

Media Release: Friday, September 24, 2021, 4:30 p.m.

Waterloo Regional Heritage Foundation

Agenda

Tuesday, September 28, 2021

5:30 p.m.

This meeting will be held electronically

1. Declarations of Conflict of Interest

2. Delegations

3. *Accounts and Grant [Summary](#)

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4. Approval of Minutes – [June 22, 2021](#)

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5. 2021-2022 Committees

5.1 Allocations and Finance Committee

a) **Grant Extension Request:** [Central Presbyterian Church](#)

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b) **Property Grant Application:** [71 Heins Avenue, Kitchener](#)

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c) **Grant Extension Request:** [Marion Roes](#)

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d) **Property Grant Payment Update:** 91 Cooper Street, Cambridge
(Application previously distributed and discussed in 2019)

e) **Project Grant:** [Waterloo County 1861 Map Restoration](#)

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5.2 Heritage Advisory and Communications Committee**6. Other Business**

- a) Tickets for Premier Film Presentation of DICKSON & BRUCE - 7pm at the Princess Twin Cinema on Thursday, November 18th, 2021
- b) Policy Updates

7. Next Meeting – October 26, 2021**8. Adjourn**



Waterloo Regional Heritage Foundation

Minutes

Tuesday, June 22, 2021

5:35 p.m.

This meeting was held electronically

Present were: Chair J. Glass*, E. Clarke, P. Elsworthy, D. Emberly, L. Haggerty, V. Hicks, J. Holland, M. Lee, and B. Martin

Members absent: J. Clinckett, V. Mance and K. Redman

Election of Chair and Vice Chair

Jessica Rudy, Foundation Secretary called for nominations for the position of Chair and Vice-Chair for a one-year renewable term from June 2021 to June 2022.

*J. Glass arrived at 5:40 p.m.

John Glass was nominated for the position as Chair and accepted the nomination. No additional nominations were made.

Moved by D. Emberly

Seconded by L. Haggerty

That nominations for the position of Chair be closed;

And that John Glass be accepted as Chair of the Waterloo Regional Heritage Foundation for the period from June 2021 to June 2022.

Carried

Barry Martin was nominated for the position of Vice-Chair and accepted the nomination. No additional nominations were made.

Moved by M. Lee

Seconded by P. Elsworthy

That nominations for the position of Vice Chair be closed;

And that Barry Martin be accepted as Vice-Chair of the Waterloo Regional Heritage Foundation for the period from June 2021 to June 2022.

Carried

J. Glass assumed the Chair.

Introduction of New Members

The Foundation members provided brief introductions.

Declarations of Conflict of Interest

None declared.

Delegations

- a) Christopher Jupp, Interim Executive Director and Patty Clarke re: Steckle Heritage Farm - 811 Bleams Road, Kitchener

P. Clarke provided a brief history of the Steckle Farm and responded to the Foundation, noting the particular area of the roof that is to be restored and clarified the material and process that would be used.

- b) Tammy Northam re: Marillac Place - 109 Young Street, Kitchener appeared before the Foundation

T. Northam provided a history of the Marillac Place and an overview of the application.

The Foundation discussed the difference in the quotes and noted potential reasons for the water source in the basement.

The Foundation determined that members of the Allocations and Finance Committee would arrange a site visit over the summer.

Accounts and Grant Summary

The Accounts and Grant Summary was received for information.

The Foundation discussed the status of the application for 91 Cooper Street, noting that it was overdue and it was determined that an extension would be provided until October, 2021 and that L. Haggerty would follow up with the applicant.

Moved by L. Haggerty

Seconded by P. Elsworthy

That the Waterloo Regional Heritage Foundation extend the deadline for the application from Property Grant application from Tom Beechey in regards to 91 Cooper Street, Cambridge, to October 2021 in order to gain clarification on the application status.

Carried

Approval of Minutes

Moved by V. Hicks

Seconded by L. Haggerty

That the minutes of the Waterloo Regional Heritage Foundation meeting held on May 25, 2021, be approved.

Carried

2021-2022 Committees

a) Allocations and Finance Committee

- i. Project Grant – Rene Foster and Bruce Eby - Waterloo County 1861 Map Restoration

The Foundation discussed the restoration and agreed that there should be a commitment that ownership be transferred to a public institution, making it publically accessible.

J. Holland volunteered to reach out to the applicant to gain further information and confirm the permanent location.

The Foundation agreed that the Allocations and Finance would continue to meet on the fourth Tuesday of July and August, in order to keep projects moving forward.

- ii. Property Grant - Alison Lafrance - Window Restoration - 883 Doon Village Road, Kitchener

D. Emberly provided a verbal report on the site visit that was conducted and noted that one window is eligible for funding which is visible from the street.

Moved by B. Martin

Seconded by D. Emberly

That the Waterloo Regional Heritage Foundation approves a grant to Alison Lafrance for the restoration of the one (1), heritage approved, window at 883 Doon Village Road,

Kitchener in the amount of 50% of the project cost not including HST to a maximum of \$1,113.87;

And the restoration is completed before June 22, 2022, a one-year period from the date of the approved grant;

And that a suitable acknowledgement of the Foundation's contribution is made with the display of a lawn sign upon;

And further that a statement of account with copies of supporting paid invoices and receipts be submitted to the Foundation upon completion of the project with request for payment.

Carried

The Foundation discussed the need to develop guidelines in regards to the type of structures and features that would be considered favorable by the Foundation, like building and/or project visibility. It was reiterated that the guidelines would be used as a reference point for applicants and the Foundation members and not set rules.

b) Heritage Advisory and Communications Committee

No report.

Other Business

a) 2021-2022 Sub-Committee Membership Sign Up

The Foundation was reminded of the committee membership sign up for the 2021-2022 year and that the Chair will be elected amongst the Committees at their next meeting.

V. Hicks volunteered to work on the policy and guideline development work in order to move forward with the goals of the Foundation.

b) B. Martin expressed desire for the Foundation to consider commercial grants to the heritage districts to rejuvenate businesses and promote the Foundation.

Next Meeting – September 28, 2021

Adjourn

Moved by D. Emberly

Seconded by M. Lee

That the meeting adjourn at 7:28 p.m.

Carried

Foundation Chair, J. Glass

Foundation Secretary, J. Rudy

Greetings Jessica:

My apologies for not formalizing a request to extend the time period for submitting substantial completion documentation to the Foundation.

As indicated to you in a phone call, the Central Church Slate and Copper Roof Restoration and Stone Restoration Project has experienced major delays brought on by the Covid protocols and difficulties with the supply chain delivery of critical materials needed to complete the project.

To date we have paid monthly invoices to Roof Tile Management for a total of \$723,677.50 as shown on the August 31, 2021 Site Progress Report.

Please note that this document indicates a substantial completion date for the project as December 31, 2021

We seek direction on whether the Foundation grants us an extension to allow for substantial completion or if it is willing to send us the grant total that was approved.

Thank you.

Horst Wohlgemut

Chair, Central Church Roof Technical Support Team



RESTORING CANADA'S HERITAGE SINCE 1986

Minutes of Progress Construction Meeting #11

Project: Slate and Copper Roof Restoration & Stone Restoration - Central Presbyterian Church

Project No:

Location: 7 Queen's Square, Cambridge Ontario N1S 1H4

Date: 31-Aug-2021

Time: 8:00 AM

Distribution:	NAME	COMPANY	INITIALS	EMAIL
✓	Henry Forget	Roof Tile Management Inc.	RTM	henry@rooftilemanagement.com
✓	Amanda Lucarelli	Roof Tile Management Inc.	RTM	amanda@rooftilemanagement.com
✓	Paul Everett	EPG Applied Building Science Ltd	EPG	paul@gordoneverett.com
✓	Horst Wohlgemut	Central Presbyterian Church	CPC	wohlhs@gmail.com
	Sandy Barrie	Central Presbyterian Church	CPC	spruceview@sympatico.ca
	John Saliba	Central Presbyterian Church	CPC	salibajohn852@gmail.com
	Garry Bell	Central Presbyterian Church	CPC	belldesign@rodgers.com

✓ DENOTES MEETING ATTENDANCE

*Note: The following is a summary of subjects discussed and decisions reached at the above noted meeting.
Advise RTM of any errors or omissions.*

ITEM	DESCRIPTION	ACTION
ACCEPTANCE		
	Minutes of Pre-Construction Meeting were reviewed. No issues with respect to content or accuracy were noted. The minutes are thereby put into record.	INFO
1.1 WORK PERFORMED BY CONTRACTOR IN THE PRECEDING TWO WEEKS:		
1.1.1	Roof Tile Management Inc. has completed the following work in the preceding 2 weeks: <ul style="list-style-type: none"> - Grading and cutting of slates is on-going - Spire completely stripped and 90% membrane installed excluding lower 8' where wood work is required. - Metal work: West and East roof Eave continues and spire metal fabrication begins. - Masonry work at tower continues; <ul style="list-style-type: none"> - Grout complete on scaffold levels 9-11 - Chipping is complete on scaffold levels 6-8 	INFO
1.2 FORECAST OF CONTRACTOR'S ACTIVITIES FOR THE NEXT TWO (2) WEEKS:		
1.2.1	Roof Tile Management Inc. has advised all parties that they anticipate the following work will be performed in the next two (2) weeks: <ul style="list-style-type: none"> - Roofers begin repairs to upper band in order to start slating the top third of the spire - Metal fabrication for steeple continues - Metal work: West and East downpipes once scaffolding is removed - Masonry work at tower continues; <ul style="list-style-type: none"> - Drilling of holes for grout tubes in progress on scaffold levels 6-8 - Chipping in progress on scaffold levels 4-5 	INFO
1.3 CONSTRUCTION SCHEDULE:		
1.3.1	Breakdown of Work Schedule: <ul style="list-style-type: none"> Original Construction Start Date: April 1, 2021 Actual Construction Start Date: March 9th, 2021 Original Substantial Completion Date: December 31, 2021 Current Construction Completion Date: December 31, 2021 Total Number of Weeks: 43 Weeks 	INFO

1.3.2 Schedule items to Note:

INFO

- Substantial Performance of work to be end of 2021, if weather and COVID-19 restrictions permit, and otherwise Substantial Performance would be expected to be before June 15, 2022.
- Due to covid restrictions a portion of the project is on hold. Under the enhanced Covid restrictions the following tasks are permitted to continue; complete main roof, and masonry work at tower.
- Weather sensitive work to be completed by November 15th (Winter Weather). RTM to notify project team if project is not on target.

1.4 HOARDING, FENCING, SIGNAGE, DUST PROTECTION:

- 1.4.1 Custodian notified CPC that there is quite a bit of dust within the bell area and on the staircase below. RTM suggested laying poly to collect the dust and believes the dust is being generated from the cutting and chipping of the masonry from level 4-8 over the past week.

RTM

1.5 SITE SECURITY/SAFETY CONCERNS:

- 1.5.1 CPC requests RTM notify which rooms are accessed when entering the building. CPC Caretaker to sanitize due to CPC COVID-19 procedures. **On going.**

INFO

- 1.5.2 RTM informed the group that tools were stolen from site while unattended for 1-2 hours within the sea container.

INFO

1.6 FIELD OBSERVATIONS, PROBLEMS, AND CONFLICTS:

- 1.6.1 Chris Roney and EPG to review interior wood at spire and provide direction. **Update:** Report was reviewed during meeting. RTM to review, submit RFI if required and then price. **See item 1.11.9**

RTM

1.7 OFF-SITE FABRICATION DELIVERY SCHEDULE

- 1.7.1 Round windows will be repaired off site at RTM's wood shop within the next 4-6 weeks. RTM to provide EPG with glass sample to match existing. **Update:** RTM to contact Roger at Sunrise regarding glass samples. It was discussed to only replace panes in one complete round window. The windows do not have to match as they are on separate faces.

RTM

- 1.7.2 Decorative wood components to be clad or reconstructed out of metal have been brought to RTM's sheet metal shop. RTM waiting for written direction regarding which decorative features are to be replicated and which are to be concealed. RTM to provide pricing for out of scope items. Decision made not to recreate uncovered decorative panels. CPC requests sample of existing be provided to the church. **Update:** Samples on site for Church

INFO

1.8 SUBMITTALS:

- 1.8.1 Phase 3 has been completed excluding additional bracing requiring purchase of scaffold components due to quantity required. RTM to purchase and have install prior to the next meeting. **Update:** RTM provided drawings and Engineer's letter regarding phase 3. RTM to review settlement with scaffolding engineer.

INFO

- 1.8.2 RTM to provide sample of frosted glazing to match existing. **Update:** RTM provided sample, CPC asked that RTM contact Roger at Sunrise for additional samples

- 1.8.3 Submittal Schedule:

Submittal Description	Revision #	Status
Scaffolding Shop Drawings Phase 1 As-builts (April 20, 2021)	2	EOR reviewed. AED engineering to respond
Submittal #1 - Product Selection (March 15, 2021)	1	Reviewed as noted
Submittal #2 - Pre-Approved Product SDS (March 15, 2021)	1	Reviewed as noted
Submittal #3 - Alternative Product TDS & SDS (March 15, 2021)	1	Reviewed as noted
Phase 2 scaffold dwgs (April 20, 2021)	1	AED Responded.
Submittal #4 - Bird & Bug Mesh TDS (June 7, 2021)	1	Reviewed

Phase 3 scaffold dwgs (July 6, 2021)	1	Submitted to EPG
Phase 3 scaffold AS-BUILTS + Eng Letter (August 30, 2021)	1	Submitted to EPG
Submittal #5 - Wood Filler West System (August 30, 2021)	1	Submitted to EPG

1.9 CHANGE ORDERS

1.9.1 RTM to compile an on going list of deck boards, rafter tails etc. For both reconciliation and project As-Builts.

RTM

1.9.2 EPG to provide direction regarding the upper and mid-height decorative wood panels reveal during site review after the meeting. **Update:** EPG to email CPC group with recommendation for panels to remain plain rectangular non-decorative copper. CPC to confirm course of action

EPG/CPC

1.10 PROGRESS PAYMENTS:

1.10.1 Below is a summary of the construction progress draws submitted to date:

INFO

Progress Draw	Date	Completion Sub-Total (Before HB and HST)	Date Paid
1	25-Mar-21	\$123,170.00	27-Apr-21
2	3-May-21	\$66,163.40	25-May-21
3	26-May-21	\$111,394.50	22-Jun-21
4	30-Jun-21	\$222,940.80	29-Jul-21
5	28-Jul-21	\$200,008.80	27-Aug-21
		\$723,677.50	

Original Contract Price:	\$1,730,000.00	(excluding HST)
Total Approved Extras:	\$2,365.00	(excluding HST)
Total Approved Credits:	\$0.00	(excluding HST)
Current Contract Price:	\$1,732,365.00	(excluding HST)
Total Certified To Date: (excl. Holdback)	\$723,677.50	(excluding HST)
Balance of Unpaid Contract (incl. Holdback)	\$1,008,687.50	(excluding HST)

1.11 NEW BUSINESS

1.11.1 Lightning Protection: In follow-up to Neil Simpson's presence at the preceding general meeting, discussion addressed placing the down-conductor cables within a hollow lead-coated copper hip ridge support such as RTM are using on the South-East dormer. EPG and RTM agreed to this approach as long as Simpson confirm it will meet applicable Code. RTM to coordinate review with subcontractor once spire is stripped. RTM to have Neil Simpson on site this week to review and discuss connection options to weather vane. **Update:** EPG believes old lightning lprotection cable are within spire, RTM to review.

RTM

1.11.2 RTM to share Property Vision photos with CPC for PR use. **Update:** RTM informed the team that they would be having a photographer out shortly and will share the pictures with CPC

RTM

1.11.3 RTM to take progress photos throughout project for records

RTM

1.11.4 There are 2 heat sensors in the tower which may be triggered by construction work. CPC to inquire if the sensors can be disable during construction hours or if the monitoring company can "ignore" and alarms during construction hours. Alternatively, CPC to have the system mapped/redesigned as they do not currently have detailed documentation. **Update:** EPG to provide SI regarding daily protection procedures. RTM to respond if there are any cost implications

RTM

1.11.5 CPC confirmed no events in the foreseeable future. EPG request CPC notify project team with date and time when building is occupied, in order to ensure occupant safety. **On-going.**

CPC

1.11.6 RTM to make videos of roofing process for CPC.

RTM

1.11.7 **Update:** CCO #3 - Cracked Finial: EPG to provide direction to repair cracked finial - Copper cramps to be installed (cramp not to be hammered into drilled holes) 15LM to be used and DHL to be injected into crack. Cramp to be 1/4" x 3" using round or flat copper bar. Edges being inserted into stone can be rounded, leave portion across stone squared. Additionally it was discussed that there are cracks in the flowers atop the masonry tower finials that shall be addressed in the same manner at the same time.

EPG

- | | | |
|---------|--|-------------|
| 1.11.8 | Update: Scaffold phase 3 installation complete RTM to provide updated documentation and engineers letter. RTM to provide sample weekly scaffold inspection sheets now that spire is complete. | RTM |
| 1.11.9 | Update: Roney's Report: Shared after meeting. EPG would like RTM to review, submit RFI if required regarding part availabilities and clarifications etc. Then provide a quote noting parts, products and time estimate etc.
Note: once repairs are complete Roney is to review and sign-off on work. | EPG |
| 1.11.10 | Update: CCO #2 - Tooling Credit: EPG reviewed tooling mock-up with Bogdan onsite and determined the strike was not feasible nor visible from ground level. RTM to provide credit. | RTM |
| 1.11.11 | The only items remaining on the East elevation for review are the gutter and downpipes. Update: RTM will arrange for the scaffolding impeding the eave at the east elevation to be dismantled in order for the remaining metal work to be completed within the next few weeks | RTM |
| 1.11.12 | Update: CCO #4 - Weather Vane: In email sent August 11, 2021 RTM requests clarification regarding weather vane. Whether it is to remain as is or requires cleaning and coating. EPG confirmed weather vane is to be left as is. RTM to provide price to repair vs price to replace. If neither are feasible, a third options to repair in situ will be discussed. | INFO |
| 1.11.13 | CPC asked when they had to give the final descission regarding the Belfry metal work. A discussion must be made by our next meeting. | CPC |

NEXT MEETING

The next project meeting is scheduled for:

September 14, 2021 at 8:00 AM

INFO

Property Grant Application

Property Owner Information

Group/Organization/Corporate Name

Business Registration Number:

Contact Person *

Mailing Address *

City *

Postal Code *

Phone Number *

Email Address *

Property Grant Application

Restoration Information

Project Title *

2nd story, Front window replacement

Please summarize your restoration project in no more than two or three sentences. *

Large window on second story, at the front of the house has rot. We aim to replace this window, bringing back the look of the house.

