

REGION OF WATERLOO

CULTURAL HERITAGE EVALUATION REPORT

4336 KING STREET EAST, KITCHENER

JUNE 05, 2020

FINAL





CULTURAL HERITAGE EVALUATION REPORT

4336 KING STREET
EAST, KITCHENER

REGION OF WATERLOO

FINAL

PROJECT NO.: 161-07859-01.

DATE: JUNE 05, 2020

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EXECUTIVE SUMMARY

WSP Canada Inc. was retained by the Region of Waterloo to complete a Cultural Heritage Evaluation Report for 4336 King Street East as part of the Transit Project Assessment (TPA) Process for Stage 2 of the proposed Cambridge Stage 2 ION Light Rail Transit (LRT).

The property located at 4336 King Street East includes a former one-room schoolhouse known as Pine Grove and a portion of a commercial building that is part of a larger office and commercial complex.

This report has been completed in partial fulfillment of the cultural heritage requirements of the Ministry of Heritage, Sport, Tourism, and Culture Industries and the Ministry of the Environment, Conservation and Parks (MECP) under the TPA Process as defined in Ontario Regulation 231/08 Transit Projects and Metrolinx Undertakings (O. Reg. 231/08) under the Environmental Assessment Act. According to the TPA Process, an objection can be submitted to the MECP about a matter of provincial importance that relates to the natural environment or has cultural heritage value or interest. The MECP requires transit projects to make reasonable efforts to avoid, prevent, mitigate or protect matters of provincial importance.

The property located at 4336 King Street East was identified in the Cultural Heritage Existing Conditions and Preliminary Impact Assessment Report: Stage 2 ION LRT from Kitchener to Cambridge (February 2020) as being a directly impacted potential cultural heritage property. The Cultural Heritage Report was completed as part of the TPA Process for Stage 2 of the proposed rapid transit system.

The primary purpose of this report is to evaluate the property using Ontario Regulation 9/06 (O. Reg. 9/06) to determine if the property retains cultural heritage value or interest. Based on the results of research, site investigation, and application of the criteria in O. Reg. 9/06 it was determined that 4336 King Street East does retain cultural heritage value or interest. Accordingly, additional heritage assessments are recommended.

The completion of this study has resulted in the following recommendations:

- 1 The property at 4336 King Street was determined to have cultural heritage value or interest. Therefore, a Heritage Impact Assessment is recommended.**

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1 INTRODUCTION

1.1 OBJECTIVES

WSP Canada Inc. (WSP) was retained to complete a Cultural Heritage Evaluation Report (CHER) as part of the Transit Project Assessment (TPA) Process for Stage 2 of the proposed Cambridge Stage 2 ION Light Rail Transit (LRT) system to determine the cultural heritage value of the property at 4336 King Street East in the City of Kitchener (Figure 1).

The purpose of this report is to fulfil the cultural heritage requirements of the Ministry of Heritage, Tourism, Sport and Culture Industries (MHSTCI) and the Ministry of the Environment, Conservation and Parks (MECP) under the TPA Process as defined in Ontario Regulation 231/08 Transit Projects and Metrolinx Undertakings (O. Reg. 231/08) under the Environmental Assessment Act (EAA). Under the TPA Process, an objection can be submitted to the MECP about a matter of provincial importance that relates to the natural environment or has cultural heritage value or interest (CHVI). The MECP requires transit projects to make reasonable efforts to avoid, prevent, mitigate or protect matters of provincial importance.

The property located at 4336 King Street was identified in the Cultural Heritage Existing Conditions and Preliminary Impact Assessment Report: Stage 2 ION LRT from Kitchener to Cambridge (Cultural Heritage Report) (WSP, 2020) as being a directly impacted potential cultural heritage property. The Cultural Heritage Report was completed as part of the TPA Process for Stage 2 of the proposed rapid transit system.

The purpose of this report is to evaluate the property using Ontario Regulation 9/06 (O. Reg. 9/06) to determine if the property retains cultural heritage value or interest.

