dear Property Owner:

This is to advise that the period to file an appeal against the passing of By-law 2024-179, designating the property municipally known as 1738 Trussler Road as being of historic and cultural heritage value or interest, has now passed and no appeals were received. Pursuant to Part IV of the *Ontario Heritage Act*, the property municipally known as 1738 Trussler Road is now designated as being of historic and cultural heritage value or interest. The By-law is registered on title at the Land Registry Office as Instrument No. WR1616534 and a copy has been attached for your information.

Designation under the *Ontario Heritage Act* requires the owner to obtain approval from the City prior to undertaking work including alterations, new construction and/or demolition, which is deemed to impact the heritage attributes as set out in the reasons for designation. Property owners shall contact Heritage Planning staff within the City's Development Services Department, prior to undertaking any work to determine if formal approval under the *Ontario Heritage Act* is required.

If you have any questions or concerns, please contact Michelle Drake, Senior Heritage Planner at 519-783-8909.

Yours truly,

A handwritten signature in blue 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)

Properties

PIN 22723 - 0087 LT

Description PT LT 149 GERMAN COMPANY TRACT KITCHENER PT 1, 58R8498, SAVE &
EXCEPT PT 11 ON 58R-16920; CITY OF KITCHENER

Address 1738 TRUSSLER ROAD
KITCHENER

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE CITY OF KITCHENER

Address for Service 200 King Street West
Kitchener, Ontario
N2G 4G7

This document is being authorized by a municipal corporation BERRY VRBANOVIC, MAYOR and AMANDA FUSCO, CLERK.
This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Whitney Charlene Kleine	200 King St. W. Kitchener N2G 4G7	acting for Applicant(s)	Signed	2025 01 21
Tel 519-741-2268				
Fax 519-741-2702				

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

CITY OF KITCHENER	200 King St. W. Kitchener N2G 4G7	2025 01 21
Tel 519-741-2268		
Fax 519-741-2702		

Fees/Taxes/Payment

Statutory Registration Fee	\$70.90
Total Paid	\$70.90

BY-LAW NUMBER 2024-179

OF THE

CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate the property
municipally addressed as 1738 Trussler Road,
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 1738 Trussler Road, Kitchener (the "Property");

AND WHEREAS the Council of The Corporation of the City of Kitchener resolved at its Council Meeting held on August 26, 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. 0.18, and which resolution was confirmed by By-law No. 2024-157;

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 August 30, 2024, a copy of which is attached to this by-law as "Schedule A";

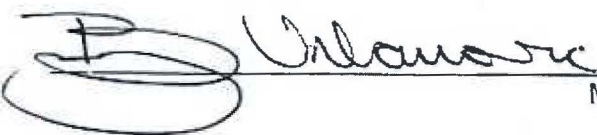
AND WHEREAS no Notice of Objection to the proposed designation has been served upon the Clerk of the City of Kitchener;

NOW THEREFORE the Council of The Corporation of the City of Kitchener enacts as follows:

1. The building and property known as 1738 Trussler Road, Kitchener, as more particularly described in Schedules "E", "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 21st day of October, 2024.




Mayor


Clerk

SCHEDULE A
NOTICE OF INTENTION TO DESIGNATE
1738 Trussler Road, 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.

113-151 Charles Street West / 170-180 Joseph Street / 3-44 Francis Street South

113-151 Charles Street West / 170-180 Joseph Street / 3-44 Francis Street South (Long Site A) is recognized for its design/physical, historical/associative, and contextual values. The complex of approximately 45 interconnected former industrial buildings range in height from one to five storeys, which were built between 1895 and 2012, and are representative of the Industrial Warehouse architectural style that reflects the evolution of the weaving industry. The historical/associative values relate to early settlement, the Six Nations, Joseph Brant, Colonel Richard Beasley, Pennsylvania German Methodists, the first permanent non-native settlement (now Kitchener), the German Company Tract, the Township of Waterloo, German speaking immigrants, Berlin as the County seat for the County of Waterloo, the Grand Trunk Railway (GTR) station, the leather tanning industry, and Reinhold Lang. The contextual values relate to the contribution that the complex of buildings make to the continuity and character of the adjacent streetscapes and the overall Warehouse District. The buildings are individually and visually linked to their surroundings, including the best fully intact streetscape in Kitchener, other industrial buildings, former homes of industrial workers, the railway line, and the Warehouse District. The complex of buildings is recognized as a significant landmark.