Is the property designated under Part IV or Part V of the Ontario Heritage Act? (pick one) *

- ☒ This property is designated under Part IV of the Ontario Heritage Act
- ☐ This property is designated under Part V of the Ontario Heritage Act

Please upload a copy of the Heritage designation by-law for the property. *

File Name



Bylaw 96-91 - Victoria Park HCD.pdf

550.2 KB

Expected start date of the restoration project *

8/16/2021



Expected date of restoration project completion *

9/20/2021



What is the purpose or significance of this restoration project, and how does it contribute to the preservation of heritage with Waterloo Region? *

The purpose is to replace the rotting window with a beautiful hand-crafted wooden window, made in the same likeness of the original, bringing the home back to it's natural look and feel.

Would this restoration project happen without a grant from the Foundation? *

Yes

Please explain *

The project needs to happen for safety and security reasons. We have made arrangements with the bank to borrow money. This is not a project we can do on our own.

Your organization should plan to acknowledge the Foundation's support of your project. Would you agree to the installation of a plaque, at the Foundation's expense, on the exterior of the building, visible to the public, at a location to be decided by the Foundation and the applicant?

Please Select *

Yes

If the applicant is a group/organization or corporation, please upload a resolution or letter from the governing body authorizing this grant request.

Please upload a letter from your municipality's Heritage Planner. The letter should verify that the proposed work (scope, design, methods, materials) does not violate the heritage designation by-law for the property. *

File Name



Confirmation Form (71 Heins Ave)-Heritage Grant.pdf

71.1 KB

Upload a letter of support from someone with expertise in heritage buildings—an architect,engineer,your local branch of the Architectural Conservancy of Ontario,or a community leader (e.g.local politician),the Downtown BIA,or other individual/organization *



File Name



Letter - Heritage.pdf

4.3 MB

Please upload any additional information that you feel will help support your application. Examples might include a more detailed description of the project, photographs, sketches, etc.

File Name	
	<div>DTS 09 143 Appendix C.pdf</div> <div>3.4 MB</div>
	<div>DTS-09-143 - Identification of Properties of High Heritage Value or Inte</div> <div>4.2 MB</div>

Property Grant Application

Financial Information

Amount of this Grant Request *

\$6,450

Total Budget for the Restoration Project *


\$9,950

What elements of your project will be funded by this request? *

Removal of original window, custom build and paint new window, installation of new window.

Please upload a budget for your project showing all sources of revenue (including your grant request from the Foundation) and all expenses. Do not include in-kind contributions *


File Name

 71 Heins - Window budget.xlsx
8.2 KB

Please upload quotes from at least two suppliers for the elements of your project that are included in your funding request.


Upload quote from supplier #1

File Name

 71 heins ave.pdf
143.2 KB

Upload quote from supplier #2 *

File Name

 71 heins ave.pdf
143.2 KB

Additional quotes

Which supplier(s) have you chosen? *

We have chosen Kingswood.

Why have you chosen your preferred supplier(s)? *

They are experienced and well recommended. We've seen examples of their work and were very impressed.

They were also the only company that would quote the project.

Year

2021

**Name of
Project/Publication**

Amount Received

Year

**Name of
Project/Publication**

Amount Received

BY-LAW NUMBER 96-91

OF THE

CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate a Heritage Conservation District, and to adopt a Heritage Conservation District Plan for the area of the municipality known as Victoria Park)

WHEREAS the City has, by by-law, defined an area of the municipality known as the Victoria Park Area to be examined for future designation as a heritage conservation district;

AND WHEREAS pursuant to this examination a Heritage Conservation District Plan for Victoria Park has been formulated;

AND WHEREAS the City's Official Plan contains provisions relating to the establishment of heritage conservation districts;

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

1. The area of the municipality located within the solid dark line as shown on Schedule "A" attached hereto and forming part of this by-law, save and except the areas shown thereon to be excluded from designation, and more particularly described in Schedule "B" attached hereto and forming part of this by-law, is hereby designated as the Victoria Park Area Heritage Conservation District.
2. The Plan attached hereto and forming part of this by-law as Schedule "C" is hereby adopted as the Victoria Park Area Heritage Conservation District Plan.
3. The Clerk is hereby authorized to make application to the Ontario Municipal Board for approval of this by-law and to take all steps with respect to notice of same as may be directed by the Board or required by law.

- Page 2 -

4. This by-law shall come into force and take effect on the date of approval hereof by the Ontario Municipal Board.

PASSED at the Council Chambers in the City of Kitchener this 17th day of
June, A.D. 1996.



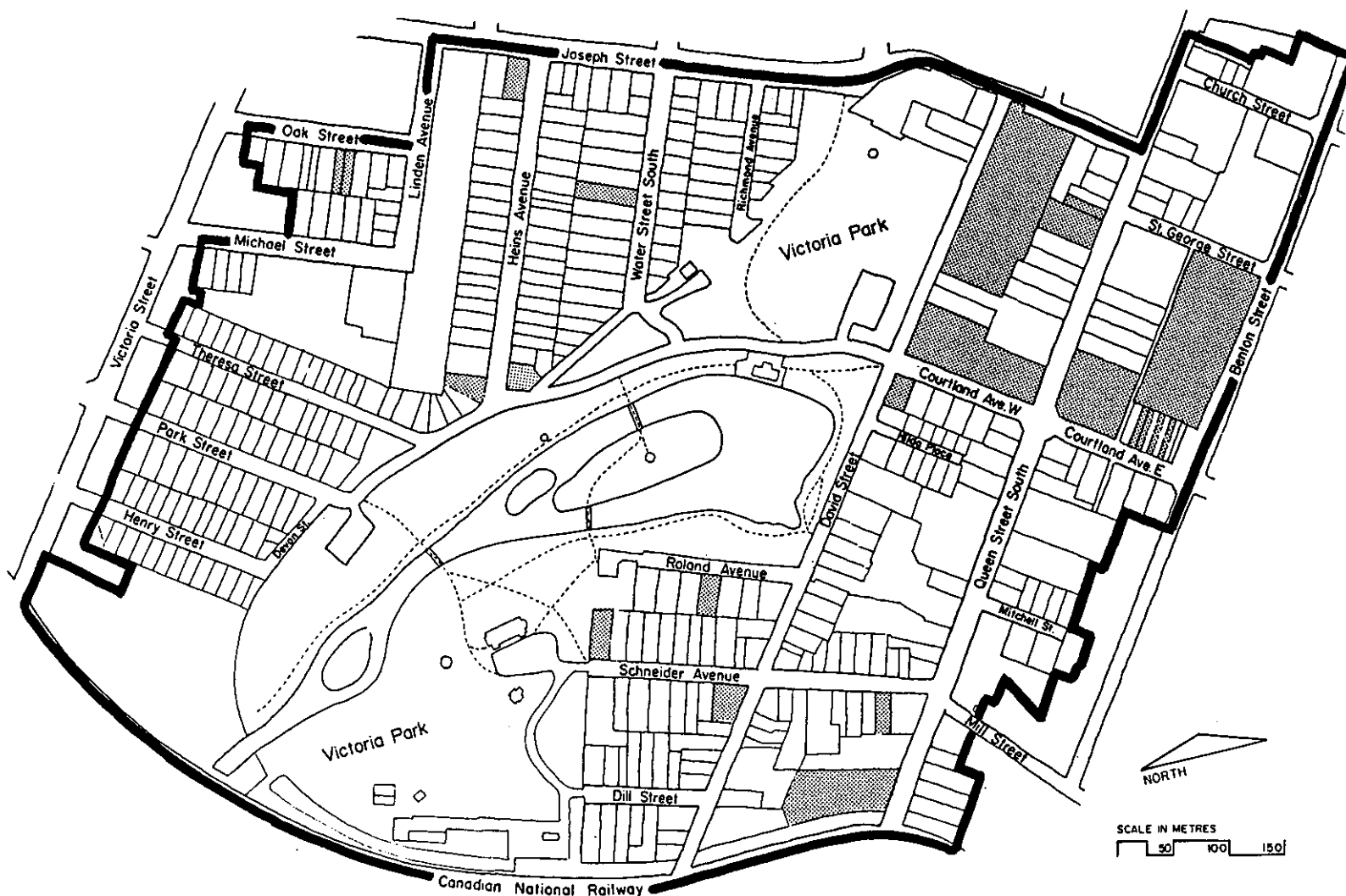
D. Christy
MAYOR

L. Thompson
DEPUTY CLERK

THE VICTORIA PARK AREA HERITAGE CONSERVATION DISTRICT

SCHEDULE "A"

Nicholas Hill Architect . Planner



Boundary of the Heritage Conservation District designated under Part V of the Ontario Heritage Act.

Area excluded from Part V designation: 112 Benton Street; 24, 26, 30*, 34* Courtland Avenue East; 22, 35 Courtland Avenue West; 82* Heins Avenue; 25*, 163* Joseph Street; 13-15 Oak Street; 202, 214, 307*, 560 Queen Street South; 23* Roland Avenue; 17*, 43*, 76* Schneider Avenue; 100* Water Street South; 150* Water Street South / 73 Heins Ave.

*** Denotes property designated under Part IV of the Ontario Heritage Act.**

May 27, 2021

**RE: 2021 Designated Heritage Property Grant Program:
Confirmation of Intent to Proceed with Project**

I/we Mike and Jean-Marie Finnerty

owner(s) of 71 Heins Ave wish to proceed with the work that has been conditionally approved for funding under the City of Kitchener's Designated Heritage Property Grant Program.

I/we Mike and Jean-Marie Finnerty

owner(s) of 71 Heins Ave understand that I/we are required to complete the proposed work in accordance with the Designated Heritage Property Grant Program Administrative Procedures and Operating Guidelines and subject to the following conditions:

1. That the replacement window match the existing in terms of material, size and detail.



Property Owner Signature

June.30.2021

Date



Property Owner Signature

June.30.2021

Date

Please sign the enclosed form and return to Victoria Grohn, Heritage Planner, by e-mail (victoria.grohn@kitchener.ca), fax (519-741-2624), or mail (Victoria Grohn, Heritage Planner, 6th Floor, 200 King Street West, Kitchener, Ontario, N2G 4G7) by no later than **Wednesday June 30, 2021.**

2021-08-05

To whom it may concern,

This letter is intended to clarify the heritage impact and design for 71 Heins Avenue, Kitchener. It specifically focuses on the second-floor historic window repair and/or replacement. Upon review of the existing cultural aspects of the second-floor window and associated storm window, it has been discovered that both are in poor condition with extensive areas of dry rot and damage due to weather.

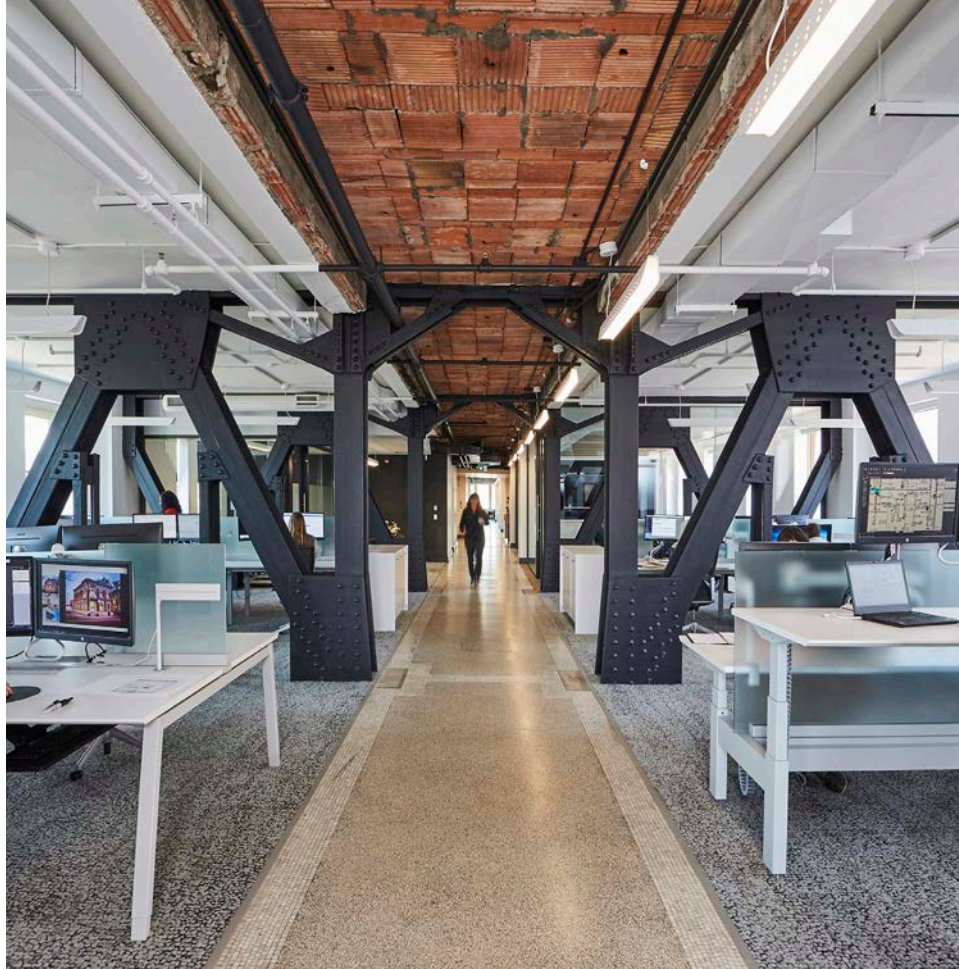
At [mcCallumSather](#), we are experienced CAHP Members and have assisted the owners of 71 Heins Avenue to selectively replace the second level window. As such, we have recommended that they engage an experienced contractor with a focus on historic properties. [Kingswood Historic Windows](#) has an extensive portfolio of window repair and replacement on designated heritage properties across Ontario and the State of New York.

We have frequently recommended Kingswood Historic Windows on many grant projects and look forward to the return of this important character defining element of this property.

Kind Regards,



Drew Hauser
HONS.Vis.Arts., B.Arch., OAA, AIA, FRAIC, CAHP



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Firm Overview

As an integrated team of architects, mechanical engineers and interior designers, we embrace an inclusive approach to design that encourages curiosity and invention. As a result, each project reflects our commitment to design excellence and sustainable design solutions, coupled with a relentless focus on our client's goals. Led by this spirit of innovation, we continuously strive to communicate better, design more efficiently and deliver improved experiences.

Our purpose is clear – the design of a more resilient world through the advancement of sustainable design intelligence.



Mission

Advancing sustainable design intelligence

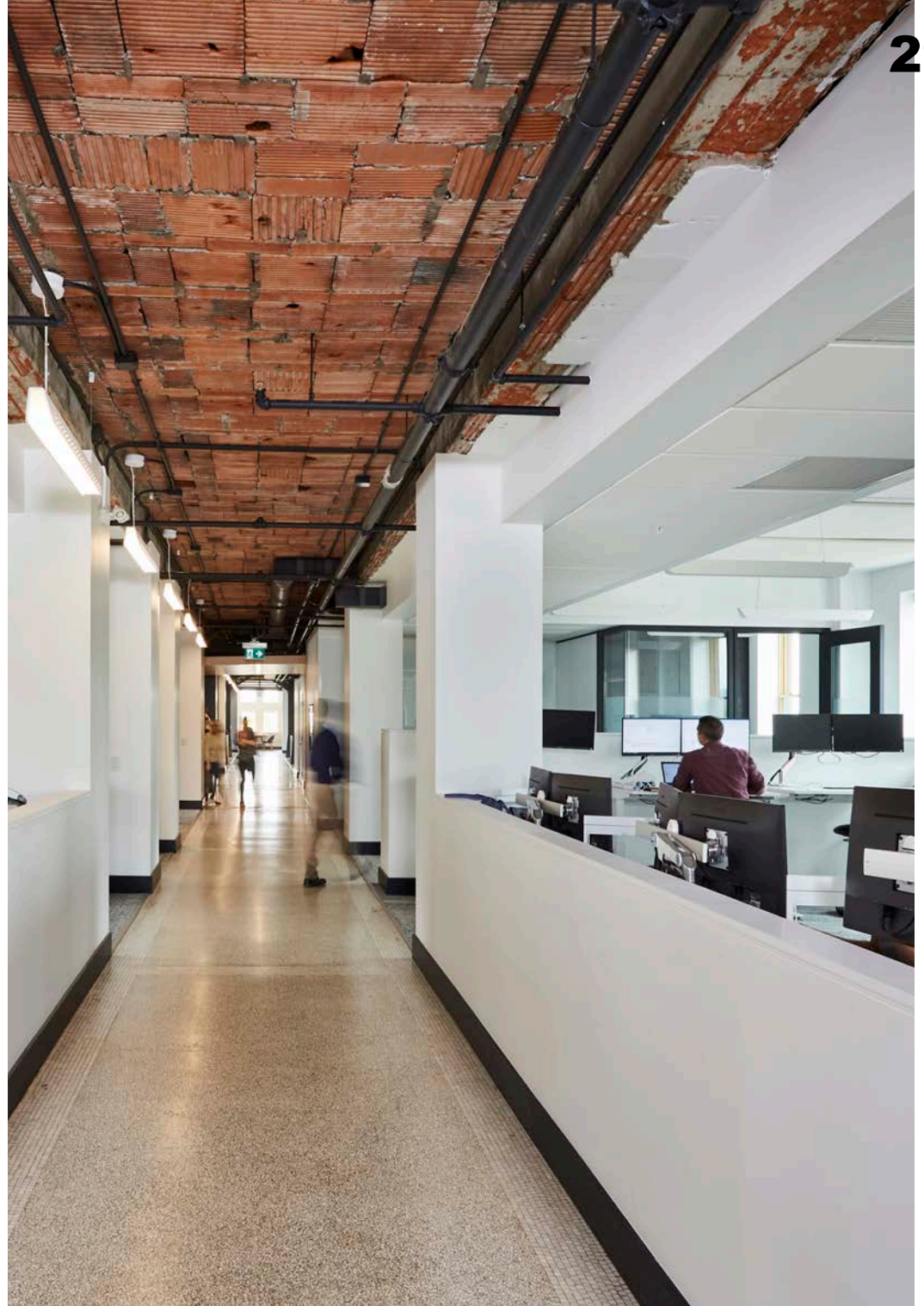
Vision

Transforming design to create a more resilient world

mcCallumSather WorkSpace

Spread across 10,000 SF of space in the historic Westinghouse HQ, mcCallumSather designed its own workplace as a reflection of our entrepreneurial spirit, combining sustainability and heritage design within a formerly neglected but iconic Hamilton building. Now, in the place of what was a forgotten location, we've created a modern workplace that reflects the way in which our understanding of productivity and team work has evolved.

