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Waterloo



THE CORPORATION OF THE TOWNSHIP OF WILMOT

CLERK'S DEPARTMENT
JANE M. STELLER, A.M.C.T.
CLERK

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Telephone: (519) 634-8444
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April 29, 1997

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Re: **Ontario Heritage Act, Designation of House located on property
known as Part Lot 15, Concession South of Bleams Road,**

Further to our letter dated December 17, 1994 relative to the above designation, the process has now been completed and we enclose a copy of By-law No. 97-27 which was registered on title on April 23, 1997, as Instrument No. 1333759.

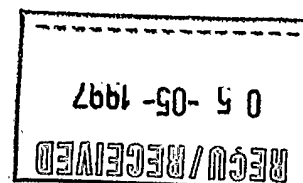
If you have any questions relative to the above please contact my office or the LACAC Committee.

Yours truly,

Jane M. Steller, A.M.C.T.
Clerk

c.c. **Mr. A. Junker, Chairman, LACAC Committee**
The Ontario Heritage Foundation ✓

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SCHEDULE TO A DOCUMENT GENERAL

THE CORPORATION OF THE TOWNSHIP OF WILMOT

BY-LAW NO. 97 - 27

**BY-LAW TO DESIGNATE THE HOUSE KNOWN AS THE
ZOELLER/WAGNER HOUSE, LOCATED ON PART LOT 15,
CONCESSION SOUTH OF BLEAMS ROAD**

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended, authorizes the Council of a municipality to designate property within the municipality to be of architectural and historical value or interest;

AND WHEREAS the Council of the Corporation of the Township of Wilmot deems it desirable to designate the Zoeller/Wagner House to be of historic and architectural value and interest;

AND WHEREAS the Clerk of the Township of Wilmot has caused Notice of Intention to Designate to be given in accordance with Section 29(3) of The Ontario Heritage Act, R.S.O. 1990;

AND WHEREAS no Notice of Objection has been served on the Clerk within the meaning of Section 29 (5) of The Ontario Heritage Act, R.S.O. 1990.

**THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF
THE TOWNSHIP OF WILMOT ENACTS AS FOLLOWS:**

1. That the house described in Schedule "A" attached hereto is hereby designated to be of historic and architectural value and interest. The reasons for designation are set out in Schedule "B" attached hereto.
2. This By-law shall come into effect on the final passing thereof by the Council of the Corporation of the Township of Wilmot.

READ a first and second time this 14th day of April, 1997.

READ a third time and finally approved in Open Council this 14th day of April, 1997



Mayor

Clerk

SCHEDULE "A"

TO BY-LAW NO. 97-27

Part of Lot 15, Concession South of Bleams Road, in the Township of Wilmot in the Regional Municipality of Waterloo and more particularly described as follows:

BEGINNING at an iron bar in the most westerly angle of Part 1 according to Reference Plan 58R-1612.

THENCE: South Westerly along the Southerly limit of said lot a distance of sixty-six (66) feet to a standard iron bar in the westerly limit of Township Road 15 as shown on said Reference Plan 58R-1612, to the point of commencement.

THENCE: North twelve (12) degree eleven (11) minutes West one thousand five hundred and ninety-three (1593) feet to a point;

THENCE: North twelve (12) degrees thirty-five (35) minutes West eight hundred and eight (808) feet to a point;

THENCE: North twelve (12) degrees fifty-seven (57) minutes West two hundred and sixty-five and seven tenths (265.7) feet to a point;

THENCE: North twenty-two (22) degrees fifty-seven (57) minutes West five hundred and forty-eight and two tenths (548.2) feet to a point;

THENCE: North thirty-seven (37) degrees, twenty-seven (27) minutes West one thousand three hundred and fifty-five (1355) feet to a point, in the Northerly limit of said Lot 15;

THENCE: South Westerly along the Northerly limit of said lot, one thousand nine hundred and ninety-seven and sixteen one hundredths (1997.16) feet more or less to the north West angle of said lot;

THENCE: South Easterly along the westerly limit of said lot to the South West angle of said lot;

THENCE: North East along the Southerly limit of said lot a distance of five hundred and forty and forty-one one-hundredths (549.41) feet more or less to the point of commencement. — —

SAVE AND EXCEPT those lands expropriated by the Corporation of the Regional Municipality of Waterloo (formerly the County of Waterloo) for road widening, and registered as Instrument #EX74,

being the remainder of lands described in Number 21919.

SCHEDULE "B"**TO BY-LAW NO. 97-27****REASONS FOR DESIGNATION
OF ZOELLER/WAGNER HOUSE**

The farm was sold by Valentine Zoeller's estate to his son Austin in 1955. Austin following the political tradition of both his father and grandfather and served as a member of Wilmot Township Council from 1958 to 1959. Austin and his wife Margaret sold the farm to [REDACTED], the current owners in 1990.

