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October 30, 2013

Ontario Heritage Trust
c/o Trust Secretary
10 Adelaide Street East
TORONTO, Ontario
M5C 1J3

ONTARIO HERITAGE TRUST
NOV 08 2013
RECEIVED

Re: Heritage Designation By-law No. 2013-090
222 Stanley Drive – Waterloo

Enclosed please find a copy of By-law No. 2012-090 being a by-law to designate the property municipally known as 222 Stanley Drive, Waterloo to be of historic and architectural value and interest. By-law No. 2012-090 was passed by Council on September 30, 2013 and registered as Instrument No. WR78498 on October 18, 2013.

Trusting you will find this satisfactory.

Yours truly



Olga Smith
Deputy City Clerk

cc:   
222 Stanley Drive
WATERLOO, Ontario N2L 1H7

Regional Municipality of Waterloo
Council & Administrative Services
Waterloo Regional Heritage Foundation
c/o Foundation Secretary
150 Frederick Street
KITCHENER, Ontario N2G 4J3

Ms. Karen Vandenbrink, Secretary
Municipal Heritage Committee



THE CORPORATION OF THE CITY OF WATERLOO

BY-LAW NO. 2013 – 090

BY-LAW TO DESIGNATE THE STRUCTURE LOCATED AT 222 STANLEY DRIVE, IN THE CITY OF WATERLOO, TO BE OF A CULTURAL HERITAGE VALUE AND INTEREST

WHEREAS section 29 of *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended (the "*Heritage Act*"), authorizes the council of a municipality to designate a property 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") deems it desirable to designate the property municipally known as 222 Stanley Drive, Waterloo, Ontario (the "Graffunder House"), to be of cultural heritage value and interest;

AND WHEREAS the reasons for designating the Graffunder House are set out in Schedule "A" attached hereto;

AND WHEREAS the Clerk of the City has caused notice of intention to designate the Graffunder House to be given in accordance with subsection 29(3) of the *Heritage Act*;

AND WHEREAS no notice of objection has been served on the Clerk in accordance with section 29(5) of the *Heritage Act*;

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

1. The Graffunder House, described as Pt Lt 15-16 Pl 677 City of Waterloo as in 1060607; Waterloo, (PIN: 22401-0156 (LT)), with municipal address 222 Stanley Drive, Waterloo, is hereby designated to be of cultural heritage value or interest.
2. The key attributes of the Graffunder House, being the front facade and the roofline, are designated for architectural and cultural heritage purposes, pursuant to section 29 of the *Heritage Act*.

- 3. This By-law shall come into effect on the final passing thereof by the Council of the City.

Enacted this 30 day of Sept, 2013.

Approval	Date	Print Name	Initials
Fin ^{CS} Finance		N/A	JB
Legal	SOLICITOR DRAFTED		
COMMUNITY Finance	Sept. 25/13	Jim Bowman	JB

SERVICES



B. Halloran, Mayor



S. Greatrix, City Clerk

SCHEDULE "A"**REASONS FOR DESIGNATION****Description of Property**

The Graffunder House is located on the north side of Stanley Drive in the Westmount neighbourhood of Waterloo, Ontario. Built in 1956, the 2-storey grey brick residence is back split to accommodate a rear sloping yard. The front façade is low in profile and sparse in design.

Statement of Cultural Heritage Value or Interest

The Graffunder House is a good representation of residential, mid-century modern architecture arising from the International Style. Designed by Minnesota architect, Carl Graffunder, who studied at the Harvard Graduate School of Design in the late 1940s under architect Marcel Breuer and Bauhaus School founder, Walter Gropius, the building is characteristically simple and elegant in its use of materials, design and form. The exterior of the post-and-beam construction is asymmetrical and features minimal ornamentation. Unusually long grey bricks on the façade, together with the low pitched roof give the house a low, horizontal appearance. Large soffits cantilever over the front walkway are supported by unadorned, slender columns. The house is oriented to the backyard and features numerous, large rear-facing windows designed to connect the interior spaces to the outdoors.

The residence reflects an era during which the affordability and efficiencies of modernist designs and materials were increasingly embraced and promoted by professional architects, trade journals and popular magazines. Plans for the Graffunder House were published by *Better Homes and Gardens* magazine and appeared on the front cover of the magazine in March 1955 as an affordable design to accommodate a family of seven children in Golden Valley, Minnesota. The home was later showcased in *Better Homes and Gardens' Home Building Ideas* for 1956 as a 5-Star Plan (#2503). The plans were purchased by the Mar family in 1955 and constructed in 1956, with few minor adaptations, including a reversal in the left to right orientation and the use of brick rather than wood cladding on the façade.

Description of Heritage Attributes

Character defining elements that contribute to the value of 222 Stanley Drive in Waterloo include:

1. cantilevered flat garage roof which extends over the front walkway;
2. six slender metal poles supporting the cantilevered garage roof;
3. flat garage roof with no peak;
4. double garage with undivided, un-ornamented door;
5. 16.5 inch x 2.5 inch elongated grey brick on façade;
6. lack of ornamentation on façade; and,
7. low, single-story roofline across front elevation of house.