The design pays tribute to our firm's integrated nature, without a distinction between our mechanical, interior design or architectural studios. As a result, the space becomes more project focused, delivering increased efficiency and client centric service.



Details

Client // mCCallumSather

Location // Hamilton, ON

Size // 10,000 SF

Cost // \$54 Million

Completed // 2019

Services // Architecture, Conservation & Heritage, Interior Design, Mechanical Engineering

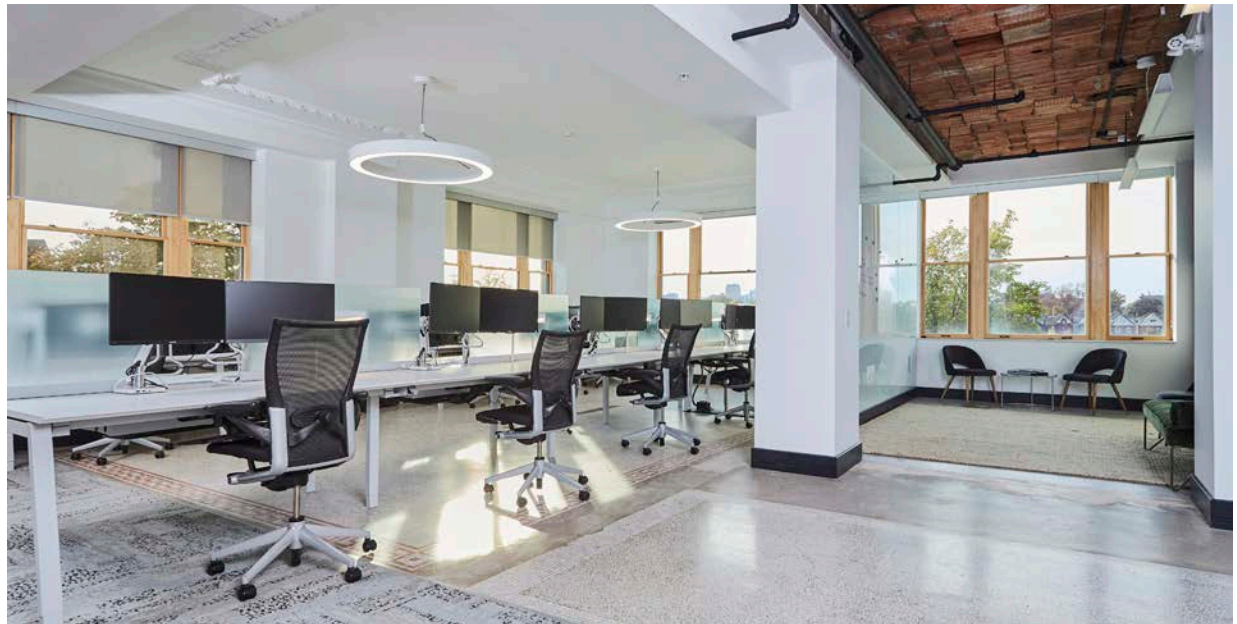
Awards

2019 ARIDO Award of Merit - Workspace

2019 CaGBC Ontario Green Building Awards -
Tenant Improvement

Learn More

<https://www.mccallumsather.com/projects/mccallumsather/>





Glass Warehouse, Building 606 Master Plan

Sitting at 606 Aberdeen in Hamilton, Building 606 and the Glass Warehouse formed part of the former Westinghouse Corporation factory that previously occupied the site. In 2019, McCallumSather began working with McMaster Innovation Park to conduct a feasibility study, intended to evaluate the options and implications of utilizing this structure to house commercial scale science and technology, in addition to other social uses. This includes a mix of laboratory spaces, common spaces, bridges and nests design to facilitate creative collision, administration and event spaces.



Details

Client // McMaster Innovation Park

Location // Hamilton, Ontario

Size // 350,000 SF

Completed // 2020

Services // Heritage Consultation,
Architecture, Laboratory Consultation,
Mechanical Engineering

Learn More

mccallumsather.com/projects/mcmaster-innovation-park-the-glass-warehouse-building-606/

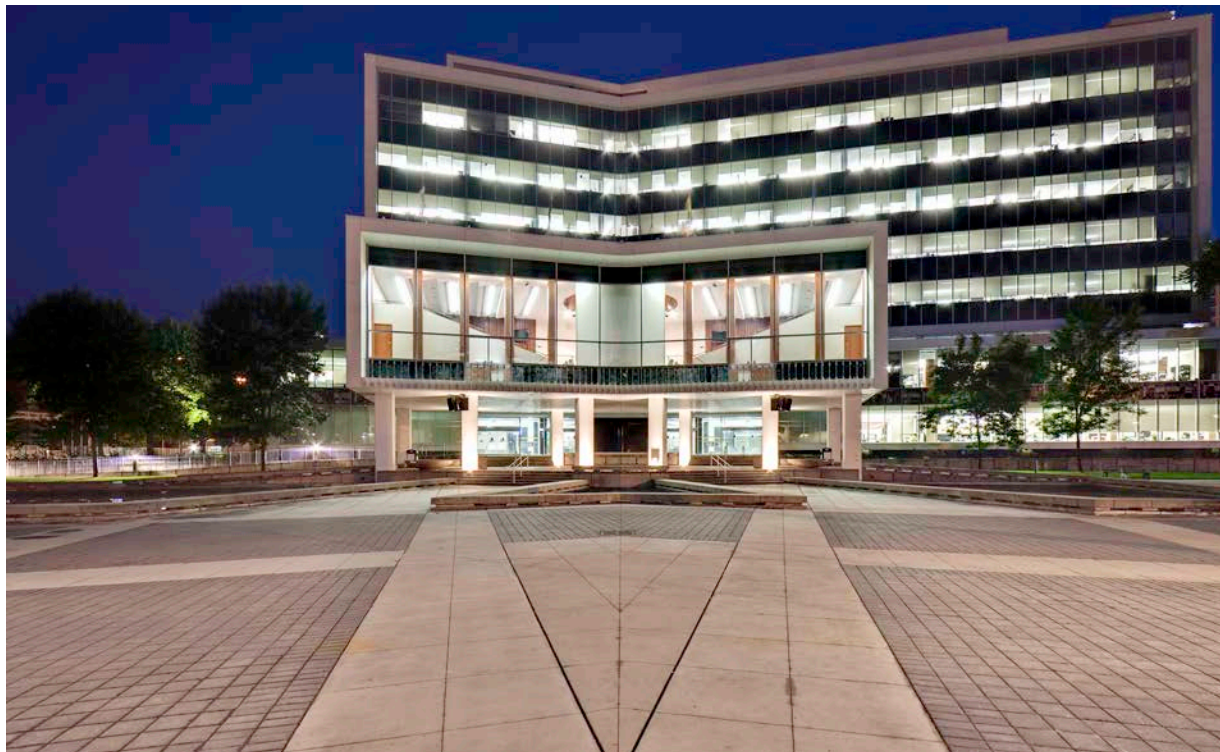
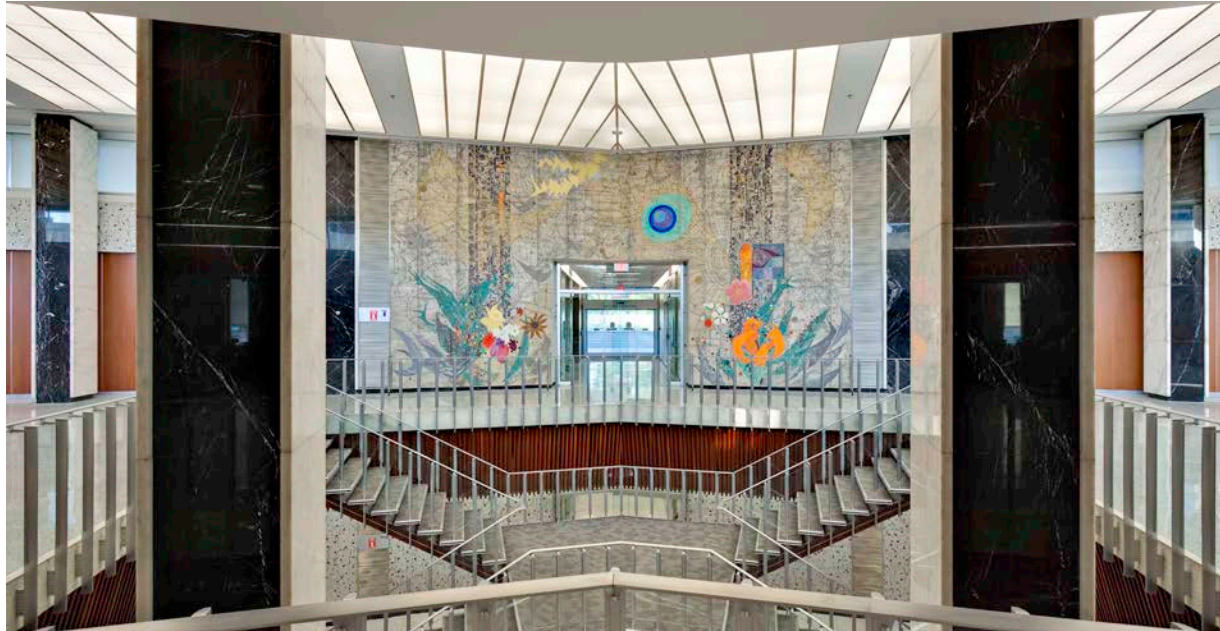


Hamilton City Hall

In 2010, we completed the 100,00 SF revitalization of Hamilton's landmark City Hall. Teaming with Garwood Jones, +VG and Ellis Don in a hybrid Integrated Project Delivery format, the project modernized all eight floors of the heritage designated civic complex. This \$55 M endeavor met Hamilton's high standards for accessibility while preserving the building's distinctive heritage features.

We led the building audit of the 1960s built City Hall to gain a clear understanding of existing infrastructure and heritage components. With the collaborative involvement of user and stakeholder groups, we managed the programme verification and developed the design and functional programme. As a local architectural team, we provided coordination with all sub-consultants and ensured the seamless integration of building systems.

The project saw the complete renovation of the City Hall site and building, incorporating an improved energy-efficient building envelope, upgraded infrastructure, and new landscaping with water elements. We revised interior layouts and renovated all eight floors of the historic building, including its chambers, offices, public reception and secured areas. The unique heritage details of the 50-year-old building were carefully respected through our design decisions, such as preserving mosaic wall tiles, terrazzo flooring and wood paneling wherever possible. All new elements incorporated into the building are responsive and complimentary to its heritage character.



Details

Client // City of Hamilton

Location // Hamilton, Ontario

Size // 100,000 SF

Cost // \$55 million

Completed // 2010

Services // Architecture, Interior Design

Awards

2011 City of Hamilton Urban Design and Architecture Awards Award of Merit in Heritage Restoration

2011 BOMA GTA Chapter, The Office Building of the Year (TOBY) Award

Learn More

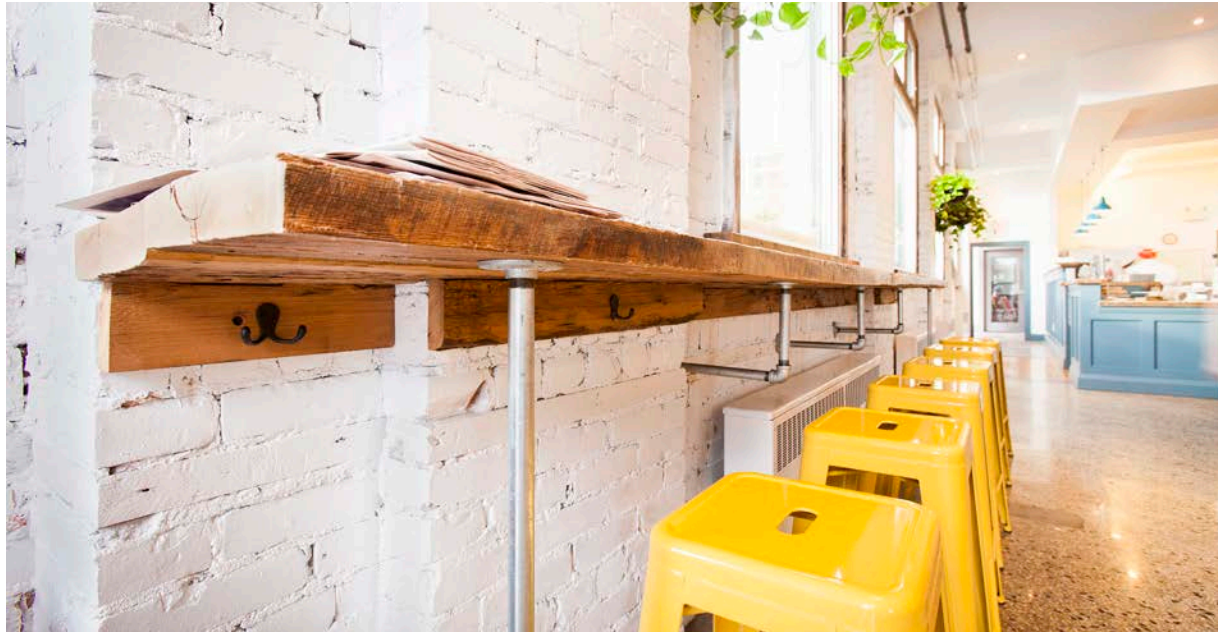
<https://www.mccallumsather.com/projects/hamilton-city-hall/e>



541 Eatery & Exchange

Once an uninviting and closed off apartment building, 541 Barton Street in Hamilton has been transformed into a welcoming, accessible and beautiful space. In 2014, we transformed this historic building into a socially conscious café and a beacon of hope to the residents of Barton Village community. Located in the heart of a historic bank building, originally constructed in 1907, the space was reinvented by the Compass Point Bible Church. mcCallumSather provided architectural, mechanical engineering, interior design and heritage services on this 1,400 SF award-winning project.

The space was originally home to the Bank of British North America and later Bank of Montreal. Before it was purchased and re-invented, the building had evolved into low-end rentals. Drew Hauser, director with mcCallumSather, purchased the building and working with the Compass Point Bible Church, helped to reinvent it into 541 Eatery & Exchange. The organization is both a café, social enterprise and now also a registered Canadian Charity.



Details

Client // Compass Point Bible Church

Location // Hamilton, ON

Size // 1,400 SF

Completed // 2014

Services // Architecture, Conservation and Heritage, Interior Design, Mechanical Engineering

Awards

2015 Hamilton Urban Design Award
for Outstanding Achievement and
Excellence in Civic Generosity, City of
Hamilton

2014 Heritage Property Conservation
Award City of Hamilton Municipal
Heritage Committee

Learn More

<https://www.mccallumsather.com/projects/541-eatery-exchange/>

Westinghouse HQ

An exciting project is breathing life back into the Canadian Westinghouse Company Headquarters, originally constructed in 1917. Re-imagined into a seven-storey modern office environment, Westinghouse will soon become the HQ for a whole new generation of Hamilton businesses investing in the future of the City. McCallumSather are completing architectural, heritage consultant, mechanical engineering and interior design services on the historic property.

The building has sat empty since the mid '80s, yet it remains a beautiful example of Classical Revival style. After years of neglect, our architectural, heritage, mechanical and interiors team are bringing it back to its original luster.



Details

Client // Arthouse Commercial Concepts

Location // Hamilton, ON

Size // 80,000 SF

Cost // Private

Completed // 2019

Services // Architecture, Interior Design,
Mechanical Engineering, Energy Modelling,
Heritage & Conservation

Awards

Hamilton-Halton Engineering Project of the
Year

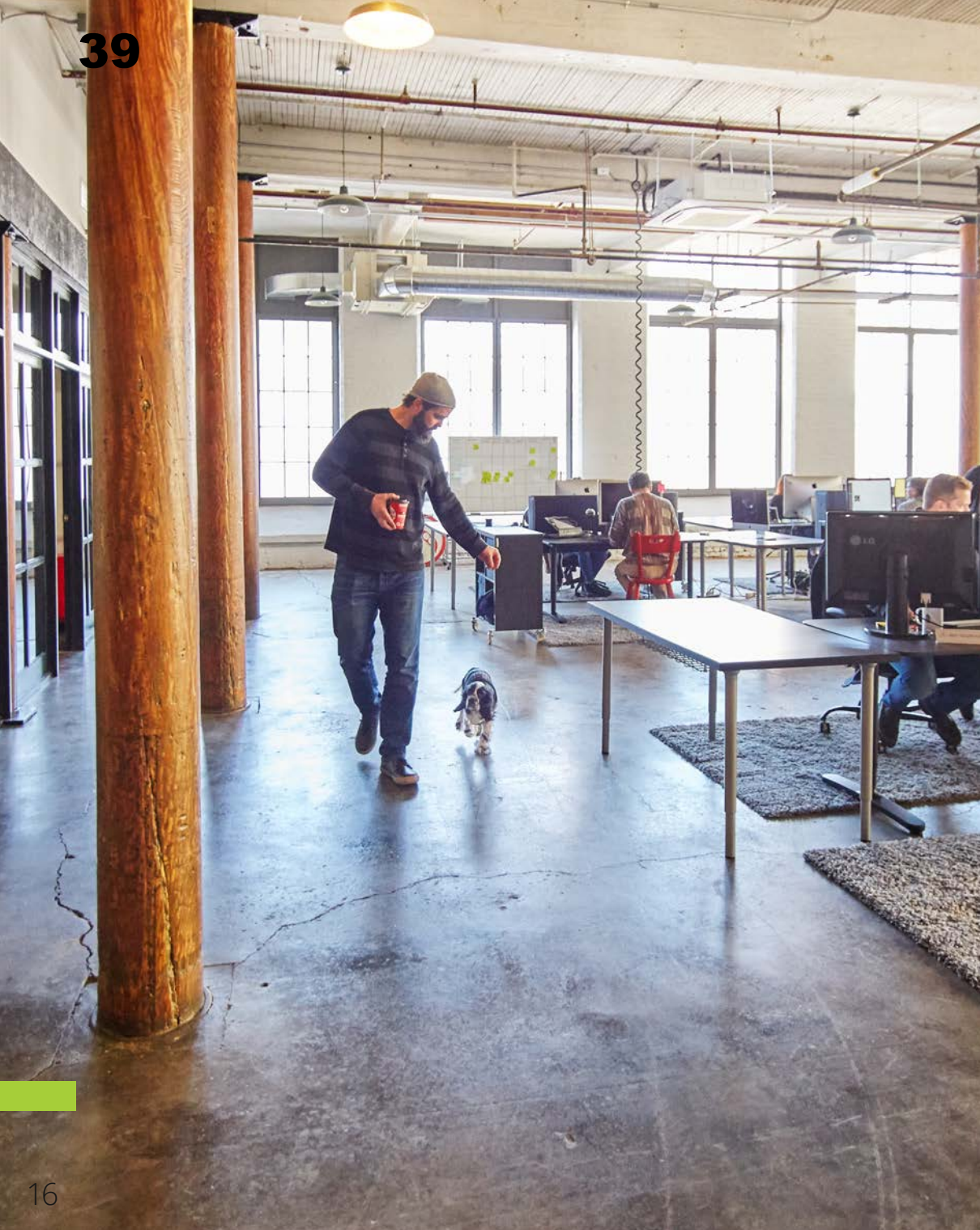
Peter Stokes Restoration Award - Large-Scale