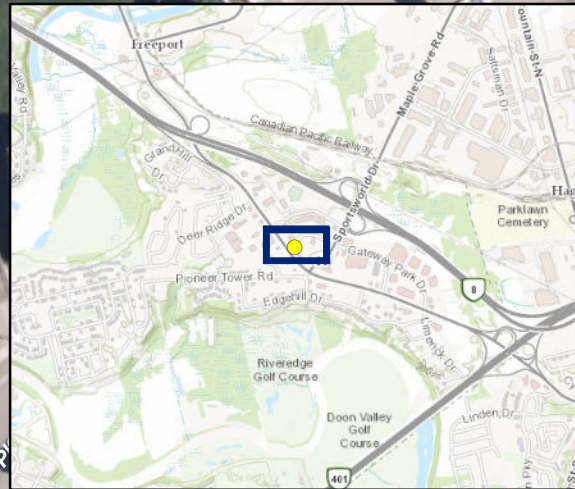
1.2 PROJECT DESCRIPTION

WSP was retained by the Region of Waterloo to conduct a Cultural Heritage Existing Conditions and Preliminary Impact Assessment as part of the TPA Process for Stage 2 of the proposed Cambridge Stage 2 ION LRT system. The study area consists of the proposed preferred route for the Stage 2 ION LRT that falls within the municipal boundaries of the City of Kitchener and the City of Cambridge (Figure 1).


The Cultural Heritage Report was completed as a component of the Environmental Project Report (EPR) in support of the TPA Process, specifically addressing the cultural heritage component of the EPR. This Cultural Heritage Evaluation Report has been completed based on the recommendations of the Cultural Heritage Report and to fulfill the requirements of MHSTCI 2019 TPA Process Draft Guidance.

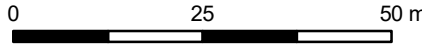
Stage 1 of the rapid transit project in the Region of Waterloo consisted of the completion of LRT infrastructure between Conestoga Mall in the City of Waterloo and Fairview Park Mall in the City of Kitchener (19 km), as well as bus rapid transit (BRT) between Fairview Park Mall in the City of Kitchener and Ainslie Street Terminal in the City of Cambridge (17 km). The TPA Process for Stage 1 was completed in 2012 and BRT service opened in late 2015. The LRT opened in June of 2019.

Stage 2 of the rapid transit project will consist of the replacement of the current BRT with LRT along a modified route alignment. Once finished, passengers will have the ability to travel between the Cities of Waterloo, Kitchener and Cambridge's urban centres.



LEGEND

 Study Area

TITLE: FIGURE 1: PROJECT LOCATION	SCALE: 1:1,000	PROJECT NO: 161-07859-01	DATE: FEBRUARY 2020
PROJECT: 4336 KING STREET EAST CHER	DRAWN BY: AST	CLIENT: REGIONAL MUNICIPALITY OF WATERLOO	
0  25 50 m		CREDITS: LAND INFORMATION ONTARIO	

2 LEGISLATION AND POLICY CONTEXT

2.1 PROVINCIAL AND MUNICIPAL CONTEXT AND POLICIES

2.1.1 ENVIRONMENTAL ASSESSMENT ACT AND THE TRANSIT PROJECT ASSESSMENT PROCESS

The purpose of the EAA is “the betterment of the people of the whole or any part of Ontario by providing for the protection, conservation and wise management, in Ontario, of the environment” (EAA 2009, Part I-Section 2). The EAA defines environment broadly to include built environment and cultural environment. The EAA outlines a planning and decision-making process to ensure that potential environmental effects are considered before a project begins. The EAA applies to provincial ministries and agencies, municipalities, and other public bodies. Certain “classes” of projects can follow streamlined EA processes, such as the TPA Process, as defined in O. Reg. 231/08 under the EAA.

The TPA Process is a focused impact assessment process that includes consultation and engagement, an assessment of potential positive and negative effects, a recommendation of measures to mitigate negative effects, and documentation of the process. The proponent must complete the prescribed steps of the TPA Process within a pre-determined time limit.

Transit projects, including the construction of new stations and facilities as well as widening or expansion of linear components of the transit system, can directly or indirectly affect cultural heritage resources. The TPA Process identifies CHVI as a matter of provincial importance and ensures that steps must be taken to consider the effects to these resources. As such, part of the TPA Process is to identify and assess impacts to cultural heritage resources and provide mitigation recommendations.