83-85 King Street West

83-85 King Street West is recognized for its design/physical, historical/associative, and contextual values. The property demonstrates design or physical value as an early and rare example of 20th-century, commercial brick building built in the Vernacular Classic Revival architectural style. The historical/associative values relate to the direct association with early development of King Street West in what is now referred to as Downtown Kitchener. The contextual value of the property relates to its location and proximity to adjacent commercial buildings that share the same Vernacular Classic Revival architectural style and almost identical heritage attributes. The property also contributes to the character of the King Street West streetscape and Downtown Kitchener.

87-91 King Street West

87-91 King Street West is recognized for its design/physical, historical/associative, and contextual values. The property demonstrates design or physical value as an early and rare example of 20th-century, commercial brick building built in the Vernacular Classic Revival architectural style. The historical/associative values relate to the direct association with early development of King Street West in what is now referred to as Downtown Kitchener. The building is also associated with early (1865) railway companies (Express Office, Canadian Express Office and Canadian National Express Office). The contextual value of the property relates to its location and proximity to adjacent commercial buildings that share the same Vernacular Classic Revival architectural style and almost identical heritage attributes. The property also contributes to the character of the King Street West streetscape and Downtown Kitchener.

87-99 King Street West

87-99 King Street West is recognized for its design/physical, historical/associative, and contextual values. The property demonstrates design or physical value as an early and rare example of 20th-century, commercial brick building built in the Vernacular Classic Revival architectural style. The historical/associative values relate to the direct association with early development of King Street West in what is now referred to as Downtown Kitchener. The building is also associated with J.D. Miller and C.K. Hammer dry goods business that operated in this location between c. 1912 and c. 1936. The contextual value of the property relates to its location and proximity to adjacent commercial buildings that share the same Vernacular Classic Revival architectural style and almost identical heritage attributes. The property also contributes to the character of the King Street West streetscape and Downtown Kitchener.

103-109 King Street West

103-109 King Street West is recognized for its design/physical, historical/associative, and contextual values. The building is a representative example of the Classic Revival architectural style in good condition. The historical/associative value relates to the building, Christian Huber, who was the founder of Fischman Spring Company and presented the City with the site for St. Mary's General Hospital. The building is also associated the Freemasons' community presence in the City of Kitchener, being the former home as Grand River Lodge 151. The contextual value of 103-109 King Street West relates to its contribution to maintaining the commercial character of the surrounding area, as well as its physical, visual, and historical link to its surroundings.

709 King Street West

709 King Street West is recognized for its design/physical, historical/associative, and contextual values. The existing portion of the school which fronts onto King Street West is a representative example of the Neo-Classical architectural style in good condition which has experienced only minor modifications. The subject property is directly associated with the local school board and therefore, of education and population growth within the area, as well as notable educators such as Janet Malcolm. It is the second longest operating grade school with the City and has the potential to yield information that contributes to an understanding of the development of the education system and population growth within Kitchener. 709 King Street West has contextual value as it is physically, functionally, and historically linked to its surroundings and maintains and supports the character of the area.

148 Madison Avenue South

148 Madison Avenue South is recognized for its design/physical, historical/associative, and contextual values. The property demonstrates design/physical value as a rare and unique example of a mid-20th century church built in the Romanesque architectural style with many intact heritage attributes in good condition. The historical and associative values relate to the original owner (Catholic School Board), original and current congregation (St. Joseph Roman Catholic Church), original pastor (Venerable R. M. Haller), architect (Jermal A. Jones) and builder (Jaff Brothers Ltd). The contextual value relates to the proximity and character of the Portland Avenue East and Madison Avenue South streetscapes. The property is also historically, functionally, and visually linked to the former St. Joseph's Catholic School, and the St. Joseph's rectory.

1738 Trussler Road

1738 Trussler Road is recognized for its design/physical, historical/associative, and contextual values. The property demonstrates design/physical value as a representative example of a late 18th century brick farmhouse built in the Ontario Gothic Revival architectural style. The property has historical/associative value due to its history and association with early settlement, Daniel and Jacob Erb, Joseph Bomburger, John Chapman, Reuben Erb, Simon Holman, Ida Holman, and the Trussler family. The contextual values relate to how the property helps to maintain and support the rural character of the area. The farmhouse remains on its original location and is visually and historically linked to its surroundings, especially the adjacent property where the original barn and driveway still stand.