2020 Ecclesiastical Insurance Cornerstone
Award (Transformative Projects)

Learn More

<https://www.mccallumsather.com/projects/westinghouse-hq/>



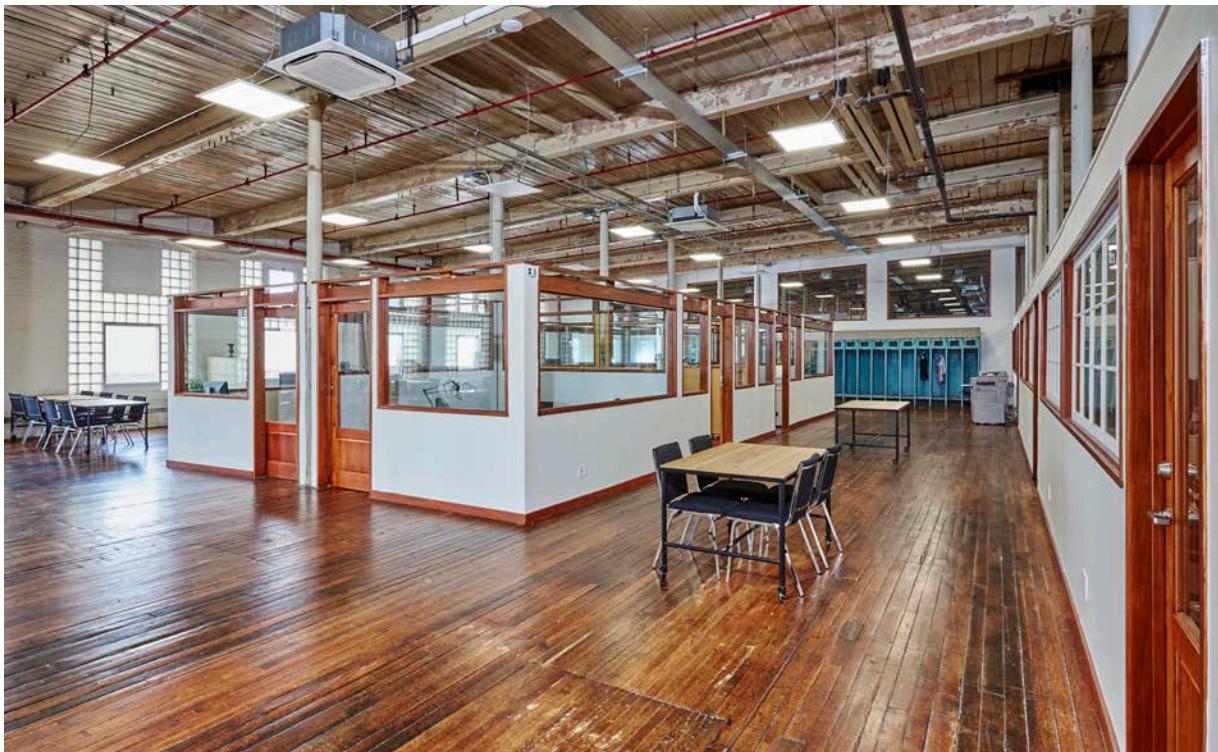


The Cotton Factory

Built in 1900, the original structures of The Cotton Factory remain today and have been noted as one of the most complete historic mill complexes that still exist in the country.

In 2015, our architectural, mechanical and interior design team worked with the owners of the historic site to re-purpose it as a creative complex. We completed the third floor renovations, transforming it to a co-working space to enable a flexible provision of workshops for craftspeople, office space for creative professionals, and studios for artists. Key deliverable included creating a community kitchen, an exhibition space for small art shows and presentations and a professional, client friendly event space to host receptions, workshops and photo shoots. In 2016, we completed a comprehensive master plan for the facility. In 2018, we completed additional mechanical upgrades and the Wise & Hammer office environment.

In 2019, we worked with its owners on our first heritage designation, successfully winning the facility its recognition as a protected site and recognizing the significance of its architecture to the Hamilton story.



Details

Client // The Dabbert Group

Location // Hamilton, ON

Completed // Ongoing

Services // Architecture, Interior Design,
Mechanical Engineering, Heritage &
Conservation

Awards

Award of Merit - Heritage/Adaptive Re-Use -
HBSA Awards

Learn More

<https://www.mccallumsather.com/projects/the-cotton-factory/>

Connolly

A new era for the Connolly is about to begin. The 150-year-old James Street Baptist Church facade in downtown Hamilton is being transformed, sensitively re-imagined into a 30-storey condominium tower. McCallumSather is leading the design and heritage consultation of this unique adaptive reuse project, which is being developed by Hue Developments and LCH Developments.

The James Street Baptist Church was originally built between 1878 and 1882, designed by renowned architect Joseph Connolly in a Gothic revival style. The name pays homage to the original design.

Having identified how unstable the historic church was, we successfully engaged the City and community, building understanding for why the majority of the church had to be removed. We kept the stone facade, using it as a means of saving as much of the Church's story and history as possible in the process.





Details

Client // Hue Developments

Location // Hamilton, ON

Completed // In Progress

Services // Architecture, Interior Design,
Heritage & Conservation

Learn More

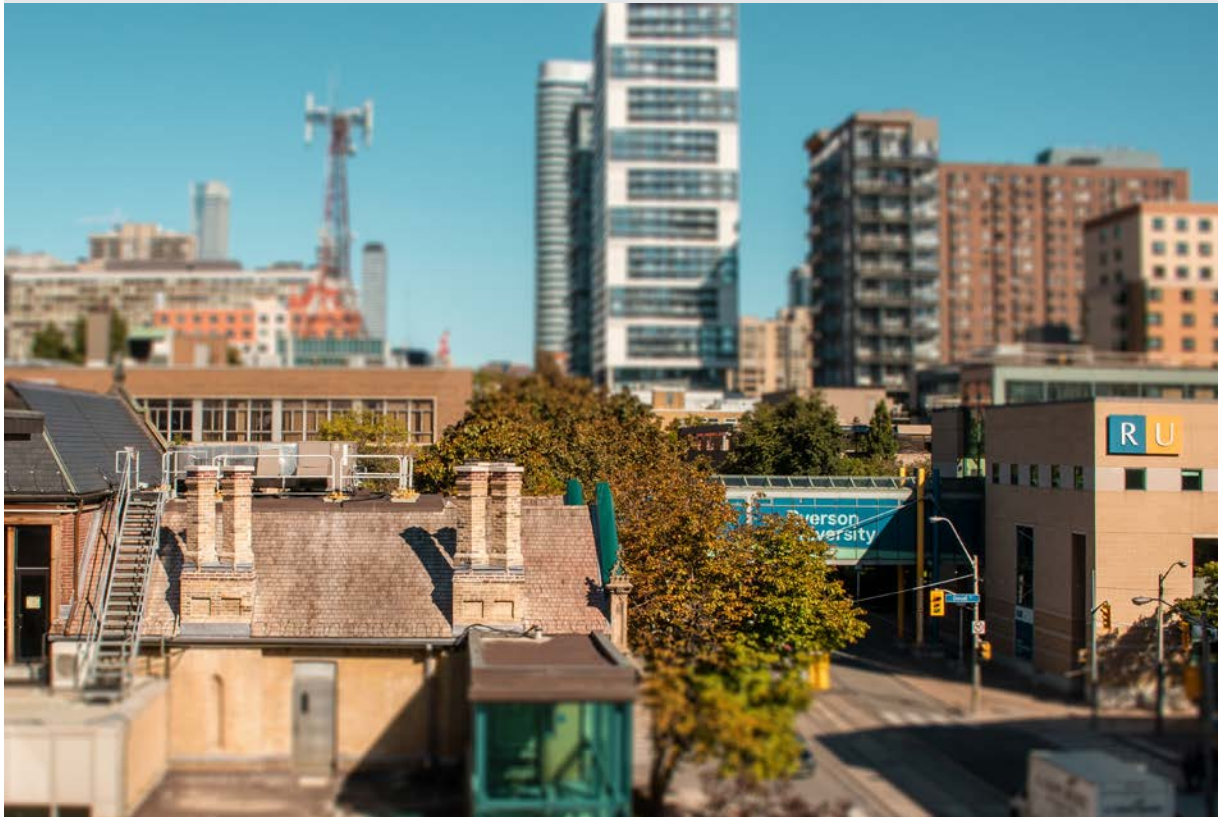
<https://www.mccallumsather.com/projects/connolly/>



Oakham House

In 2019, mcCallumSather led the heritage restoration of the soaring chimneys, carved millwork, and a wooden bay window at Ryerson University's Oakham House. Built in 1848, it is a significant historic property on the campus. The project expanded as we uncovered more information about its conditions, growing to include the replacement of its timber frame roof, addition of heat tracing systems, and sheet metal flashing to address water shedding at key locations.

Originally built in the Gothic Revival style as a house for architect William Thomas, Oakham House has more recently been used as a hub for Ryerson University's student body, complete with a campus pub, meeting rooms, offices and link to the adjacent Student Union building. The building itself is a load bearing, brick masonry structure with a timber frame roof with cedar shingles and a wood bay window on the north façade.



Details

Client // Ryerson University

Location // Toronto, ON

Completed // 2020

Services // Architecture, Heritage &
Conservation

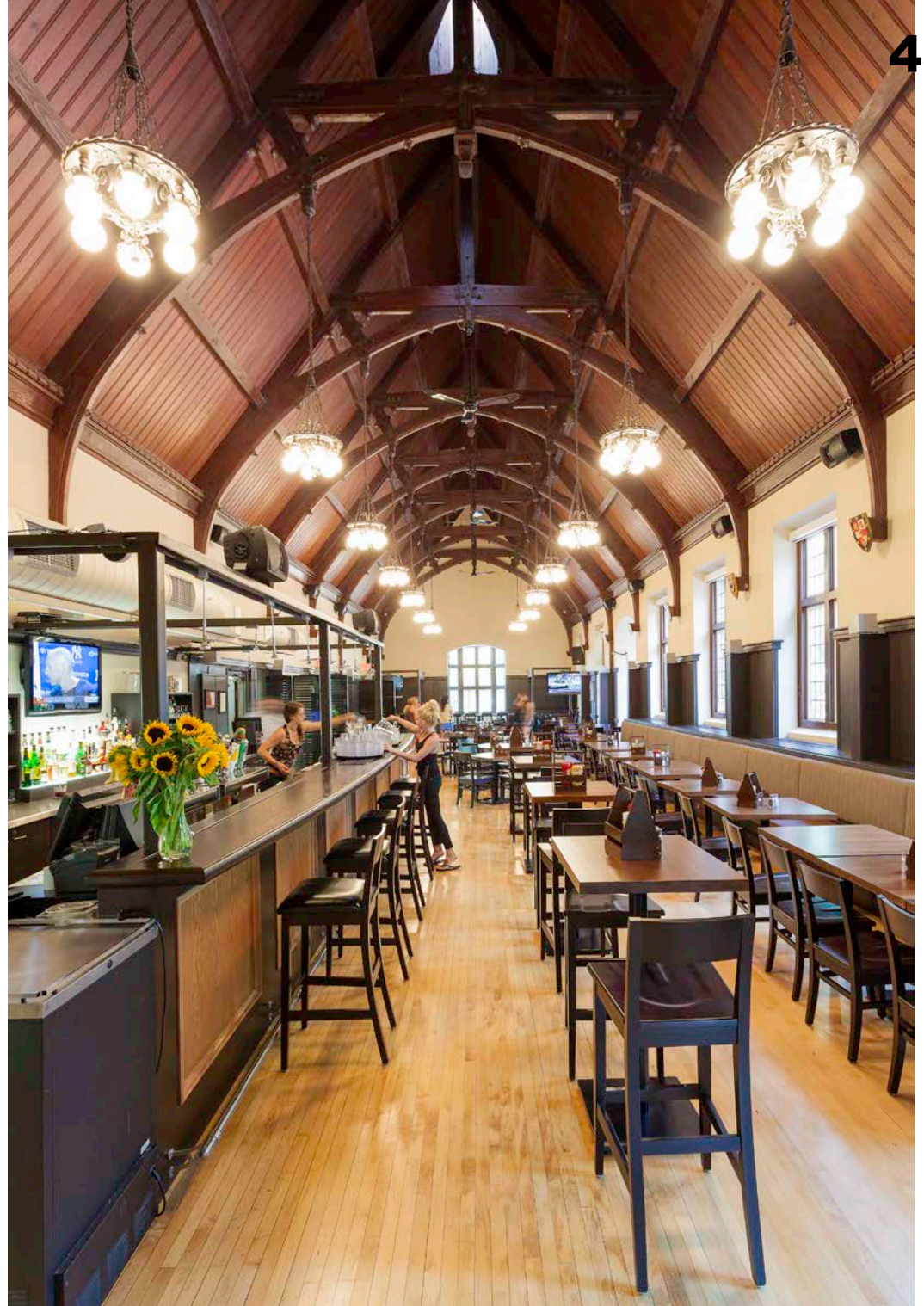
Learn More

<https://www.mccallumsather.com/projects/oakham-house-heritage-restoration/>

Phoenix Pub & Restaurant

McCallumSather helped to reshape The Refectory Building, one of five historically designated collegiate gothic-style brick and stone buildings located on the McMaster University Campus, into the Phoenix Pub and Restaurant. A 10,050 SF award-winning project, our architectural, heritage, mechanical and interiors team worked closely with the Graduate Students Association to highlight the beautiful heritage architecture within. The ornate vaulted ceilings are one of its most distinctive features. Our design uses this historic backdrop as the basis for a modern, multi-functional and comfortable pub experience.

The restaurant has a seating capacity of 180 and is fully accessible. We designed the space for the student body. But soon, the broader community discovered its appeal. Upstairs, we created 5,250 square feet of accessible office area for the Graduate Students Association staff. We provided access to the second floor thanks to a pit-less elevator, an inventive solution that maintained important heritage requirements. The outdoor patio was reorganized, set within a historically designated landscape.



Details

Client // McMaster University

Location // Hamilton, ON

Size // 10,050 SF

Cost // \$2.5 Million

Completed // 2012

Services // Architecture, Conservation and
Heritage, Interior Design, Mechanical
Engineering



Awards

2014 HBSA Architectural Awards of Excellence
Award of Merit, Renovation Mixed-Use/
Commercial

2013 City of Hamilton Urban Design and
Architecture Awards Award of Merit in
Heritage Restoration

2013 ARIDO Awards Award of Merit in
Restoration and Adaptive Re-Use

Learn More

<https://www.mccallumsather.com/projects/phoenix-pub-restaurant/>



Sanofi Pasteur

In 2020, we worked with Sanofi on an amendment to the October 2016 Heritage Impact Assessment (HIA), by Goldsmith Borgal (Appendix A) as it relates to the redevelopment of Building 99 (B99) or Building Block A on the Sanofi Pasteur (Sanofi), Toronto Campus.

Strategy 4 retained McCallumSather on behalf of Sanofi Pasteur Limited to review the proposed design of Building 99. The Sanofi Pasteur Campus is comprised of multiple high quality buildings which have been constructed, demolished, added to, and renovated over the past 100 years.

Details

Client // Strategy 4

Completed // 2020

Services // Heritage Conservation



Dundas Museum & Archives

A source of pride within the community, the 14,047 SF renovation unearthed a world of new potential by creatively connecting the site's three buildings with architectural and landscaping. In 2013, McCallumSather's architectural, heritage, mechanical engineering and interior design teams were retained to address the condition of its buildings – the Pirie House, Doctor's House and 1950's museum building. Further success criteria included increasing the available display space, visually linking visitors with the work of the archivists, making room for new student camps and its eclectic design quickly made the museum a rental destination. The new modern materials pay homage to the industrial heritage of Dundas, seamlessly blending with the two historic buildings, which have been carefully restored and preserved. Everything from the traditional perennial gardens to the interior flow integrate with the museum's mission to engage visitors in Dundas' story.

Constructed in three time periods, spanning 82 years, the existing building complex was made of a wide range of materials. The result was a variety of colours and textures, poor access and fragmentation. Ultimately, the organization of the space and condition of the buildings did not meet the current needs of the Museum, particularly concerning barrier-free accessibility and space requirements for exhibits, storage, offices, and programs.