2.1.2 GUIDE TO ENVIRONMENTAL ASSESSMENT REQUIREMENTS FOR TRANSIT PROJECTS

The MECP’s *Guide to Environmental Assessment Requirements for Transit Projects* (Transit Guide) provides direction to proponents on how to meet the requirements of O. Reg 231/08. The Transit Guide encourages proponents to obtain information and input from appropriate government agency technical representatives before starting the TPA Process to assist in meeting the timelines specified in the regulation, including the submission of a draft EPR for review and comment prior to issuing a Notice of Commencement.

Among the pre-planning activities outlined in Section 4.1 of the Transit Guide, a proponent is advised to conduct studies to:

- identify existing baseline environmental conditions;
 - identify project-specific location or alignment (including construction staging, land requirements); and,
 - identify expected environmental impacts and proposed measures to mitigate potential negative impacts.
-

2.1.3 ONTARIO HERITAGE ACT (2005)

The *Ontario Heritage Act* (OHA) gives municipalities and the provincial government powers to conserve Ontario’s cultural heritage, with a focus on protecting heritage properties and archaeological sites. The OHA grants the authority to municipalities and to the province to identify and designate properties of

CHVI, provide standards and guidelines for the preservation of heritage properties, and enhance protection of heritage conservation districts, marine heritage sites and archaeological resources.

The protection of heritage properties is achieved through designation, using Sections 33, 34 and 42 of the OHA that prohibit the owner of the property from altering, demolishing or removing a building or structure on the property unless an application to the council of the municipality is filed and written consent received to proceed with the alteration, demolition or removal. Properties can be designated individually (Part IV of the OHA) or as part of a larger group of properties, known as a Heritage Conservation District (HCD) (Part V of the OHA).

The OHA recommends municipalities maintain a Heritage Register with both designated properties and properties that have potential CHVI.

In the Region of Waterloo, Listed properties are those for which the Municipal Council has adopted a resolution for inclusion on the Register as a non-designated property. This makes Listed properties subject to Section 27 of the OHA. An owner of a Listed heritage property must provide the municipality with 60 days' notice of their intention to demolish buildings on the property.

Pursuant to the OHA, the Ontario Heritage Trust (OHT) was established as a trustee and steward of heritage resources in Ontario and has a broad, province-wide mandate to identify, protect, promote and conserve Ontario's heritage in all its forms. In this capacity, it is empowered to conserve provincially significant cultural and natural heritage, to interpret Ontario's history, to educate Ontarians of its importance in our society, and to celebrate the province's diversity.

The MHSTCI is charged under Section 2 of the OHA with the responsibility to determine policies, priorities and programs for the conservation, protection and preservation of the cultural heritage of Ontario and has published guidelines to assist in assessing cultural heritage resources as part of an environmental assessment. The following guidelines have informed the preparation of this Report:

- Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments (1992)
 - Guidelines on the Man-Made Heritage Component of Environmental Assessments (1981)
 - The Ontario Heritage Toolkit (2006)
 - MHSTCI Standards & Guidelines for Conservation of Provincial Heritage Properties (2010)
 - Environmental Guide for Built Heritage and Cultural Heritage Landscapes (2007)
-

2.1.4 ONTARIO REGULATION 9/06

O. Reg. 9/06 outlines the criteria for determining CHVI under the OHA. This regulation was created to ensure a consistent approach to the designation of heritage properties under Ontario under the act. All designations under the OHA after 2006 must meet the minimum criteria outlined in the regulation.

A property may be designated under section 29 of the *Ontario Heritage Act* if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii displays a high degree of craftsmanship or artistic merit, or
 - iii demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,

- ii yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
- i is important in defining, maintaining or supporting the character of an area,
 - ii is physically, functionally, visually or historically linked to its surroundings, or
 - iii is a landmark.

2.1.5 THE PLANNING ACT AND PROVINCIAL POLICY STATEMENT

Additionally, the *Planning Act* (1990) and related *Provincial Policy Statement* (PPS) (2020) provide guidance for the assessment and evaluation of potential cultural heritage resources. Subsection 2.6 of the PPS, Cultural Heritage and Archaeological Resources, states that:

2.6.1 “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

2.1.6 MUNICIPAL OFFICIAL PLAN POLICIES

The Region of Waterloo’s *Official Plan* (2015), as approved with modifications by the Ontario Municipal Board on June 18, 2015, contains policies that support a regional transit system in Chapter 5, including policy 5.A.6 that states, “The Regional transit system will be improved on an on-going basis through the addition of rapid transit service and the preparation and implementation of the Transit Business Plan.” The Region of Waterloo’s *Official Plan* also contains policies that support the retention of significant cultural heritage resources such as policy 3.G.1 that states, “The Region and Area Municipalities will ensure that cultural heritage resources are conserved using the provisions of the Heritage Act, the Planning Act, the Environmental Assessment Act, the Cemeteries Act and the Municipal Act.”