Architectural Survey

This house is a one and one-half storey brick, Gothic/Picturesque style house. It features excellent brickwork with very interesting and intricate detailing, and triple gables. The house is four bays over three. The current owners of the property, [REDACTED], have done a careful restoration of the wooden features on this home. This work was carried out in 1991. The bargeboard or gingerbread, currently found on the house are exact reproductions of the original pieces. The originals were removed and traced onto paper in order to create the reproductions. In all cases, the original materials were no longer salvageable. The details on the porch on the west facade are also exact reproductions. The flooring on this porch is original. The front porch and doorway are new. The original pieces had been replaced before the current owners purchased the property. On the west facade, a large picture window had been installed in place of the two original windows and new brickwork had been installed which did not match the original. The current owners have removed the picture window and restored the windows and brickwork to their original configuration. They were able to salvage brick from a rear stairwell which was removed when an addition was added to the rear of the house in 1992. This board and batten addition is very well done and suits the house quite well. A summer kitchen which had been added to the house during 1910 was removed to accommodate the addition. The roofline of the addition is higher than the original and, as a result, the point where it ties into the original house is also higher. The gingerbread and finials on the addition match those found on the original house. The chimney on the west side of the roof is original, while the one on the east is an exact copy of the west chimney. The [REDACTED] are to be commended on the care with which they have restored the existing house.

North Elevation

The upper storey of the house has four bays, all of which are pointed arch windows. The windows are paired in the centre gable and single in the other two gables. The original windows which in all likelihood were traditional gothic windows, were removed by previous owners and now consist of a single pane of glass. [REDACTED] have had wooden grills reproduced which they have installed on the inside of all four windows to give a traditional gothic appearance. The bargeboard and finials on the gables are exact reproductions of the originals. Below the wooden frieze is a brick frieze of projecting yellow brick with red brick indents. This pattern continues across the north facade of the house and along both the east and west facades. The brick used in the construction of the house is reported to have come from the brickyard known as the Adamson and Cole Brickyard in 1873, a 3 acre site located on Lot 12 on the east side of Waterloo Street. It was later known as the Schaeffer Brickyard. It produced buff or yellow brick. The red bricks used in this house were dipped in red paint or dye to give them their colouring. The Gothic window openings have projecting yellow brick frames. The two central windows are in a central bay which projects out about six inches from the main wall and is bordered by yellow brick quoins. The main door is also located in this centre bay. The front porch and doorway have been replaced by the current owners. Both of these structures have been significantly altered by the previous owners. A datestone reading "H. Zoeller 1873" is located at the peak of this centre bay projection. The walls on either side of the projection are identical.

On the upper storey there is a Gothic bay with a projecting yellow brick frame. A flat arch window with a radiating voussoir head and quoin-like side frames is found below the Gothic bay. The quoin-like framing is common to all the windows in the house. At the corners, there is projecting yellow brick quoining as well as a plinth and string course between the levels, all in projecting yellow brick. The main wall is red brick in a modified Flemish band with a pattern of one row of Flemish to each three of stretcher. Also located in the main wall at intervals are crossing-shaped indents in yellow brick.

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Schedule "B" to By-law No. 97-27**East Elevation**

This facade consists of two upper and lower windows which are set symmetrically. The brickwork details found in the north elevation or facade are continued in this facade. The quoining, string course and plinth in projecting yellow brick from the front are continued. The bays are flat arch with voussoir heads and quoin-like frames in projecting yellow brick. On the lower storey, the head rise up to meet the string course. All the other details found in the front facade are continued, including the brick bond and cross indents.

West Elevation

This facade is identical to the east facade. One item to note are the two windows in the lower storey which have been restored by the current owners to replaced a picture window which had been installed by the previous onwers.

Reasons for Designation

We believe the house deserves to be designated under Section IV of the Ontario Heritage Act for both historic and architectural reasons. The property is part of the German Block in Wilmot Township that was settled by Amish pioneers. The first owner of Lot 15, South of Bleams Road, Ulrich Geiger was an early ordained minister at Geiger Mennonite Church. The third owner of the property, Henry Zoeller, who built the house in 1873, served as a Councillor on Wilmot Township Council from 1896 to 1900, and was Deputy Reeve from 1925 to 1928 and Reeve from 1929 to 1932. The fifth owner of the property, Austin Zoeller, Valentine's sone, also followed the Zoeller family tradition of public service by serving as a Councillor from 1958 to 1959 on Wilmot Township Council. This property was owned by four generations of the Zoeller family from 1852 to 1990. The house, constructed by Henry Zoeller in 1873, is also of architectural significance. It is built in the Gothic/Picturesque style. The brickwork on the north, east and west facades is excellent, and it alone provides sufficient architectural reason to designate this house. Of particular note are the following details in the brickwork: the brick frieze of projecting yellow brick with read brick indents; the projecting yellow brick frames around the gothic window openings; the yellow brick quoining found at the corners; the plinth and string course in projecting yellow brick; and the cross shaped indents in yellow brick. Other architectural reasons for designating this house include: the triple front gables; the gothic window openings; the datestone located in the centre front gable; the fieldstone foundation; and the chimney located on the west side of the roof. In summary, we believe this house is worthy of designation under Section IV of the Ontario Heritage Act for the historical and architectural reasons outlined above.