Details

Client // Dundas Museum and Archives

Location // Hamilton, ON

Size // 14,047 SF

Cost // \$1 Million

Completed // 2013

Services // Architecture, Conservation & Heritage, Interior Design, Mechanical Engineering



Awards

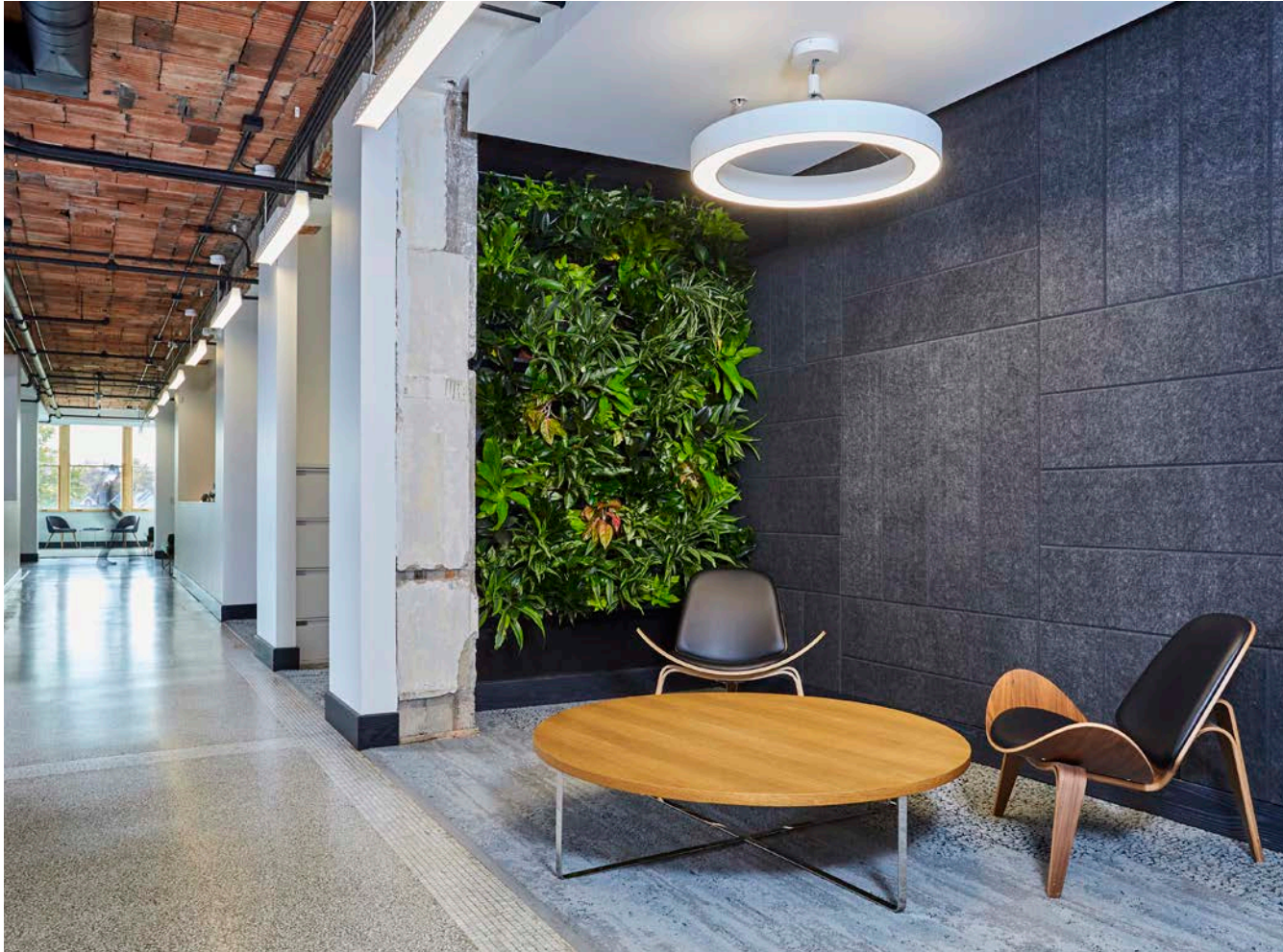
Dundas Community Awards, Hamilton Chamber of Commerce 2014 Dundas Business of the Year

2014 Building Excellence Awards, Grand Valley Construction Awards Award of Excellence

2016 Hamilton Municipal Heritage Committee, Making Heritage Accessible Award

Learn More

<https://www.mccallumsather.com/projects/dundas-museum-archives/>



APPENDIX 'C'

Written Description and Photograph of Each Property

54 Benton Street (St. Matthew's Evangelical Lutheran Church)



54 Benton Street is the municipal address for St. Matthew's Evangelical Lutheran Church which was built in 1914-15. The chapel and fellowship hall were built in 1952. In referring to the definition included in By-law 2008-124 to identify property within heritage conservation districts as being of very high cultural heritage value or interest, staff note the following:

A particularly fine example of an architectural style

The building is built in the Neo-Gothic architectural style. Some of the distinctive features which contribute to making the building a particularly fine example of the Neo-Gothic architectural style include: brown brick with cut stone foundation; the rose window; the large stained glass windows; the large lancet arch entranceway; gothic arch windows; the buttressing on the building; and, the tall square bell tower with battlements and finials.

Exhibiting unique qualities or details that make it a landmark

The building is located on the top of a hill at the corner of Benton Street and Church Street. The building is an important visual landmark within the neighbourhood.

Of an age that contributes to its heritage value

The building was built over 90 years ago between 1914 and 1915. The chapel and parish hall building were built over 77 years ago in 1932.

Associated with a significant known historic event or person

The building is associated with the St. Matthew's Evangelical Lutheran Church congregation, which was first established in 1904. The building was built under the

pastorage of Rev. C.R. Lappert. Rev. John Schneider is recognized as the most significant historic pastor serving between 1918 and 1970. The original 1914-15 building was designed by the architects Spier and Gehrke of Detroit. The chapel and parish hall buildings were designed by Bernal Ambrose Jones and built in 1932. Bernal Ambrose Jones was also the architect for the following buildings: the 1924 City Hall (in conjunction with W.H.E. Schmalz); the 1929-30 main treatment building at the Freeport Sanatorium; the 1932-33 Public Utilities Building; the 1933 west addition to the nurses' residence at the Freeport Sanatorium; the 1936-37 Church of the Good Shepherd; the 1938-39 medical superintendents office at the Freeport Sanatorium; the 1940 north addition to the nurses' residence at the Freeport Sanatorium; and, the 1950 north annex and corridor to the main treatment building of the Freeport Sanatorium.

Contributing to the streetscape because it is part of an unusual sequence, grouping, or situated in a unique location

The buildings location on the top of a hill at the corner of Benton Street and Church Street contributes to the overall character of the streetscape.

90 Benton Street (Benton Street Baptist Church)



90 Benton Street is the municipal address for the Benton Street Baptist Church. In referring to the definition included in By-law 2008-124 to identify property within heritage conservation districts as being of very high cultural heritage value or interest, staff note the following:

A particularly fine example of an architectural style

The building is built in the Neo-Gothic architectural style. Some of the distinctive features which contribute to making the building a particularly fine example of the Neo-Gothic architectural style include: brown brick; concrete details; wall buttresses; steeple; and, gothic windows.

Of an age that contributes to its heritage value

The building site has been associated with the Benton Street Baptist Church Congregation for over 157 years.

Associated with a significant known historic event or person

The building is associated with the Benton Street Baptist Church congregation, which originated as the first German Baptist Church in Canada in Bridgeport in 1851. In 1852 the Bridgeport congregation built a church in Berlin (now Kitchener) on the present location of the Benton Street Baptist Church. A large sanctuary was built in 1883 with Sunday School facilities expanded in 1901, 1927 and 1953. The original building was destroyed by fire in 1963 and the present building was built in 1965.

Contributing to the streetscape because it is part of an unusual sequence, grouping, or situated in a unique location

The building is located in close proximity to a number of other churches which include St. Matthews Lutheran Church on Benton Street, St. Paul's Lutheran Church on Queen Street, the International Gospel Centre on Charles Street, and the Martin Luther Evangelical Church on Church Street.

11 Courtland Avenue East



11 Courtland Avenue East is a 1½ storey residence. In referring to the definition included in By-law 2008-124 to identify property within heritage conservation districts as being of very high cultural heritage value or interest, staff note the following:

A particularly fine example of an architectural style

The building is an example of the Ontario Gothic Revival Cottage architectural style. Some of the distinctive features which contribute to making the building a particularly fine example of the Ontario Gothic Revival Cottage architectural style include: yellow

brick construction; gabled roof; vergeboard; narrow 1/1 double hung sash windows with a flat opening with rounded corners; and, brick window voussoirs.

Of an age that contributes to its heritage value

The building was built approximately 129 years ago in 1880.

Associated with a significant known historic event or person

The building was originally owned by Jacob M. Staebler who started the Staebler Insurance Co. in 1878 and was the Mayor of the Town of Berlin in 1891. His residence is located at 379 Queen Street South and is known as Buena Vista.

Contributing to the streetscape because it is part of an unusual sequence, grouping, or situated in a unique location

The building is setback from Courtland Avenue allowing for a large front garden to accentuate and emphasize the cottage aspects of the building.

25 Courtland Avenue East



25 Courtland Avenue East is a 2 storey concrete residence. In referring to the definition included in By-law 2008-124 to identify property within heritage conservation districts as being of very high cultural heritage value or interest, staff note the following:

A particularly fine example of an architectural style

The building is built in the Italianate architectural style. Although the architectural style itself is not particularly notable, rare or unique, the building demonstrates a unique material and is particularly attractive and unique because of its design, composition, craftsmanship and detail. The building is constructed with chamfered concrete blocks. Some of the distinctive features which contribute to the design, composition, craftsmanship and details include: gently pitched hipped roof; the wide eaves with wooden soffit and picket-fence frieze, large scroll brackets with pendants, and wooden

rolled bed-molds running the length of the eaveline; wood front door with semi-elliptical transom window flanked by sidelights; wood second storey door with concrete label mold; and, narrow 1/1 single sash windows with concrete label mold.

Of an age that contributes to its heritage value

The building was built over 122 years ago in 1887.

Associated with a significant known historic event or person

The building was originally built by John Hagen. A significant later owner was Jacob B. Shantz who was an active member of the Evangelical United Mennonite Church and represented Berlin at the Annual Conference of the Mennonite Brethren in Christ from 1900-1917.

Contributing to the streetscape because it is part of an unusual sequence, grouping, or situated in a unique location

The building is situated on the corner of Benton Street and Courtland Avenue. The buildings unique method of construction contributes to the character of the streetscape while the building location contributes to the continuity of the streetscape.

22-38 Courtland Avenue East (excluding 24, 26, 30 and 34 Courtland Avenue East)



22-38 Courtland Avenue East is a 9-unit 2½ storey buff brick walk up row house commonly referred to as Nelson's Terrace. In referring to the definition included in By-law 2008-124 to identify property within heritage conservation districts as being of very high cultural heritage value or interest, staff note the following:

A particularly fine example of an architectural style

The building is built in the Vernacular Victorian Gothic architectural style. Some of the distinctive features which contribute to making the building a particularly fine example of the Vernacular Victorian Gothic architectural style include: yellow brick construction; flat

roof; narrow cornice with cavetto curves, a raised brick fascia border, recessed brick panels at the frieze and square architrave moldings; front entrance semi-elliptical opening headed by arched brick voussoirs and a closed transom window; two-paired double hung windows with transom and arched brick voussoirs; and, stained glass windows.

Exhibiting unique qualities or details that make it a landmark

The building is located at the corner of Benton Street and Courtland Avenue directly adjacent to the former Williams, Greene and Rome Shirt and Collar Factory (now known as the Bed and Roses Cooperative). The building represents a rare example of a walk up row house within Kitchener.

Of an age that contributes to its heritage value

The building was built over 120 years ago in 1889.

Associated with a significant known historic event or person

The building was built by Martin Nelson to accommodate the female workers from the adjacent Williams, Greene and Rome Shirt and Collar Factory on Queen Street South. The building is referred to as Nelson's Terrace. Significant later owners of the row house included: Isaac Shantz, A.O. Boehmer, and Joseph Bingeman. The units of the row house were individually sold beginning in 1947.

Contributing to the streetscape because it is part of an unusual sequence, grouping, or situated in a unique location

The proximity to Courtland Avenue establishes a unique relationship between the street and the walk up row house thus contributing to the overall streetscape.

101 David Street



101 David Street is a 2 ½ storey residence. In referring to the definition included in By-law 2008-124 to identify property within heritage conservation districts as being of very high cultural heritage value or interest, staff note the following:

A particularly fine example of an architectural style

The building is built in the Arts and Crafts architectural style. Some of the distinctive features which contribute to making the building a particularly fine example of the Arts and Crafts architectural style include: yellow-brown rugged brick; side gabled structure with gambrel roof; gambrel ends are timbered and stuccoed; prominent front dormer flanked by two smaller dormers; a full width front verandah with columns; oriel window; wide pointed eaves with a plain frieze board and tongue-and-groove soffits; front door side lights; and brick voussoirs.

Of an age that contributes to its heritage value

The building was built over 96 years ago in 1913.

Associated with a significant known historic event or person

The lot was purchased in 1903 by William Collard, ice contractor for Victoria Park, who built a 1 storey ice storage building. In 1905 Mr. A.C. Quickfall acquired the ice-cutting contract and then the ice storage building property. The current building was built in 1913 by Mr. A.C. Quickfall.

Contributing to the streetscape because it is part of an unusual sequence, grouping, or situated in a unique location

The building is situated on a large lot facing Victoria Park at the edge of the Lake creating a focal point on the street.

107 David Street



107 David Street is a 2 ½ storey residence. In referring to the definition included in By-law 2008-124 to identify property within heritage conservation districts as being of very high cultural heritage value or interest, staff note the following:

A particularly fine example of an architectural style

The building is built in the Georgian Revival architectural style. Some of the distinctive features which contribute to making the building a particularly fine example of the Georgian Revival architectural style include: brown brick; front entrance porch and steps; symmetrical façade with central door flanked by windows; chimneys; central dormer; and, wood shingle roof.

Of an age that contributes to its heritage value

The building was built over 85 years ago in 1924.

Associated with a significant known historic event or person

The building is located on part of the lot which was once owned by William Collard and A.C. Quickfall.

Contributing to the streetscape because it is part of an unusual sequence, grouping, or situated in a unique location

The building is situated on a lot facing Victoria Park at the edge of the Lake. The building is part of an unusual sequence of buildings that include Queen Anne, Arts and Crafts, and Georgian architectural styles.

125 David Street



125 David Street is a 1 ½ storey cottage building. In referring to the definition included in By-law 2008-124 to identify property within heritage conservation districts as being of very high cultural heritage value or interest, staff note the following:

A particularly fine example of an architectural style

The building is built in the Arts and Crafts architectural style. Some of the distinctive features which contribute to making the building a particularly fine example of the Arts and Crafts architectural style include: buff brick; shingled front and side gables; gable dormers; wood windows; and, stone foundation.

Of an age that contributes to its heritage value

The building was built over 109 years ago in 1900.

Contributing to the streetscape because it is part of an unusual sequence, grouping, or situated in a unique location

The building is part of an unusual sequence of buildings that include Queen Anne, Arts and Crafts, Georgian and Berlin Vernacular architectural styles.

133 David Street



133 David Street is a 1 ½ storey residence. In referring to the definition included in By-law 2008-124 to identify property within heritage conservation districts as being of very high cultural heritage value or interest, staff note the following:

A particularly fine example of an architectural style

The building is built in the Gothic Revival architectural style. Some of the distinctive features which contribute to making the building a particularly fine example of the Gothic Revival architectural style include: hipped roof with central front gable; semi-circular window in central front gable; symmetrical façade with central front door flanked by two

picture windows with semi-circular transoms; wood windows; stained glass windows; and, heavy brick voussoirs.

Of an age that contributes to its heritage value

The building was built over 107 years ago in 1902.

Contributing to the streetscape because it is part of an unusual sequence, grouping, or situated in a unique location

The building is part of an unusual sequence of buildings that include Queen Anne, Arts and Crafts, Georgian, Berlin Vernacular and Gothic Revival architectural styles.

71 Heins Avenue



71 Heins Avenue is a 1 ½ storey residence. In referring to the definition included in By-law 2008-124 to identify property within heritage conservation districts as being of very high cultural heritage value or interest, staff note the following:

A particularly fine example of an architectural style

The building is built in the Arts and Crafts architectural style. Some of the distinctive features which contribute to making the building a particularly fine example of the Arts and Crafts architectural style include: cobblestone construction; shingled and stuccoed front and side gables; and, front door with sidelights.

Of an age that contributes to its heritage value

The building was built approximately 92 years ago (circa 1917).

Associated with a significant known historic event or person

The building is associated with William Pope Clement. The law firm of Clement, Eastman, Dreger, Martin and Meunier was established in 1858. The law firm's

association with the Clement family was not established until Edwin Perry Clement joined in 1876. In 1903 E.P. Clement's nephew Edwin Whyte Clement joined the firm. William Pope Clement was the son of E.P. Clement and he joined the firm in 1912. W.P. Clement acted as the Waterloo County Crown Attorney between 1934 and 1951. W.P. Clement was a founding member of the Young Men's Club. He served as an alderman for 6 years and as the Mayor in 1929-30.

Contributing to the streetscape because it is part of an unusual sequence, grouping, or situated in a unique location

The building is located directly adjacent to a substantial 2 storey stone, brick and stucco residence built in the Arts and Crafts architectural style.

15-17 Hilda Place



15-17 Hilda Place is a 2 storey four unit residential building, which was originally a semi-detached residential building. In referring to the definition included in By-law 2008-124 to identify property within heritage conservation districts as being of very high cultural heritage value or interest, staff note the following:

A particularly fine example of an architectural style

The building is built in the modified Picturesque Gothic architectural style. Some of the distinctive features which contribute to making the building a particularly fine example of the modified Picturesque Gothic architectural style include: buff brick; twin gables; small central front dormer and side dormers with wood shingles; full width verandah; semi-elliptical door openings on main floor with voussoirs; semi-circular door openings on second floor with voussoirs; wood doors with original hardware; and, picture windows with transom and voussoirs.

Of an age that contributes to its heritage value

The building was built approximately 107 years ago (circa 1902).

Associated with a significant known historic event or person

The building is associated with Caspar Braun who was a popular local contractor and public figure. He was the owner of the Berlin Granite and Marble Company; a member of the Berlin Board of Trade; a city councillor in 1891-92; and, the mason for the St. Mary's Roman Catholic Church in 1900-03.

Contributing to the streetscape because it is part of an unusual sequence, grouping, or situated in a unique location

The building is the only semi-detached house on the street and is the largest, and therefore most prominent, building on the street.

15 Joseph Street



15 Joseph Street is a 2 storey industrial building. In referring to the definition included in By-law 2008-124 to identify property within heritage conservation districts as being of very high cultural heritage value or interest, staff note the following:

A particularly fine example of an architectural style

The building is built and influenced by the Art Deco architectural style. Some of the distinctive features which contribute to making the building a particularly fine example of the Art Deco architectural style include: yellow painted cement block; green trim; bright yellow and black opaque vitrolite glass cladding; plate glass; aluminum fascia and accents; and, aluminum marquee.

Exhibiting unique qualities or details that make it a landmark

The building is constructed in the Art Deco architectural style with unique materials such as yellow vitrolite and is recognized as a neighbourhood landmark.

Of an age that contributes to its heritage value

The building was built over 52 years ago in 1957.

Associated with a significant known historic event or person

The building is associated with Bullas Glass Co. The Bullas Glass Co. was first known as the Cloisonne Glass Co. and was founded in Toronto in 1903 by Joseph and Jack Bullas who were English glaziers. One of their first large contracts was the installation of 12 stained glass windows in St. Peter's Lutheran Church in Berlin (now Kitchener) and the next year they moved their business to Berlin. The company was originally located on Queen Street South and moved to Foundry (now Ontario) Street in 1911. Joseph Bullas died in 1933 and his son Humphrey took over and in partnership with Mrs. Viola Yanke operated at the same location until 1952 when the company moved to the present location on Joseph Street. Joseph, a grandson of one of the founders, joined the firm in 1971.

Contributing to the streetscape because it is part of an unusual sequence, grouping, or situated in a unique location

The building is situated in a unique location with the façade angled slightly to make it more visible from Queen Street.