The City of Kitchener’s *Official Plan: A Complete & Healthy Kitchener* (2014) is similarly supportive of rapid transit initiatives with policies such as policy 13.C.3.4 that states, “The City will work with the Region to support the planning and implementation of rapid transit service within the City along the established rapid transit route and at planned rapid transit station stops, as well as existing and future Express Bus and Local Bus networks.” Relevant cultural heritage policies include:

- 12.1.1. “To conserve the city’s cultural heritage resources through their identification, protection, use and/or management in such a way that their heritage values, attributes and integrity are retained.”
 - 12.1.2. “To ensure that all development or redevelopment and site alteration is sensitive to and respects cultural heritage resources and that cultural heritage resources are conserved.”
-

2.2 METHODOLOGY

The recommendations of this CHER are based on an understanding of the physical values of the property, a documentation of its history through research, an analysis of its social and physical context, comparisons with similar properties and mapping.

This CHER is guided by key documents such as the Ontario Heritage Toolkit (MHSTCI, 2006) and the Guidelines for Preparing the Cultural Heritage Resource Component of Environmental Assessments (MHSTCI, 1992).

A CHER examines a property in its entirety, including its relationship to its surroundings, as well as its individual elements – engineering works, landscape etc. This report will include:

- A summary of the history of the immediate context informed by a review of archival sources and historical maps;
- A summary of the land-use history of the property including key transfers of land and milestones informed by Land Registry records and additional archival research into prominent owners of tenants such as tax assessments or City Directories;
- Thorough photographic documentation of the subject property and context;
- A written description of the existing conditions and immediate context;
- A discussion of consultation with local communities;
- A comparative analysis, using buildings of a similar age, style, typology, context and history to inform the evaluation of CHVI;
- An evaluation of whether the property satisfies criteria under O. Reg. 9/06;
- Discussion of the integrity of the property; and
- A draft statement of CHVI if appropriate.

2.3 CONSULTATION

The Regional Municipality of Waterloo and the City of Kitchener were consulted as a part of this project for information regarding potential cultural heritage resources. Details regarding the scope and timing of this consultation have been provided in Table 1 **Error! Not a valid bookmark self-reference..**

Table 1 – Consultation Record

CONTACT	CONTACT DETAILS	RESPONSE RECEIVED	RESPONSE
Leon Bensason Coordinator, Cultural Heritage Planning City of Kitchener Leon.bensason@kitchener.ca	By email on March 9, 2020	March 13, 2020	4336 King Street East is included on the City of Kitchener’s Municipal Heritage Register. A copy of the Statement of Significance was provided as well as a newspaper article about its adaptive re-use.
Bridget Coady Principal Planner, Cultural Heritage Region of Waterloo	By email on March 9, 2020	March 19, 2020	Bridget confirmed that the property is included on the City of Kitchener’s Municipal Heritage Register and provided a link to the Region of Waterloo’s Building Inventory with further information.

2.3.1 STAGE 2 ION PUBLIC CONSULTATION CENTRES

Public Consultation Centres (PCCs) for Stage 2 ION are being held throughout the preliminary stages of the project. PCCs often consist of multiple meetings and are used to present details about the project to the public and facilitate conversation, answer inquiries, and record suggestions the public may have

about the project. PCC No. 1 was undertaken in November 2015 and included more than 100 community members who took part in two events, providing their input on the alternative routes for the network.

PCC No. 2 was held between February – March 2017 and consisted of more than 350 residents attending three events to provide feedback on the preliminary preferred route. Many comments were received from the public at these events, including several suggested alternative routes.

PCC No. 3 was held from November 2017 – January 2018 at which time the Region presented localized route alternatives and refinements to the preliminary preferred route and a methodology for evaluating the routes. PCC No. 4 presented the evaluation results of the new localized route alternatives and refinements and the resulting Project Team Preliminary Proposed Route.