171-173 Victoria Street North

171-173 Victoria Street North is recognized for its design/physical and historical/associative values. The property demonstrates design/physical value as a rare example of a late 19th century prestigious semi-detached dwelling built in the Italianate architectural style. The property municipally addressed as 171-173 Victoria Street North has historical/associative value due to its history and association the late Ian MacNaughton and his planning firm MHC - MacNaughton Heimsen, Britten Clarkson Planning Limited.

The full Statements of Significance, containing a list of the heritage attributes, is available in the Office of the City Clerk by contacting clerk@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 29 day of September, 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 on the 30 day of August, 2024.

Amara Fazio
Director of Legislated Services & City Clerk
City Hall, P.O. Box 1100
200 King Street West
Kitchener, Ontario N2G 4G7

SCHEDULE B

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

1738 Trussler Road, Kitchener

Description of Cultural Heritage Resource

The property municipally addressed as 1738 Trussler Road is a one-and-one-half storey late 19th century brick farmhouse built in the Ontario Gothic Revival architectural style. The property on Huron Road is a late 19th century farm with outbuildings. The farmhouse is situated on a 0.92 acre parcel of land located on the east side of Trussler Road between Huron Road and Plains Road while the outbuildings are situated on a 62.39 acre parcel of land located at the south east corner of Trussler Road and Huron Road in the South Plains Planning Community of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the farmhouse, and adjacent outbuildings, specifically the barn, located on Huron Road, and legally described as LT 17 S/S HURON RD, 18 S/S HURON RD, 19 S/S HURON RD, 20 S/S HURON RD PL 585 TWP OF WATERLOO; PT LT 3 S/S HURON RD, 4 S/S HURON RD, 5 S/S HURON RD, 6 S/S HURON RD, 7 S/S HURON RD, 8 S/S HURON RD, 15 S/S HURON RD, 16 S/S HURON RD, 21 S/S HURON RD PL 585 TWP OF WATERLOO; PT LT 149 GERMAN COMPANY TRACT KITCHENER AS IN 1200696 & 1200697, SAVE & EXCEPT PT 12 ON 58R-16920; KITCHENER.

Heritage Value

1738 Trussler Road is recognized for its design/physical, historic/associative, and contextual values.

Design/Physical Value

The property municipally addressed as 1738 Trussler Road demonstrates design/physical value as a representative example of a late-19th century brick farmhouse built in the Ontario Gothic Revival architectural style. The 1851 Manuscript Census suggests that a one-storey log structure was covered or replaced by the existing building. The building has many intact heritage attributes in good condition.

Front (West) Façade

The front façade faces Trussler Road and contains three bays. The building features: side-gable roof with a central Gothic dormer; buff (yellow) brick laid in the stretcher bond style; second floor pointed arch (lancet) door and door opening with brick hoodmould with corbel stops; central verandah on the first and second floor; second floor verandah features square newel posts with ball caps, and simple top and bottom rails with square balusters; first floor verandah features highly decorative posts and pilasters with scroll brackets and moulded frieze; front door with segmentally arched transom; two segmentally arched windows, window openings and storm windows with brick voussoirs and wood sills; and, fieldstone foundation.

Side (South) Façade

The side façade faces south and contains two bays plus a kitchen annex, which may have been original to the house. The first two bays feature: side-gable roof divided by a concrete block chimney; buff (yellow) brick construction; two 1/1 double hung flat head windows with segmentally arched window openings with brick voussoirs and wood sills on the second storey; two 2/2 double hung segmentally arched windows, window openings and storm windows with brick voussoirs and wood sills; and, a stone foundation. The kitchen annex features: cross-gable roof with a central Gothic dormer; buff (yellow) brick laid in the stretcher bond style; second floor pointed arch (lancet) window and

window opening; first storey verandah with a hip roof and highly decorative posts pilasters with scroll brackets and moulded frieze; segmentally arched door and door opening with brick voussoirs; one 2/2 double hung segmentally arched window, window opening and storm window with brick voussoirs and wood sills; and, stone foundation. Another addition is in the rear but has limited visibility from the public realm.