5 Michael Street



5 Michael Street is 2-3½ storey former industrial building. In referring to the definition included in By-law 2008-124 to identify property within heritage conservation districts as being of very high cultural heritage value or interest, staff note the following:

A particularly fine example of an architectural style

The building is built in the Industrial Vernacular architectural style. Some of the distinctive features which contribute to making the building a particularly fine example of the Industrial Vernacular architectural style include: buff (yellow) brick; 2/2 windows; 6/6

double hung windows; 6/6 double hung windows with 3 pane transom; 2/2 cellar windows; brick pilasters; brick corbelling at the roofline; brick voussoirs; concrete sills; tie rods and anchors; and, chimney.

Exhibiting unique qualities or details that make it a landmark

The building is recognized as a neighbourhood landmark as a former industrial building surrounded primarily by residential development.

Of an age that contributes to its heritage value

The building was built approximately 99 years (circa 1910).

Associated with a significant known historic event or person

The building is associated with the Charles A. Ahrens Shoe Company. The Company was established in 1880 and was originally located on Queen Street. In 1910, Charles Ahrens moved the business to a new building at 5 Michael Street. The Company remained in operation until 1948. The building was sold to Savage Shoes in 1969. Later uses included Greb Industries and William Cline Co. Ltd.

Contributing to the streetscape because it is part of an unusual sequence, grouping, or situated in a unique location

The buildings location is unique and important as it demonstrates the historic and visual link between home and work. The building is surrounded by residential development emphasizing that employees once lived in close proximity to work.

1 Oak Street



1 Oak Street is a 1 ½ storey residence. In referring to the definition included in By-law 2008-124 to identify property within heritage conservation districts as being of very high cultural heritage value or interest, staff note the following:

A particularly fine example of an architectural style

The building is a variant of the Ontario Gothic architectural style. Some of the distinctive features which contribute to making the building a particularly fine example of the Ontario Gothic architectural style include: gable roof; eaves; frieze; bargeboard; wrap around verandah with square posts and wood shingles; stained glass windows; and, arched brick voussoirs.

Of an age that contributes to its heritage value

The building was built over 122 years ago in 1887.

Associated with a significant known historic event or person

The building is associated with Adam Denges who was a building contractor. It is likely that he also contributed to the design and construction of 20 Linden Avenue.

Contributing to the streetscape because it is part of an unusual sequence, grouping, or situated in a unique location

The building is situated on the corner of Linden Avenue and Oak Street and the wrap around verandah is oriented towards the corner.

4 Park Street



4 Park Street is a 2 storey residence. In referring to the definition included in By-law 2008-124 to identify property within heritage conservation districts as being of very high cultural heritage value or interest, staff note the following:

A particularly fine example of an architectural style

The building is built in the Georgian architectural style. Some of the distinctive features which contribute to making the building a particularly fine example of the Georgian

architectural style include: red rugged brick; symmetrical façade with central front entrance; open brick front verandah; central roof dormer; and, return eaves.

Of an age that contributes to its heritage value

The building was built over 89 years ago (circa 1920).

Contributing to the streetscape because it is part of an unusual sequence, grouping, or situated in a unique location

The building is located on a prominent corner at Jubilee Drive and Park Street directly across from Victoria Park.

8 Park Street



8 Park Street is a 1 ½ storey residence. In referring to the definition included in By-law 2008-124 to identify property within heritage conservation districts as being of very high cultural heritage value or interest, staff note the following:

A particularly fine example of an architectural style

The building is built in the Arts and Crafts architectural style. Some of the distinctive features which contribute to making the building a particularly fine example of the Arts and Crafts architectural style include: dark red brick; open porch supported by massive tapered brick columns; wide roof overhang with wood fascia and soffits; and, narrow windows with concrete lintels.

Of an age that contributes to its heritage value

The building was built over 89 years ago (circa 1920).

Contributing to the streetscape because it is part of an unusual sequence, grouping, or situated in a unique location

The building is part of an unusual sequence of buildings that include Georgian, Arts and Crafts, and Berlin Vernacular architectural styles.

54 Park Street



54 Park Street is a 2 storey residence. In referring to the definition included in By-law 2008-124 to identify property within heritage conservation districts as being of very high cultural heritage value or interest, staff note the following:

A particularly fine example of an architectural style

The building is built in the Edwardian architectural style. Some of the distinctive features which contribute to making the building a particularly fine example of the Edwardian architectural style include: red and black rugged brick; hipped roof with central dormer; front verandah and second floor verandah at side of house; concrete arches, rainspouts and keystones; and, segmentally arched window openings with voussoirs.

Of an age that contributes to its heritage value

The building was built over 86 years ago (circa 1923).

Associated with a significant known historic event or person

The land was originally owned by Samuel S. Snider and his wife Elizabeth Snider. The land was sold to William Hebebrand in 1898. William Hebebrand was born in Germany in 1854. He came to Waterloo County around 1876 and his occupation was a mason. He married Anna Barbara Schade in 1876 and they had 5 children including a son named William Hebebrand born in 1890. William Hebebrand the first died in 1931. Vernon's Directories confirm that William Hebebrand and his son both lived in the house on Park Street. His son lived in the house until approximately 1958.

Contributing to the streetscape because it is part of an unusual sequence, grouping, or situated in a unique location

The buildings location contributes to the character and continuity of the streetscape.

103 Queen Street South



103 Queen Street South is a 2 storey residence. In referring to the definition included in By-law 2008-124 to identify property within heritage conservation districts as being of very high cultural heritage value or interest, staff note the following:

A particularly fine example of an architectural style

The building is built in the Queen Anne architectural style. Some of the distinctive features which contribute to making the building a particularly fine example of the Queen Anne architectural style include: red brick; octagonal tower; hipped roof with hipped bays to each side and over the front verandah; dormers; chimney; first and second floor verandah with brick base, columns and shingle hand rail; stained glass windows; picture windows with semi-circular transom; and, semi-circular 1/1 hung windows with stone sills and headers.

Exhibiting unique qualities or details that make it a landmark

The building is a large, solid and imposing example of the Queen Anne architectural style. The building is located on the corner of Church Street and Queen Street with the main façade facing Queen Street. The design of the building with the octagonal tower at the corner provides prominence to the building.

Of an age that contributes to its heritage value

The building was built over 115 years ago in 1894.

Associated with a significant known historic event or person

The building was built in 1894 by Philip Gies. Peter Gies learned the hardware and tin-smithing trade at Hymmen Brothers establishment. In the 1880s, Peter Gies entered into a partnership to launch a hardware store and tin-smithing shop, which first opened in the Canadian Block and later moved to the Walper Block. Peter Gies also took on the trades of plumbing and heating. Peter Gies built a foundry on Water Street South and started a plumbing and heating service in J.M. Staebler's Block at 45 King Street West.

Contributing to the streetscape because it is part of an unusual sequence, grouping, or situated in a unique location

The building is situated on the corner of Church Street and Queen Street with the octagonal turret facing the intersection.

137 Queen Street South (St. Paul's Evangelical Lutheran Church)



137 Queen Street South is the municipal address for St. Paul's Evangelical Lutheran Church. In referring to the definition included in By-law 2008-124 to identify property within heritage conservation districts as being of very high cultural heritage value or interest, staff note the following:

A particularly fine example of an architectural style

The building is built in the Gothic Revival architectural style. Some of the distinctive features which contribute to making the building a particularly fine example of the Gothic Revival architectural style include: buff brick; steeple; stained glass windows; brickwork; buttresses; 1889 datestone; and, pointed arched windows.

Exhibiting unique qualities or details that make it a landmark

The building is located on the top of a hill at the corner of Church Street and Queen Street. The steeple is visible from a distance. The building is an important visual landmark within the neighbourhood and City.

Of an age that contributes to its heritage value

The original building was built in 1889 with additions in 1950 and 1984. As a result, the original church is over 120 years old.

Associated with a significant known historic event or person

The building is associated with the St. Paul's Evangelical Lutheran Church congregation, which was first established in 1834 under the name "The German Protestant Evangelical Christian Congregation in the Township of Waterloo, in the County of Halton, in the District of Gore and Province of Upper Canada." The land was purchased in 1835 from Joseph Schneider Sr. and the first church building was built. A new church was built on the site in 1848 and in 1871 the members renamed the church "St. Paul's Evangelical Lutheran Church at Berlin, Ontario." The present church was designed by local architect Jonas Knechtel in 1889. Jonas Knechtel was one of the only architects in Berlin during the later half of the 19th century. Jonas Knechtel also designed the Walper Hotel.

Contributing to the streetscape because it is part of an unusual sequence, grouping, or situated in a unique location

The buildings location on the top of a hill at the corner of Church Street and Queen Street contributes to the overall character of the streetscape.

149 Queen Street South



149 Queen Street South is a 2 ½ storey residence. In referring to the definition included in By-law 2008-124 to identify property within heritage conservation districts as being of very high cultural heritage value or interest, staff note the following:

A particularly fine example of an architectural style

The building is built in the Queen Anne architectural style. Although the architectural style itself is not particularly notable, rare or unique, the building is particularly attractive

and unique because of its design, composition, craftsmanship and detail. Some of the distinctive features which contribute to the design, composition, craftsmanship and details include: wrap around verandah; stained glass windows; wood windows with storms and brick voussoirs; shingles in gable ends; brackets; chimney; and, crest.

Of an age that contributes to its heritage value

The building was built over 109 years ago (circa 1900).

Associated with a significant known historic event or person

The building is associated with the St. Paul's Evangelical Lutheran Church congregation as the building is believed to be the manse for the church.

Contributing to the streetscape because it is part of an unusual sequence, grouping, or situated in a unique location

The buildings location adjacent to St. Paul's Evangelical Lutheran Church and proximity to Queen Street contribute to the continuity and character of the streetscape.

189 Queen Street South



189 Queen Street South is a 2 ½ storey residence. In referring to the definition included in By-law 2008-124 to identify property within heritage conservation districts as being of very high cultural heritage value or interest, staff note the following:

A particularly fine example of an architectural style

The building is built in the Queen Anne architectural style. Although the architectural style itself is not particularly notable, rare or unique, the building is particularly attractive and unique because of its design, composition, craftsmanship and detail. Some of the distinctive features which contribute to the design, composition, craftsmanship and details include: red brick; roofline with multiple gables; wood fascia, soffits and brackets;

wrap around verandah; chimneys; shingles in gable ends; picture windows with transoms; and, 1/1 hung windows.

Of an age that contributes to its heritage value

The building was built over 109 years ago (circa 1900).

Associated with a significant known historic event or person

The building is associated with the W.H. Schmalz. W.H. Schmalz lived in the building as did his son W.H.E. Schmalz. The building was part of the Schmalz family for approximately 57 years from approximately 1924 until 1981. W.H. Schmalz was the first Mayor of the City. He served the Economical Fire Insurance Company for 50 years, and was its Manager from 1902 to 1933. W.H.E. Schmalz, the son of W.H. Schmalz, was an architect who along with B.A. Jones designed the now demolished Kitchener City Hall.

Contributing to the streetscape because it is part of an unusual sequence, grouping, or situated in a unique location

The building is located at the corner of Queen Street and St. George Street.

226 Queen Street South



226 Queen Street South is a 1 ½ storey residence. In referring to the definition included in By-law 2008-124 to identify property within heritage conservation districts as being of very high cultural heritage value or interest, staff note the following:

A particularly fine example of an architectural style

The building is an eclectic architectural style. Some of the distinctive features which contribute to making the building a particularly fine example of an eclectic architectural style include: stone construction; gambrel roof with gambrel roof dormer; verandah; chimney; and, circular bay.

Of an age that contributes to its heritage value

The building was built over 109 years ago (circa 1900).

Associated with a significant known historic event or person

The building is associated with W.A. Greene of the Williams, Greene and Rome Company located at the corner of Courtland Avenue and Queen Street. The building is also associated with Mrs. J.F. Beck. Mr. J.F. Beck was part owner of the Beck and Schnell's grocery store.

Contributing to the streetscape because it is part of an unusual sequence, grouping, or situated in a unique location

The building is part of an unusual sequence of buildings which include Queen Anne and Italianate architectural styles as well as a 7 storey apartment building. The building is also setback on the property and does not line up with the other buildings on the street.

251 Queen Street South



251 Queen Street South is a 2 storey residence. In referring to the definition included in By-law 2008-124 to identify property within heritage conservation districts as being of very high cultural heritage value or interest, staff note the following:

A particularly fine example of an architectural style

The building is built in the Italianate architectural style. Although the architectural style itself is not particularly notable, rare or unique, the building is particularly attractive and unique because of its design, composition, craftsmanship and detail. Some of the distinctive features which contribute to the design, composition, craftsmanship and details include: buff brick; hipped roof; prominent front bay window with iron cresting; narrow window openings with brick voussoirs; and, door opening with transom.

Of an age that contributes to its heritage value

The building was built over 126 years ago in 1883.

Associated with a significant known historic event or person

The building is associated with Louis Van Camp who was a prominent local dentist with offices in the Canadian Block on King Street. The building was later owned by Judge Duncan Chisolm L.L.D, who was the County judge and a city official.

Contributing to the streetscape because it is part of an unusual sequence, grouping, or situated in a unique location

The building is located on the top of a hill and is part of an unusual sequence of buildings which include a contemporary 18 storey apartment building as well as Berlin Vernacular and contemporary 1950s architectural styles.

279 Queen Street South



279 Queen Street South is a 2 storey office building. In referring to the definition included in By-law 2008-124 to identify property within heritage conservation districts as being of very high cultural heritage value or interest, staff note the following:

A particularly fine example of an architectural style

The front addition to the building is built in the Modern architectural style. Some of the distinctive features which contribute to making the building a particularly fine example of the Modern architectural style include: 2 storey pavilion bisected vertically by the planar canopy sheltering the entry; projecting pavilion roof; subtle shifts in angles between canopy and wall; rough fieldstone; smooth stucco; board siding; slender pipe column; and, massive stone pier.

Of an age that contributes to its heritage value

The front addition to the building was built over 54 years ago in 1955.

Associated with a significant known historic event or person

The building is associated with architectural firm of Barnett and Rieder.

379 Queen Street South



379 Queen Street South is a 2 storey residence. In referring to the definition included in By-law 2008-124 to identify property within heritage conservation districts as being of very high cultural heritage value or interest, staff note the following:

A particularly fine example of an architectural style

The building was originally built in the Italianate architectural style. Some of the distinctive features which contribute to making the building a particularly fine example of the Italianate architectural style include: red brick; central tower; projecting front bay; closed-in wrap-around verandah; stained glass windows; decorative woodwork in gable ends; double brackets; operable shutters; front door; and, stone foundation.

Exhibiting unique qualities or details that make it a landmark

The building is setback on a slight rise above Queen Street and is recognized as a neighbourhood landmark more commonly known as Buena Vista.

Of an age that contributes to its heritage value

The building was built over 131 years ago in 1878.

Associated with a significant known historic event or person

The building was built for J.M. Staebler who founded the Staebler Insurance Company. He was a member of Town Council (1880) and the Mayor (1891). Other significant owners included Ephriam Erb a glove manufacturer, the J.M. Schneider family of

Schneider's Sausage and Meat Packing, and Irvin Erb (the son of Ephriam Erb) who was the founder of Erb and Erb Insurance Company.

Contributing to the streetscape because it is part of an unusual sequence, grouping, or situated in a unique location

The buildings location on the slight rise above Queen Street contributes to the streetscape.

464-466 Queen Street South (Joseph Schneider Haus)



464-466 Queen Street South is commonly referred to as the Joseph Schneider Haus and is designated a National Historic Site. In referring to the definition included in By-law 2008-124 to identify property within heritage conservation districts as being of very high cultural heritage value or interest, staff note the following:

A particularly fine example of an architectural style

The building is built in the Georgian architectural style. Some of the distinctive features which contribute to making the building a particularly fine example of the Georgian architectural style include: side-gabled roof with cedar shingles; end chimneys; wood siding; full-width verandah; 12/8 windows; operable shutters; and, entrance door with transom.

Exhibiting unique qualities or details that make it a landmark

The building is recognized as the oldest dwelling in the City and is recognized as a National Historic Site.

Of an age that contributes to its heritage value

The building was built circa 1816 and is recognized as the oldest dwelling within the City.

Associated with a significant known historic event or person

The building is associated with Joseph Schneider who was a Pennsylvania-German Mennonite and one of the first pioneers in the area.

Contributing to the streetscape because it is part of an unusual sequence, grouping, or situated in a unique location

The building is situated on Queen Street (once known as Schneiders Road) and adjacent to a creek (now underground).

33 Roland Street



33 Roland Street is a 2 storey residence. In referring to the definition included in By-law 2008-124 to identify property within heritage conservation districts as being of very high cultural heritage value or interest, staff note the following:

A particularly fine example of an architectural style

The building is built in the Queen Anne architectural style. Some of the distinctive features which contribute to making the building a particularly fine example of the Queen Anne architectural style include: shingled gables; brackets; decorative brick work; 2 storey wrap-around verandah; picture windows with transoms; and, hung windows.

Of an age that contributes to its heritage value

The building was built over 104 years ago (circa 1905).

Contributing to the streetscape because it is part of an unusual sequence, grouping, or situated in a unique location

The building is situated directly across from the lake at Victoria Park and is part of a grouping of 5 houses built in the Queen Anne architectural style.

37 Roland Street



37 Roland Street is a 2 storey residence. In referring to the definition included in By-law 2008-124 to identify property within heritage conservation districts as being of very high cultural heritage value or interest, staff note the following:

A particularly fine example of an architectural style

The building is built in the Shingle architectural style. Some of the distinctive features which contribute to making the building a particularly fine example of the Shingle architectural style include: porte-cochere entrance; stucco; wood shingles; verandah; exposed rafters; and, windows.

Of an age that contributes to its heritage value

The building was built approximately 99 years ago (circa 1910).

Associated with a significant known historic event or person

The building is associated with S.J. Williams the president of Williams, Greene and Rome shirt and collar manufacturers whose factory was located at Courtland Avenue and Queen Street.

Contributing to the streetscape because it is part of an unusual sequence, grouping, or situated in a unique location

The building is the last historic building on Roland Street and is built in a unique architectural style that defers from all other buildings on the street.

93 Water Street South



93 Water Street South is a 2 storey semi-detached residence. In referring to the definition included in By-law 2008-124 to identify property within heritage conservation districts as being of very high cultural heritage value or interest, staff note the following:

A particularly fine example of an architectural style

The building is built in the Italianate architectural style. Some of the distinctive features which contribute to making the building a particularly fine example of the Italianate architectural style include: buff brick; tooled limestone foundation; central verandah and balcony; central roof dormer; wood soffits and brackets; brick drip moulds; picture windows with stained glass transoms; and, decorative columns.

Of an age that contributes to its heritage value

The building was built approximately 99 years ago (circa 1910).

Contributing to the streetscape because it is part of an unusual sequence, grouping, or situated in a unique location

The building is the only duplex on the street and is part of an unusual sequence of buildings which include Berlin Vernacular, Neo-Tudor, Italianate, and Queen Anne architectural styles.