In June 2018, Region of Waterloo Council endorsed the Project Team Preliminary Proposed Route (Preferred Route) for the Stage 2 ION project, subject to further evaluation of the portion of the route between Shantz Hill Road and Eagle Street North at William Street. The Region has further considered local route and station location options between Hamilton Street and the Eagle Street Canadian Pacific Rail crossing. The evaluated refinements were presented to the public at PCC No. 4b in March 2019 along with the evaluation results, and the Project Team Preferred Refinement based on these results.

3 HISTORICAL CONTEXT

3.1 LOCAL CONTEXT AND SETTLEMENT HISTORY

3.1.1 *PHYSIOGRAPHIC CONTEXT*

The study area is in the Waterloo Hill physiographic region which is located within the centre of the Grand River Watershed. It occupies approximately 192,000 acres predominantly across the Region of Waterloo and extends into both Brant and Perth counties. The surface of this region is composed primarily of sandy hills and kames. The sandy soils of these hills and kames provide areas of good drainage and consist of grey-brown podzolic sands (Chapman and Putnam, 1984). The study area contains the Grand River, Speed River and Mill Creek of the Grand River Watershed. The Grand River is one of the oldest in Ontario; the present river and its valley began with the retreat of the Wisconsin ice approximately 12,000 before present (BP) (Heritage Resources Centre, 1989: 8). In the central basin which encompasses the study area, hummocky interlobate and recessional or retreat moraines provide evidence of the effects of ancient ice advance and retreat (Heritage Resources Centre, 1989: 8).

The study area lies in the Mixed-wood Plains Ecozone, within the Lake Simcoe-Rideau Ecoregion (Ecoregion 6E). Lake Simcoe-Ecoregion encompasses 6.4% of Ontario (6,311,957 ha) of Ontario. The climate is mild and moist, with a mean annual temperature range of 4.9 to 7.8 degrees Celsius. The land cover is/was predominantly cropland, pasture and abandoned fields. Forested areas include deciduous, coniferous and mixed forest types (Crins et al., 2009).

The study area is also within the Great Lakes-St. Lawrence Forest Region. The deciduous trees characterizing this region include sugar maple, beech, red maple, yellow birch, basswood, white ash, large-toothed aspen, red and burr oak, white eastern hemlock, eastern white pine, white spruce and balsam fir are among the coniferous species (Rowe, 1972).

3.1.2 *INDIGENOUS CONTEXT*

Paleoindian period populations were the first to occupy what is now southern Ontario, moving into the region following the retreat of the Laurentide Ice Sheet approximately 11,000 years BP. The first Paleoindian period populations to occupy southern Ontario are referred to by archaeologists as Early Paleoindians (Ellis and Deller, 1990).

Early Paleoindian period groups are identified by their distinctive projectile point morphologies, exhibiting long grooves, or 'flutes', that likely functioned as a hafting mechanism (method of attaching the point to a wooden stick). These Early Paleoindian group projectile morphologies include Gainey (ca. 10,900 BP), Barnes (ca. 10,700), and Crowfield (ca. 10,500) (Ellis and Deller, 1990). By approximately 10,400 BP, Paleoindian projectile points transitioned to various unfluted varieties such as Holcombe (ca. 10,300 BP), Hi Lo (ca. 10,100 BP), and Unstemmed and Stemmed Lanceolate (ca. 10,400 to 9,500 BP). These morphologies were utilized by Late Paleoindian period groups (Ellis and Deller, 1990). Both Early and Late Paleoindian period populations were highly mobile, participating in the hunting of large game animals. Paleoindian period sites often functioned as small campsites where stone tool production and maintenance occurred (Ellis and Deller, 1990).

Climatic warming, approximately 8,000 BP, was accompanied by the arrival of the deciduous forest in southern Ontario. With this shift in flora came new faunal resources, resulting in a change in cultural adaptations in the region. This change is reflected in new tool-kits and associated subsistence strategies referred to archaeologically as the Archaic period. The Archaic period in southern Ontario is divided into

three phases: the Early Archaic (ca. 10,000 to 8,000 BP), the Middle Archaic (ca. 8,000 to 4,500 BP), and the Late Archaic (ca. 4,500 to 2,800 BP) (Ellis et al., 1990).