Side (North) Façade

The side façade faces north and features: side-gable roof; two 1/1 double hung flat head windows with segmentally arched window openings with brick voussoirs and wood sills on the second storey; two 2/2 double hung segmentally arched windows, window openings and storm windows with brick voussoirs and wood sills; and, a stone foundation. The kitchen annex to the rear has limited visibility from the public realm.

Other Buildings

The original barn with gable roof, vertical board siding, original hardware and stone foundation is located south of the house on a separate parcel of land. A new garage was constructed in 1999 that does not detract from the character of the farmhouse, barn or immediate surroundings.

Historic/Associative Value

The property municipally addressed as 1738 Trussler Road has historical/associative value due to its history and association with early settlement, Daniel and Jacob Erb, Joseph Bamberger, John Chapman, Reuben Eby, Simon Hallman, Ida Hallman, and the Trussler family.

Daniel and Jacob Erb sold the land to Joseph Bamberger in 1805 who then sold to John Chapman in 1848 (Shantz, 1980). John Chapman Sr., born in 1811, came to Canada from England in the mid-1840's with his wife Lydia and his two children (Simpson, 1981). A third child, John Jr., was born in Upper Canada in 1846 (Simpson, 1981). The 1851 manuscript census indicates that the Chapman family resided in a one-storey log structure and it is assumed that the brick structure either replaced or covered the log structure (Simpson, 1981). John Chapman sold the land to Reuben Eby in 1907 who then sold the land to Simon Hallman (b. August 28, 1886, d. May 21, 1976) in 1930 (Bonk, 2024; Shantz, 1980). Simon married his wife, Ida Hallman (b. October 24, 1902, d. May 25, 1991), on December 18, 1929 (Bonk, 2024; Burmaster, "personal communication", July 9, 2024). The lands passed to Ida in 1977 and shortly thereafter were sold to Trussler Farms in 1977 (Shantz, 1980). A descendant of the Hallman family purchased the house in 1994.

Contextual Value

The contextual values relate to how the property helps to maintain and support the rural character of the area. The farmhouse remains on its original location. A board and batten front gable garage contributes to the character of the property along with the cedar hedges delineating three sides of the property. The farmhouse is visually and historically linked to its surroundings, especially the rural farm property on the corner of Huron Road and Trussler Road where the original barn and driveshed still stand. This property is addressed off Huron Road (outlined in green on page 1) and legally described as Plan 585 Lots 18, 19, and 20 Part Lots 5, 6, 7, 8, 15, 16, and 21 SS Huron Road German Company Tract Part Lot 149.

SCHEDULE C

DESCRIPTION OF HERITAGE ATTRIBUTES

1738 Trussler Road, KITCHENER

Description of the Heritage Attributes

All elements related to the design/physical value of the brick house built in the Ontario Gothic Revival architectural style, including:

- the location, massing and scale of the brick house;
- one-and-one-half storey height;
- rectangular plan with rear kitchen annex;
- front façade with three bays;
- side façade with two bays and rear kitchen annex;
- side-gable roof and kitchen annex both with a central Gothic dormer;
- buff (yellow) brick laid in the stretcher bond style;
- half storey pointed arch (lancet) door and door opening with brick hoodmould with corbel stops;
- central verandah on the first and half storey;
- half storey verandah features square newel posts with ball caps, and simple top and bottom rails with square balusters;
- first storey verandah features highly decorative posts and pilasters with scroll brackets and moulded frieze;
- first storey verandah on the kitchen annex with a hip roof and highly decorative posts pilasters with scroll brackets and moulded frieze;
- front door with segmentally arched transom;
- 2/2 double hung segmentally arched windows, window openings and storm windows with brick voussoirs and wood sills;
- 1/1 double hung flat head windows, window openings and storm windows with brick voussoirs and wood sills; and,
- fieldstone foundation.

SCHEDULE D

LEGAL DESCRIPTION

1738 Trussler Road, KITCHENER

PT LT 149 GERMAN COMPANY TRACT KITCHENER PT 1, 58R8498, SAVE & EXCEPT PT 11
ON 58R-16920; CITY OF KITCHENER

Being all of PIN 22723-0087 (LT)