109 Water Street South



109 Water Street South is a 1 ½ storey residence. In referring to the definition included in By-law 2008-124 to identify property within heritage conservation districts as being of very high cultural heritage value or interest, staff note the following:

A particularly fine example of an architectural style

The building is built in the Queen Anne architectural style. Some of the distinctive features which contribute to making the building a particularly fine example of the Queen Anne architectural style include: buff brick; front gable roof; shingled gable; verandah with columns, brackets and trim; wood windows with storm windows; and, stained glass windows.

Of an age that contributes to its heritage value

The building was built approximately 119 years ago (circa 1890).

Contributing to the streetscape because it is part of an unusual sequence, grouping, or situated in a unique location

The building is one of a pair of identical 1 ½ storey residences built in the Queen Anne architectural style. The identical building is located at 105 Water Street South. The building is also located in a group of six buildings built in the Queen Anne architectural style.

113 Water Street South



113 Water Street South is a 2 storey residence. In referring to the definition included in By-law 2008-124 to identify property within heritage conservation districts as being of very high cultural heritage value or interest, staff note the following:

A particularly fine example of an architectural style

The building is built in the Queen Anne architectural style. Some of the distinctive features which contribute to making the building a particularly fine example of the Queen Anne architectural style include: gables; pyramid turret with finial; dormers; brackets; bargeboard; wrap-around verandah; picture window with transom and brick voussoir; semi-circular windows with brick voussoirs; and, chimney .

Of an age that contributes to its heritage value

The building was built over approximately 107 years ago (circa 1902).

Contributing to the streetscape because it is part of an unusual sequence, grouping, or situated in a unique location

The building is located in a group of six buildings built in the Queen Anne architectural style.

REPORT

REPORT TO: Heritage Kitchener Committee

DATE OF MEETING: October 6, 2009

SUBMITTED BY: Alain Pinard, Interim Director of Planning

PREPARED BY: Michelle Wade, Heritage Planner (519-741-2839)

WARD(S) INVOLVED: Ward # 6

DATE OF REPORT: September 22, 2009

REPORT NO.: DTS-09-143

SUBJECT: IDENTIFICATION OF 31 PROPERTIES WITHIN THE VICTORIA PARK HERITAGE CONSERVATION DISTRICT AS PROPERTIES OF VERY HIGH CULTURAL HERITAGE VALUE OR INTEREST

RECOMMENDATION:

That the following properties located within the Victoria Park Heritage Conservation District, be identified as a properties of very high cultural heritage value or interest, for the purpose of enforcement under the Property Standards By-law:

- 54 Benton Street (St. Matthew's Lutheran Church);
- 90 Benton Street (Benton Street Baptist Church);
- 11 Courtland Avenue East;
- 22-38 Courtland Avenue East (Nelson's Terrace);
- 25 Courtland Avenue East;
- 101 David Street;
- 107 David Street;
- 125 David Street;
- 133 David Street;
- 71 Heins Avenue;
- 15-17 Hilda Place;
- 15 Joseph Street (Bullas Glass Co.);
- 5 Michael Street (Charles A. Ahrens Shoe Company);
- 1 Oak Street;
- 4 Park Street;
- 8 Park Street;
- 54 Park Street;
- 103 Queen Street South;
- 137 Queen Street South (St. Paul's Evangelical Lutheran Church);
- 149 Queen Street South;
- 189 Queen Street South;

- 226 Queen Street South;
- 251 Queen Street South;
- 279 Queen Street South;
- 379 Queen Street South (Buena Vista);
- 464-466 Queen Street South (Joseph Schneider Haus);
- 33 Roland Street;
- 37 Roland Street;
- 93 Water Street South;
- 109 Water Street South; and,
- 113 Water Street South.

BACKGROUND:

On June 23, 2008 City Council passed By-law 2008-124 amending Chapter 665 of the City of Kitchener Municipal Code (Property Standards). This by-law enables the City to enforce minimum acceptable standards to identified heritage attributes in vacant designated heritage property, as necessary to prevent and protect against the deterioration of heritage attributes. A copy of By-law 2008-124 is attached as Appendix 'A' to this report.

By-law 2008-124 defines heritage property as property designated under Part IV of the Ontario Heritage Act (individually designated); and property designated under Part V of the Ontario Heritage Act (located within Heritage Conservation Districts) identified as being of very high cultural heritage value or interest. This includes property referred to as a Group 'A' building or structure in either a heritage conservation district study or plan. Where such property is not specifically identified in a heritage conservation district study or plan, the by-law makes provision for such property to be determined by Council upon consideration of the recommendation of a heritage planner and any comments that may be provided by the property owner. Property of very high cultural heritage value or interest is defined as property which is a *particularly fine example of an architectural style; exhibiting unique qualities or details that make it a landmark; of an age that contributes to its heritage value; associated with a significant known historic event or person; or contributing to the streetscape because it is part of an unusual sequence, grouping, or situated in a unique location.*

At the time of Council's consideration of By-law 2008-124, City staff advised that neither the Victoria Park Heritage Conservation District Study or Plan specifically included an evaluation system that identified Group 'A' property or property of very high cultural heritage value or interest. Consequently, Council directed staff to identify properties located within the Victoria Park Heritage Conservation District which may be of very high cultural heritage value or interest.

REPORT:

City staff have undertaken an evaluation of properties located within the Victoria Park Heritage Conservation District, and in applying the definition included in By-law 2008-124, identified 32 properties of very high cultural heritage value or interest. Consideration of the significance of one of these properties (the property municipally addressed 393-411 Queen Street South and commonly known as the Barra Castle), has already been dealt with by City Council. This report addresses the significance of the remaining 31 properties identified by staff. A copy of a completed Cultural Heritage Evaluation Form for each property is attached as Appendix 'B' to this report.

City staff have prepared a written description for each property, which explains how each property meets the definition of a property of very high cultural heritage value as defined in the Property Standards By-law. A copy of the written description for each property, including a photograph, is attached as Appendix 'C' to this report.

Implications of identifying the above-noted properties as properties of very high cultural heritage value or interest

The identification of the above-noted properties as being of very high cultural heritage value or interest would not impact the existing designation applied to the properties under Part V of the Ontario Heritage Act. The policies and guidelines of the Victoria Park Heritage Conservation District Plan would continue to apply. However, the identification of the properties as being of very high cultural heritage value or interest may have implications and impose specific heritage property standards obligations.

The Property Standards By-law requires every owner of vacant heritage property (as defined in By-law 2008-124), to maintain and repair the heritage property as necessary to protect and prevent deterioration of its heritage attributes. These obligations apply should the property be deemed to be vacant or become vacant (i.e. is or appears to be vacant, partially vacant or unoccupied for more than 90 days); and should its heritage attributes not be maintained in a manner that conserves the character and integrity of such attributes, and therefore the cultural heritage value of the property.

Should City Council approve the identification of these properties as being of very high cultural heritage value or interest, an inspection will be undertaken to confirm whether the properties are vacant and if so, an inspection will be undertaken to confirm whether the condition of the heritage attributes of the properties are deemed to be in compliance with the Property Standards By-law. If the heritage attributes are deemed not to be in compliance, then an order under the Property Standards By-law will be issued. Once an Order is issued, it is subject to the normal provisions of the Building Code Act, which is the legislation that dictates the administration and enforcement processes for property standards. As such, the issuing officer has discretion to provide the appropriate timelines on each Order as may be deemed by the individual circumstances. Also, the property owner has the avenue of appeal to the Property Standards Committee if they choose to challenge the Order or its timelines.

FINANCIAL IMPLICATIONS:

Property that does not comply with the Property Standards By-law may be required to be repaired at the owner's expense, to ensure that the character and integrity of the designated heritage attributes are maintained. Should an owner choose not to comply with a property standards Order and exhaust avenues of appeal, the City may choose to have the work done to meet the Order at the City's expense and seek to recover costs on the tax roll.

COMMUNICATIONS:

In accordance with By-law 2008-124, Council shall consider any comments made by the property owner before it determines whether the subject property is of very high cultural heritage

value or interest. In this regard, staff provided notice of the City's consideration of the identification of the properties as being of very high cultural heritage value or interest to the owner by registered mail on September 17, 2009. Such notice included a copy of By-law 2008-124 (attached as Appendix 'A'); staff report DTS 08-096 which originally accompanied the by-law; a cultural heritage resource evaluation form completed April 15, 2009 (attached as Appendix 'B'); a written description, which explains how each property meets the definition of a property of very high cultural heritage value as defined in the Property Standards By-law (attached as Appendix 'C'); the heritage property report on file (attached as Appendix 'D'); and a cover letter explaining the reason for the notice, the implications of Council identifying the property as being of very high cultural heritage value or interest, and the ways in which the owner can communicate with staff, Heritage Kitchener and Council (attached as Appendix 'E'). As of the date of this report, staff have not received any communication or comment from the property owners regarding the notice.

CONCLUSION:

The following properties have been evaluated by City staff and are recommended to be identified as properties of very high cultural heritage value or interest:

- 54 Benton Street (St. Matthew's Lutheran Church);
- 90 Benton Street (Benton Street Baptist Church);
- 11 Courtland Avenue East;
- 22-38 Courtland Avenue East (Nelson's Terrace);
- 25 Courtland Avenue East;
- 101 David Street;
- 107 David Street;
- 125 David Street;
- 133 David Street;
- 71 Heins Avenue;
- 15-17 Hilda Place;
- 15 Joseph Street (Bullas Glass Co.);
- 5 Michael Street (Charles A. Ahrens Shoe Company);
- 1 Oak Street;
- 4 Park Street;
- 8 Park Street;
- 54 Park Street;
- 103 Queen Street South;
- 137 Queen Street South (St. Paul's Evangelical Lutheran Church);
- 149 Queen Street South;
- 189 Queen Street South;
- 226 Queen Street South;
- 251 Queen Street South;
- 279 Queen Street South;
- 379 Queen Street South (Buena Vista);
- 464-466 Queen Street South (Joseph Schneider Haus);
- 33 Roland Street;
- 37 Roland Street;
- 93 Water Street South;
- 109 Water Street South; and,
- 113 Water Street South.

If Council approves the staff recommendation, these properties will be subject to the heritage provisions of the City's Property Standards By-law. These provisions impose protective measures that must be taken by the property owner when the building is vacant, to protect the heritage attributes of the building.

REVIEWED BY:

Leon Bensason, Interim Manager of Long Range and Policy Planning

ACKNOWLEDGED BY: Jeff Willmer, Interim General Manager Development and Technical Services Department
--

List of Attachments:

Appendix 'A': By-law 2008-124.

Appendix 'B': Cultural Heritage Resource Evaluation forms completed on April 15, 2009.

Appendix 'C': Written description and photograph of each property.

Appendix 'D': Heritage property reports on file.

Appendix 'E': Sample letter from City staff to the owner dated September 17, 2009 and sent by registered mail.

Task	Cost	Money available	city of Kitchener Grant
Build window	\$8,200	\$500	\$3,000
Install window	\$1,750	\$0	\$0

Request from Region of Waterloo	
	\$4,700
	\$1,200
\$5,900	TOTAL

Kingswood Millwork and Design Inc.

11648 Burnaby Rd
 Wainfleet, ON L0S 1V0
 Phone: 905-899-0007
 Fax: 1-800-388-5556
 Allan: ac@kingswoodmillwork.com
 Randy: rcheynowski@gmail.com



Quotation

Company:		Quote Number:	MQ-051921
Address:	71 Heins ave		
	Kitchener, Ont	Date:	May 19, 2021
Phone:		Project:	71 Heins Ave.
Attention:	Mike Finnerty		

Product : Our proposal is to replicate the design of the second story street elevation window maintaining its historical details. We would be altering the center upper section from a fixed section to an operating awning detail. We feel this approach best allows us to maintain the current design layout of the window glass lites, while increasing the wood mulls to allow for an operating sash.

We are proposing :

Solid wood frame

1 ¾ inch solid wood sash with mortise and tenon joinery.

Glass spec is 3mm x 3mm Insulated glass units.

Wood treated with wood preservative

2 coats primer, 2 coats factory paint.

Wood species is Red Grandis.

Site measuring included in price

Unit Cost : \$8200.00 plus tax

Installation cost if required \$1750.00 plus tax

Quote is good for 30 days from date of receipt. 35% deposit required upon acceptance of Quote.

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September 21, 2021

Jessica Rudy
Foundation Secretary
Waterloo Regional Heritage Foundation
Sent via email jrudy@regionofwaterloo.ca

Re: Project Extension – Death as Life's Work

Hello Jessica,

In June, the date for completion of my book was extended to October 22, 2021 I am asking for another extension to December 31, 2021. (I should have asked for a longer extension in June.) St. Jacobs Printery is looking at completion in November. The delay is due to fewer staff in summer, the amount of work I had to do in finishing editing etc., and a delay in paper delivery. I have signed off for printing (photo attached) and it will be started soon – perhaps this week!

I am very pleased with the book. It is as I imagined it would be, and the people to whom I've shown the prototype in a binder have given many compliments. Dr. Cynthia Comacchio, who reviews books for the Ontario Historical Society *Bulletin*, saw my Facebook posts and asked for a copy to review for the next issue. I was able to send her a PDF which she was happy to use. At my request, she will mention the support of the WRHF.

Two other places where information has been given about the WRHF Publication Grant and its support are (1) my article "Writing and Self-Publishing *Death as Life's Work...*" in the August issue of *Embracing Change*, a monthly magazine for "Boomers, Seniors & Caregivers in Wilmot Wellesley & Woolwich Townships"; (2) a radio interview by Nancy Silcox on 98.5 CKWR "Promenade" program, which aired September 14.

I've included the statement for your information. The amount reflects fewer pages and higher graphics charges which worked out fairly close to the original estimate. So far, I have 150 advance orders.

Please let me know if you have questions or would like any other information. Thank you for considering my request.

Sincerely,

Marion Roes

mlroes@sympatico.ca

Twitter: @MarionRoes

Facebook: Undertakers and Their Businesses in Waterloo Region

Mennonite Funeral and Burial Traditions: Interviews and Personal Stories....Waterloo Region, Oxford, Perth and Wellington Counties is for sale

Death as Life's Work is scheduled to be finished in November



STATEMENT

September 20, 2021

Marion Roes,
Waterloo, ON

350 Books – Death As Life’s Work - 536 pgs Hard Cover (HST incl)	\$ 53655.23
Less: Four deposits throughout the setup process (HST incl)	- 30150.00
<u>Amount Owing</u> (Upon completion)	<u>\$ 23505.23</u>

Expected Delivery Late October / Early November

Project Grant Application

The Waterloo Regional Heritage Foundation supports restoration projects for properties that have been designated under Part IV or Part V of the Ontario Heritage Act.

Applicant Information

Group/Organization/Corporate Name

Estate of Foster and Mary Eby

Business Registration Number:

Contact Person *

Rene Foster Bruce Eby

Mailing Address *

35 Jantzi Place

City *

New Hamburg

Postal Code *

N3A 1Y5

Phone Number *

5196621682

Email Address *

reneby@hotmail.com

Project Grant Application

Project Information

Project Title *

Waterloo County 1861 Map Restoration

Expected start date of the restoration project *

5/2/2022



Expected date of restoration project completion *

8/26/2022



Please summarize your restoration project in no more than two or three sentences. *

Our family has an 1861 Tremaine map that once belonged to Ezra Eby, Christian Eby and Gordon C Eby that we want to be restored and presented to Conrad Grabel University College in Waterloo Ontario. It will then be hung on the wall in a frame/case for future historians to view.

What is the purpose or significance of this restoration project, and how does it contribute to the preservation of heritage with Waterloo Region? *

The Tremaine map is a map of Waterloo County. Presently, there is only 1 other Waterloo County Tremaine map being displayed in Waterloo County. This Tremaine map will be preserved and hung at Conrad Grabel College in Waterloo. The Tremaine map we want restored has provenance in that it was once owned by Ezra Eby, his brother Christian Eby and his son Gordon C Eby. We have been in contact with Laureen Harder-Gissing at Conrad Grabel and she is enthusiastic of the project as there already exists a collection of Christian Eby and Gordon C Eby items at Conrad Grabel, and this would be a wonderful addition to the collection.

Would this restoration project happen without a grant from the Foundation? *

Yes



Upon winding up our parents estate, we ended up with this map. Nobody in the family knew what to do with it, so we decided that our parents would want to get it restored and donate it. They have donated a number of items in the past to Joseph Schneider house and we thought that this project would certainly be a fitting tribute to our parents, Gordon C Eby, Christian Eby and to Ezra Eby.

Your organization should plan to acknowledge the Foundation's support of your project. Please describe how you could make that acknowledgement.

We would design a Plaque that would be mounted at the bottom of the map. To do this, we would be in consultation with The Waterloo Regional Heritage committee, Conrad Grabel and our family.

If the applicant is a group/organization or corporation, please upload a resolution or letter from the governing body authorizing this grant request.

Please upload two letters of support for your project *

File Name	
	Tremaine Map2.pdf 52.6 KB
	Tremaine Map.docx 13.3 KB

Please upload any additional information that you feel will help support your application. Examples might include a more detailed description of the project, photographs, sketches, etc.

100

Project Grant Application

100

Financial Information


Amount of this Grant Request *

\$5000

What elements of your project will be funded by this request? *


The restoration of the map.

Please upload a budget for your project showing all sources of revenue (including your grant request from the Foundation) and all expenses. Do not include in-kind contributions *


File Name	
	<div>Tremaine Budget.xlsx</div> <div>9.7 KB</div>

Please upload quotes from at least two suppliers for the elements of your project that are included in your funding request.

Upload quote from supplier #1

File Name	
	<div>Tremaine Map Proposal.docx</div> <div>2.7 MB</div>

Upload quote from supplier #2 *

File Name	
	<div>Tremaine Map Proposal (1).docx</div> <div>2.7 MB</div>

Additional quotes

Which supplier(s) have you chosen? *

We have selected Book and Paper Conservation Services in London Ontario

Why have you chosen your preferred supplier(s)? *

We have selected this supplier because they have done previous work with Conrad Grabel and they were referred to us by Conrad Grabel College. Also, there are very few restoration companies that will do this work.