The Archaic period is differentiated from earlier Paleoindian populations by a number of traits such as: 1) an increase in tool stone variation and reliance on local tool stone sources, 2) the emergence of notched and stemmed projectile point morphologies, 3) a reduction in extensively flaked tools, 4) the use of native copper, 5) the use of bone tools for hooks, gorges, and harpoons, 6) an increase in extensive trade networks, and 7) the production of ground stone tools. Also noted is an increase in the recovery of large woodworking tools such as chisels, adzes (a tool similar to an axe with an arched blade, used for cutting or shaping large pieces of wood), and axes (Ellis et al., 1990). The Archaic period is also marked by population growth. Archaeological evidence suggests that by the end of the Middle Archaic period (ca. 4,500 BP) populations were steadily increasing in size (Ellis et al., 1990). Over the course of the Archaic period, populations began to rely on more localized hunting and gathering territories. By the end of the Archaic period, populations were utilizing more encampments that are seasonal. From spring to fall, the archaeological record shows populations were shifting their settlement patterns on a regular, seasonal basis. From spring to fall, settlements would exploit lakeshore/riverine locations where a broad-based subsistence strategy could be employed, while the late fall and winter months would be spent at interior sites where deer hunting was likely a primary focus with some wild edibles likely being collected (Ellis et al., 1990:114). The steady increase in population size and adoption of a localized seasonal subsistence strategy eventually evolved into what is termed the Woodland period.

The beginning of the Woodland period is identified by archaeologists by the emergence of ceramic technology for the manufacture of pottery. Similar to the Archaic period, the Woodland period is separated into three primary timeframes: the Early Woodland (approximately 2,800 to 2,000 BP), the Middle Woodland (approximately 2,000 to 1,200 BP), and the Late Woodland (approximately 1,200 to 350 BP) (Spence et al., 1990; Fox, 1990).

The Early Woodland period is represented in southern Ontario by two different cultural complexes: the Meadowood Complex (ca. 2,900 to 2,500 BP), and the Middlesex Complex (ca. 2,500 to 2,000 BP). During this period, the life ways of Early Woodland populations differed little from that of the Late Archaic with hunting and gathering representing the primary subsistence strategies. The pottery of this period is characterized by its relatively crude construction and lack of decorations. These early ceramics exhibit cord impressions, likely resulting from the techniques used during manufacture (Spence et al., 1990).

While evidence of both complexes are present, the Meadowood complex is more prominent within Southern Ontario, and consequently within the study area. It is characterised by Meadowood cache blades, Meadowood side notched points, trapezoidal gorgets and a marked preference for Onondaga chert (Spence et al., 1990).

The Middle Woodland period is differentiated from the Early Woodland period by changes in lithic tool morphologies (e.g. projectile points, expedient tools) and the increased elaboration of ceramic vessels (Spence et al., 1990). In southern Ontario, the Middle Woodland is observed in three different cultural complexes: the Point Peninsula Complex to the north and northeast of Lake Ontario, the Couture Complex near Lake St. Clair, and the Saugeen Complex throughout the remainder of southern Ontario. These groups can be identified by their use of either dentate or pseudo scalloped ceramic decorations. It is by the end of the Middle Woodland period that archaeological evidence begins to suggest the rudimentary use of maize (corn) horticulture (Warrick, 2000).

The Saugeen Complex lies in south-central Ontario, but is best known for material culture found along the east shores of Lake Huron. Vinette 2 ceramics are characterized by their thick walls, wide necks, coil construction, poorly defined shoulders and conoidal bases. Typically, the majority of the vessel is decorated with pseudo-scallop stamps or dentate impressions, with the latter occurring more frequently at later dates (Spence et al., 1990).

Early contact with European settlers at the end of the Late Woodland period resulted in an extensive change to the traditional lifestyles of most populations inhabiting southern Ontario. Trade with the Europeans lead to dependency on European goods and incited conflict between the Indigenous

communities in southern Ontario (Warrick, 2000). Neutral Territory was situated between the Wendat (Huron) territory to the north, and the League of the Haudenosaunee (Five Nations Iroquois) to the south. Their unfortunate placement between these two territories resulted in their disbandment as a distinct nation when the Haudenosaunee began their campaign against the Wendat from 1649-1650. This disbandment was largely a product of intensification of the fur trade, resource scarcity, and European rivalries that carried out by their Indigenous trade partners.

The League of the Haudenosaunee continued their offensive northward to Anishinabek territory where they were faced with fierce opposition by the Mississauga and their allies (Six Nations of the Grand River, 2015). The Mississauga were able to drive the Haudenosaunee back south of Lake Ontario and inhabited the newly vacant territory including the Grand River area. After the American Revolutionary War, Haudenosaunee loyal to the British Crown lost their homes fighting against the newly established American republic. Land around the Grand River was granted to these loyalists through the Haldimand Treaty of 1784. In 1798 Col. Joseph Brant, acting for the Six Nations, sold 94, 012 acres known as Block No.2 to Richard Beasley, James Wilson, and Jean Baptiste Rosseaux. In 1800 Beasley began to sell land within the study area to immigrants of German descent from Pennsylvania.

Today the study area is located within the traditional territories of the Six Nations (Haudenosaunee), as well as the Mississauga's of the Credit, part of the Anishinaabe peoples, and is within lands included the Crown Grant to the Six Nations. These communities are represented today by Reserve 40, belonging to Six Nations of the Grand River and Reserve 40A, belonging to the Mississaugas of the Credit, both located in Brant County.

3.2 EURO-CANADIAN CONTEXT

3.2.1 WATERLOO COUNTY

In 1788 the Province of Quebec created the first districts to serve administrative needs at the local level – Hesse, Nassau, Mecklenburg and Lunenburg. The study area was in the Nassau District that included as far south as the current Fort Erie and Thunder Bay to the north. After the creation of Upper Canada in 1791, The Nassau District was renamed the Home District. By way of an Act of Parliament in 1798 the Home and Western Districts were realigned with a portion of these districts becoming London and Niagara Districts. The study area remained part of the Home District.

At the turn of the nineteenth century, Crown Land was granted to arriving settlers on conditions, such as the requirement to clear at least 2.02 ha of their lot and the adjacent road allowance as well as to build a house and shingle it within 18 months.

In 1816 the Home District was divided and the majority of what would become Waterloo County was reorganized into the Gore District (Pope, 1877:76). The first settlers of the Gore District were almost exclusively United Empire Loyalists (Pope, 1877: 76). Initially Halton County included the Townships of Beverley, Dumfries, Esquesing, Flamboro West and Flamboro East, Nassagaweya, Nelson and Trafalgar (Pope, 1877:76) and was expanded to include the townships of Guelph, Puslinch, Nassagaweya, Esquesing, Eramosa, Erin and Garafraxa in 1822 (Cumming, 1971:2).

The District of Wellington was created in 1837/1838 and included the counties of Wellington, Waterloo, Grey and parts of Dufferin County (Archives of Ontario, 2011; Wellington County, n.d.). The United Counties of Waterloo, Wellington and Grey was formed in 1852, but only two years later Wellington County became its own entity and consisted of the Townships and Towns of Amarantha, Arthur, Eramosa, Erin, Guelph, Garafraxa, Maryborough, Nichol, Peel, Pilkington, and Puslinch (Wellington County, n.d.).

On February 1841 Wellington District became part of Canada West in the new United Province of Ontario. Only eight years later in 1849, the District system was eliminated. Wellington District was divided

into Grey, Wellington, Perth and Waterloo Counties. Waterloo County included the Townships of Waterloo, Woolwich, Wilmot, Wellesley and North Dumfries. Waterloo County was dissolved in 1973 and replaced with the Region of Waterloo.

3.2.2 TOWNSHIP OF WATERLOO

The Township of Waterloo was historically bounded on the north by the Township of Woolwich, on the east by the Townships of Guelph and Puslinch, on the south by the Township of Dumfries and on the west by the Township of Wilmot. The Township of Waterloo was part of Block 2 of the Haldimand Tract. The Haldimand Tract was land granted by Sir Frederick Haldimand on October 25, 1784, to the Six Nations in recognition of their support of the British during the American Revolution. Joseph Brant, representing the Six Nations, arranged for the sale of Block 2 of the tract to United Empire Loyalists, Richard Beasley and his partners James Wilson and Jean-Baptiste Rousseaux in 1796. When the transaction finalized in 1798 Beasley became solely responsible for the mortgage payments.