Year	Name of Project/Publication	Amount Received
<input type="text"/>	<input type="text"/>	<input type="text"/>

Year	Name of Project/Publication	Amount Received
<input type="text"/>	<input type="text"/>	<input type="text"/>

Year	Name of Project/Publication	Amount Received
<input type="text"/>	<input type="text"/>	<input type="text"/>

Please add any additional information or comments in this field

To The Waterloo Regional Heritage Foundation

My nephew Rene Eby informs me that the family is considering restoring the Tremaine map of Waterloo county and is seeking assistance in defraying the cost of restoration. This map was stored at the family home at 409 Mill St. Kitchener by Christian Eby and subsequently by his son Gordon C. Eby until Gordon's estate was divided amongst his children. My (Timothy Eby, Gordon's youngest son) memory of this map is as follows:

When I was about ten or eleven years old, sometime in 1953 or 1954 I retrieved this map from the attic at home at 409 Mill St. I remember unrolling it on the parlour floor – much to the chagrin of my mother - and spending quite some time examining it, fascinated by the pictures of public buildings surrounding the map and by the vaguely remembered names on many of the farms. My father (Gordon C. Eby) paused to examine the map with me.

As I recall; Dad explained that when he was about my age in 1900 or 1901 the map hung on the wall beside the front staircase in the entrance foyer of our house for several years. The map had belonged to his uncle Ezra E. Eby who had used it in his classrooms when, for a period of about 20 years, he taught public school before he became a printer/publisher with Hett and Eby, Printers, Berlin, Ont. My dad remembered that his father Christian Eby would refer to the map when Christian received a letter posted from somewhere in the county, asking him to “Charm” for a sick family member, to determine whereabouts the individual lived. Dad seemed unsure whether this reference to the map was simple curiosity or was somehow required for the “charming”. Dad also spent some time pointing to various names on the map commenting on the people who still lived on the indicated farms.

I remember carefully rolling the map in sheets of brown paper and carrying it from 409 Mill Street along the trail behind our house and across the pastures towards Queen Elizabeth Public School, then newly built on Hoffman street “way out in the country” where my teacher allowed me to hang the map at the side of the classroom. He gave me nearly one half hour to tell the class everything I knew about the map while prompting me with questions as a part of a history lesson. So it was that the map fulfilled it's function one more time as a teaching aid. As I remember, I brought the map home in the same condition that I found it to be in when I had retrieved from the attic, to where I returned it.

I think Ezra, Christian, Gordon and the rest of the family would be pleased and consider it appropriate if they knew that that map had been restored and was being kept for posterity at Conrad Grabel College affiliated with the University of Waterloo where Gordon's eldest daughter's son, Blaine Miller (B.A.), his youngest daughter Loella Eby (M.A.) and his youngest son, Timothy Eby (B.Sc. 1967, M.Sc. 1969) all received their post secondary education within the county of Waterloo.

Respectfully yours
Timothy Eby, B.Sc., M.Sc.

Tremaine Map to Conrad Grabel College

Progress to date

Dec 3 2018-Kim and I take the map to Conrad Grabel for assessment and talk to Laureen Harder-Gissing, the curator. We rolled out the map, secured any flaking pieces and left it with her so that Jennifer Robertson could look at it for assessment.

Jan 2019 – Kim and I took the map to Miller Antiques for valuation. Ethan Miller said that the last Tremaine map sold for \$2500.

Jan 2019 – Laureen Harder-Gissing said that the restoration may cost \$8000-\$1000

April 2, 2021 – Todd decided that he will pick up the map and donate it to Conrad Grabel, as he is an executor.

Todd talks to the other executors about the idea presented by Kim and I about restoring the map and donating it to Conrad Grabel and hang on a wall. The other executors think it is a good idea. Todd directs Kim to start checking out map restoration people.

Kim has phoned around and contacted several map restoration persons via the internet on instructions from Todd. He ended up talking to Jennifer Robertson from London who is the person that Conrad Grabel talked to. He also talked to a guy from St Jacobs who said that he does not know of anyone who does this work.

I got in touch with John Glass from the WRHF and sent him an email about making an application for monies. He said the application has to be by mid-June 2021.

I called Todd on May 18, 2021 to find out if the executors want to proceed with the map restoration. I told him that Kim and I would pick-up the map and take it to London. We would also fill out the application form for grant monies from WRHF. Neither Kim nor I have given Todd specifics on contact names or other info on this project. Todd simply said that he would deliver the map to London and fill out the application form, which will be somewhat tricky because it will require 2 letters of sponsorship in the application.

Advantages of this project:

It is a Tremaine map of Waterloo County.

There is presently only 1 Tremaine Map being hung and displayed in Waterloo County and that is at Doon Pioneer Crossroads.

This Tremaine Map would be preserved and hung at Conrad Grabel College to be available for historians and interested persons.

The Tremaine Map that we wish to have restored and hung at Conrad Grabel College has provenance in that it was owned by Gordon C Eby, Christian Eby and Ezra Eby who was a school teacher.

We have spoken to the curator at Conrad Grabel College about our idea and she is enthusiastic about it. She suggested a wall that it would be hung on that is proper for the map in that it will not be exposed to direct sunlight and would be humidity controlled.

We would be getting a proven map restoration person to restore the map in the person of Jennifer Robertson from London Ontario who has already done some fine work for U of W and Conrad Grabel College.

Steps to do:

Retrieve map from Todd

Take Map to London the get a quote from Jennifer Robertson.

Prepare Application form for Waterloo Regional Heritage Foundation by mid-June 2021 with quote and send it in.

Perhaps make a presentation to WRHF to plead our case. In talks with them in 2019, John Glass indicated that the WRHF might be willing to fund 50% of the project i.e. \$5000

Co-ordinate the project with Conrad Grabel so that they would be ready to receive it. Find out what type of case/enclosure would be appropriate. Find someone to make a case for mounting.

Tremaine Map Budget

Income

Eby Family	\$5,000.00
Waterloo Regional Heritage Foundation	\$5,000.00
Conrad Grabel contribution	<u>\$1,000.00</u>
Total Income	<u>\$11,000.00</u>

Expenses

Book and Paper Conservation	\$8,250.00
HST	\$1,072.50
Plexiglass Case	\$1,500.00
HST	<u>\$195.00</u>
Total Expenses	<u>\$11,017.50</u>

Balance	-\$17.50
---------	----------


Book and Paper Conservation Services

376 Tecumseh Ave. E., London, ON N6C 1T3

519.495.3402

info@bookandpaperconservationservices.com
www.bookandpaperconservationservices.com

CONDITION REPORT AND CONSERVATION TREATMENT PROPOSAL

Title: Tremaine's Map of the County of Waterloo
 Date: 1861
 Description: Printed and hand coloured map on paper, lined with cloth
 Dimensions: 139.0 x 199.0 cm (HxW) (approximately)
 Owner: Eby Family
 Date: May 31, 2021
 Conservator: Jennifer Robertson

DESCRIPTION:

Tremaine's Map of the County of Waterloo, wall map on paper with cloth backing. Printed design in oil-based printing ink, with hand-colouring added in light red and green watercolour paint.

Paper is thin, dark yellow coloured, machine-made, wove, wood pulp paper; paper recto surface is varnished, with a slightly glossy sheen; map is affixed to a cloth backing on verso. Wooden dowels painted black are present for both top and bottom of map, although top dowel is partially detached. Left and right edges trimmed with brown cloth selvedge edge sewn on with coarse thread.

The map has been stored rolled horizontally, wrapped around dowels.

CONDITION REPORT:

The paper is lightly soiled, with some fly specks and other surface dirt present.

The recto surface of the paper is varnished with a coating of semi-glossy oil-based varnish, of unknown composition. This material has caused the paper to darken and become brittle at an accelerated rate. The varnish appears patchy with areas at edges and top section worn off, associated with wear, exposure and moisture damage.

The map is backed with a thin, coarsely woven fabric lining; the adhesive between the two layers is failing in many locations, the fabric is weakened and deteriorating, tearing and separating from the paper map, and in some cases contributing to mechanical damage of the map.

The paper of the map is badly damaged. It has strong horizontal and vertical creases primarily across the top quarter region of the map, caused by prolonged rolled storage as well as exposure and handling, and exacerbated by exposure to moisture. These creases are turning to breaks and chips in many areas, and

there is active flaking of fragments and loss of some material. There is also adhesive residue remaining from old pressure sensitive tape repairs (scotch tape). The tape carrier strips have detached in most cases, but the adhesive remains embedded in the paper fibres.

There is a large area of water staining running horizontally across the top quarter section of the map; dark tidelines are present along the edge of the stain, the paper is darkened and badly deteriorated in this area, and the moisture has caused mechanical damage consisting of delamination of the paper from the backing; combined with the creases and breaks, this has resulted in flaking and losses of large chunks of the map. Some of these fragments are still present, but there appears to be some complete loss. The cloth backing in this area is also badly deteriorated.

The map suffers smaller creases, breaks, tears, and chips all over, particularly evident at edges, but is generally in good condition throughout the bottom $\frac{3}{4}$ of the area.

Media appears to be in stable condition.



The Tremaine Map unrolled. Yellow varnish is visible.



Water staining and horizontal breaks.



Breaks and tape adhesive residue.



Water staining and losses visible.

TREATMENT PROPOSAL:

Photo-documentation of the object before, during and after conservation treatment, and a detailed treatment report outlining the steps performed, will be included with the process and provided by disc or USB upon the return of the piece.

GOAL: Full conservation treatment: remove varnish, wash, re-line on new backing, reconstruct losses, reattach dowels.

OVERVIEW:

In order to fully conserve the map and address all areas of damage and deterioration, a complex conservation treatment must be undertaken. Treatment would consist of varnish removal, washing, re-lining onto a new backing of Japanese paper and cotton fabric, and filling/inpainting of losses, and reattachment of original dowels. This process will remove the brittle, discoloured varnish and tape residue; reduce the dark water staining as well as the overall discolouration and acidity in the paper; repair mechanical damage and losses (tears, breaks etc); strengthen the map overall by providing a stable and strong but flexible support; and allow restoration of the overall aesthetic by reconstruction of lost areas (inpainting to match tone of cleaned paper and of the image and text where possible.)

The conservation treatment will consist of stable and fully reversible techniques and materials, in accordance with the recommendations of the Canadian Association for Conservation of Cultural Property (CAC) and Canadian Association of Professional Conservators (CAPC) Code of Ethics.

Maps of this age and composition take conservation treatment well, and a dramatic improvement can be expected. The treatment would result in the map appearing cleaner and brighter, the colours more vibrant and the images more crisp and visible; the losses and damages will be repaired and much less distracting, and the piece overall will be stronger and more flexible. It will not appear "new" again, and will retain the charm and patina of its age, but it will be in the best possible appearance and stable condition in order to be appreciated by viewers and researchers in the future.

TREATMENT SUMMARY:

Dry clean to remove surface dirt, debris, and flyspecks.

Dissect map along existing panel divisions to facilitate aqueous treatments.

Remove varnish and tape adhesive residue by immersion in solvent bath.

Wash in RO water to reduce discolouration and staining. Remove existing cloth backing, retaining material for reference.

Line each panel onto a single, new strong and stable backing, consisting of two layers of Japanese paper and a layer of thin cotton canvas. Stable and reversible Jin shofu wheat starch paste will be used as an adhesive. Loose fragments will be replaced where possible. This will reunify the map and it will be dried under tension to flatten and create strong adhesion with the backing.

The new Japanese paper backing will show through areas of loss, serving as fills to the paper. These areas will be toned using watercolour pigments and pastels applied directly onto the backing, to match the surrounding paper tone. Missing media will be inpainted where possible with watercolour paint.

The map will be reattached to its original wooden dowels in a secure and stable manner, unless otherwise directed by the client.

An appropriate frame and mounting is recommended in order to protect the map in future; this will not be provided in the treatment, but we will do our best to consult and advise with all parties about best practices for the housing and display of the map once conserved.

RISKS & LIMITATIONS:

Overall the treatment will improve the map significantly, but there are some risks and limitations involved.

The map would be dissected into panels, corresponding with the segments in which it was originally produced, in order to facilitate treatment of the oversize object. The panels would be treated individually and then lined back onto a single backing to restore the map to a single sheet. This is in line with the method in which it was originally produced, in individual sheets mounted together on a single backing, however it does constitute alteration of the original material.

The dark brown water staining will be significantly reduced, however will not be removed entirely. Stains of this nature are extremely stubborn and do not usually come out fully with washing alone. However, the staining will be reduced enough to be less visually distracting and allow better reading of the printed text currently obscured in those areas.

Chips and fragments that are detached or very loose may become separated from the map during the treatment. They will be kept and replaced in their proper location if possible, however some orphan fragments may not be able to be placed again with certainty. Similarly, areas of outright loss which include text or image that cannot be reliably reconstructed will be left blank; we will not risk falsifying the printed information by inpainting lost media. Lines may be connected over missing areas or letters which are evident may be reconstructed, but large swaths of missing image or text will simply be toned to match surrounding paper colour, but left blank of media.

TIMELINE:

Taking into account the scope of the project and the schedule of our studio, we would expect the timeline for completion to be just over a year. Parts of the treatment involving solvent need to be executed outdoors in warmer months, and we would expect to begin with that stage in late spring 2022, with the remainder of the treatment taking place through the summer. Completion would be around mid or end of summer 2022, or possibly earlier if time allows. We will be available to consult on framing

recommendations during that time, so that the framing can be executed, as decided by the client, once the conservation is complete.

COST ESTIMATE:

\$ 8250 plus HST

BEFORE AND AFTER TREATMENT OF A SIMILAR TREMAINE MAP:

As an example of the improvement that conservation treatment can provide for a map of this type, here are before and after treatment images of a Tremaine Map of Lincoln & Welland executed several years ago.



Tremaine Map of Lincoln & Welland - Before Conservation Treatment



Tremain Map of Lincoln & Welland - After Conservation Treatment

WATERLOO REGIONAL HERITAGE FOUNDATION
July to September 2021 Disbursements

<u>Date</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
Jun 10	Kitchener Citizen	Advertising	
Jun 17	Woolwich Observer	Advertising	
Jun 28	Metroland Media	Advertising	
Jun 30	The Company of Neighbours	Project Grant	6,000.00
Jun 30	Gail Pool/Frances Stewart	Project Grant	2,000.00
Aug 3	S. Young/Crossroads Production	Project Grant	1,130.00
Aug 10	eSolutions Group	Annual Web Hosting and License	2,442.24
			<u>\$11,572.24</u>

WATERLOO REGIONAL HERITAGE FOUNDATION
Net Funding Position

Balance in Operating Account -September 23, 2021	449,910.16
DEDUCT:	
Outstanding 2019 Grant Commitments	(\$5,000.00)
Outstanding 2020 Grant Commitments	(125,780.00)
Outstanding 2021 Grant Commitments	<u>(163,535.00)</u>
Net Funding Position at September 23, 2021	<u>155,595.16</u>

Waterloo Regional Heritage Foundation
2021 Grant Summary Statement
September

2021 Grant Budget	\$293,000
Grants Approved	<u>(165,535)</u>
Sub-Total Grant Balance	127,465
Unused previously approved Grants	<u>780</u>
Remaining Grant Budget	<u>\$128,245</u>
Grant Applications in Progress	\$15,000

Waterloo Regional Heritage Foundation

2021 Grant Budget	\$293,000
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Grants Approved and Paid

Date Paid	Grants Paid in 2021	
Jun 30 2021	Frances L. Stewart/Gail Pool - 110 Water St	(\$2,000)

Grants Committed (Approved and Not Paid)

Date Approved	Date of Expiry	Outstanding Approved Commitments	
February 23 2021	February 23 2022	Stephen Young - Project Grant: Dickson and Bruce History meets Mystery TV Episode	(3,390)
March 23 2021	March 23 2022	Kitchener Public Library - Oral History	(13,740)
May 25 2021	May 25 2022	Meg Crawford - 23 Roland Street	(35,000)
May 25 2021	May 25 2022	Omar Kaake - Project Grant: 35-37 and 39 Main St., Cambridge	(100,000)
May 25 2021	May 25 2022	Paul Langan - One Publication	(1,000)
Jun 22 2021	Jun 22 2021	Alison Lafrance - Project Grant (windows) 883 Doon Village Road - declined \$1,113.87 grant June 24, 2021	
July 27 2021	July 27 2022	Steckle Heritage Farm - Steel roof restoration	(10,405)
Sub-Total Grants Paid and Committed			(\$165,535)
Remaining Grant Budget			\$127,465

Grant Applications in Progress

April 27 2021	The Museum: The Mel Brown Project	10,000
Jun 22 2021	Rene Foster and Bruce Eby - Project Grant: Waterloo County 1861 Tremaine Map Restoration	5,000
		\$15,000

Grants that have been Accrued into 2021 (Approved in Prior Years)

<u>Date Approved</u>	<u>Date of Expiry</u>		
June 25 2019	October 25, 2021	Tom Beechey - Property Grant: 91 Cooper St	\$5,000
June 23 2020	June 23 2021	The Company of Neighbours - Project Grant: Throwback Website (Digital Form of Historical Storytelling) - Paid \$6,000 of the \$6,780 grant	780
September 22 2020	September 22 2021	Central Presbyterian Church - Project Grant: Slate Roof Replacement	100,000
September 22 2020	October 22 2021	Marion Roes - Publication Grant: Death as Life's Work	25,000
November 24 2020	November 24 2021	Stephen Young - Project Grant: Dickson and Bruce History meets Mystery TV Episode	Paid
			<u>\$130,780</u>

**WATERLOO REGIONAL HERITAGE FOUNDATION
2021 BUDGET**

	2021 Budget	Committed/ Actuals as of Sep 28 2021	Actual vs Budget Variance
<u>FUNDING SOURCES:</u>			
Accumulated Net Revenue(Opening)	\$219,484	\$219,365	\$119
Regional Grant	106,210	106,210	-
Interest Income	3,500	2,011	1,489
Other			
Total Funding:	\$329,194	\$327,587	\$1,607
<u>EXPENDITURES:</u>			
Foundation Projects			
Special Events	4,000.00	-	\$4,000
Heritage Scholarship	6,000	-	6,000
Research Award	1,000	-	1,000
WHS - Annual Volume	5,000	-	5,000
Architectural Studies	1,000	-	1,000
Community Outreach	5,000	-	5,000
Award of Excellence	1,250	-	1,250
Funding Recognition Plaques	2,000	-	2,000
Sub Total Foundation Projects	\$25,250	\$0	\$25,250
Prior Years Grant Approvals Accrued		(130,780.00)	130,780
2021 Grant Approvals / Commitments	293,000	165,535	127,465
Sub Total Grant Approvals/Commitments	\$293,000	\$34,755	\$258,245
Administration			
Foundation Meetings	\$200	\$0	\$200
Printing & Supplies	100	-	100
Postage/Courier	200	-	200
Advertising	4,000	1,672	2,328
Insurance	2,100	2,090	10
Workshops / Travel	500	-	500
Memberships	150	-	150
Miscellaneous	3,200	2,442	758
Sub Total Administration	\$10,450	\$6,204	\$4,246
Total Expenditures:	\$328,700	\$40,959	\$287,741
ACCUMULATED NET REVENUE (Closing)	\$494	\$286,627	(\$286,133)