Due to the terms of the sale of the tract from the Six Nations to Beasley, the final deed was not transferred to Beasley until payment was made in full. As such, Block 2 could not be legally subdivided and sold to make payments for the initial land transfer (English and McLaughlin, 1983). Beasley did begin to sell lots, however, despite his inability to grant clear title. In 1800 Beasley sold almost 5571 ha to predominantly German Mennonites who did not realize that the mortgage prevented them from getting clear title to their lands (Bloomfield, 1995:21). This led to the almost complete halt of settlement in 1803 and 1804 (Bloomfield, 1995:21). Beasley and Brant realized the only solution was a bulk sale of the remaining portions of Block 2 to pay off the mortgage (Bloomfield, 1995: 22). Samuel Bricker who had immigrated to Block 2 in 1802 successfully convinced other German Mennonites in Pennsylvania to form the 'German Company' to purchase the remaining Block 2 lands. Lots were then drawn and distributed to families that contributed to the German Company according to the number of shares owned (Sprung, 1984:12). Due to the tract being sold as a block, the area was not addressed in the typical manner by the local of administration of Upper Canada, with surveys and basic services. As such, roads were informally laid out by the new settlers and lots were often oddly shaped.

The area's reputation for fertile and cheap lands within a predominantly German speaking community attracted non-Mennonite Germans during the early nineteenth century. Additionally, large numbers of Scottish, German and other European immigrants also came to Waterloo (Bloomfield, 1995: 45-50). The earliest settlement clusters were not necessarily the areas with the best soil due to the lack of formally laid roads, rather the earliest settlement clusters were around the forks of the Grand and Speed Rivers in the south and in the north along the road connecting John Erb's mills and Abraham Erb's mills which are now the urban cores of the cities of Cambridge and Waterloo, respectively (Bloomfield, 1995:61).

By 1846, the Township of Waterloo had a population of 4,424, and included 20 sawmills and eight gristmills (Smith, 1846:205). Early residential structures tended to be one to two storey log structures. Prior to 1850 log houses and shanties were exempt from taxes if they only had one fireplace and, as such, many were built in the Township. During the second half of the nineteenth century, large, often two storey stone dwellings became popular.

The creation of the Grand Trunk Railway, the Galt & Guelph Railway and the Preston & Berlin Railways in the 1850s brought additional prosperity. Wheat and barley were the primary exports, both becoming especially lucrative when the Crimean War (1853-1856) raised British demand for Canadian Wheat (Hayes, 1997:40).

3.2.3 BERLIN/CITY OF KITCHENER

Originally known as Sand Hills and later as Mount Pleasant, the area was first settled in 1807 by German Mennonites Benjamin Eby and Joseph Snider. It later became known as Berlin due to its significant German immigrant population. In 1823 the "fathers of Kitchener's furniture industry" John Hoffman and Samuel Bowers partnered together to create the first Canadian furniture business (Waterloo Region

Record, 2014). Bowers later withdrew from the partnership and Hoffman's brother purchased his interest (City of Kitchener, 1954). The Hoffman brothers later went on to introduce the steam engine to local manufacturing, commencing Kitchener's strong industrial background.

Hoffman is credited with the creation of over 50 homes in what would become Berlin (City of Kitchener, 1954). David Miller opened the first mercantile business c.1825 and Henry B. Bowman opened the second in 1837. The 1830s brought further immigration from Germany, and the name of the settlement was changed to Berlin.

With a population of over 1000 in late 1853, Berlin was incorporated as a village. It was also during this decade that economic growth began to flourish with the introduction of the Grand Trunk Railway in 1856. With a population of 5000 in the 1880s, Parsell described Berlin as "among the most substantial and progressive towns in Ontario" (H. Parsell & Co. 1881:7).

Furniture making continued to be a predominant industry in the area. Hartman Krug and Dan Hibner received permission from Council in 1887 to erect a factory called the H. Krug Furniture Co. Ltd. Now known simply as Krug, the furniture company is one of the few surviving furniture companies in Kitchener and has garnered international recognition. Other early industrial endeavors in the area included tanning hides, shoemaking, button manufacturing and rubber manufacturing (City of Kitchener, 1954).

Berlin was incorporated as a City on June 10, 1912 with a population of 15,195. Soon after, Council set about to encourage further industrial businesses to settle in Berlin. The beginning of World War I (WWI) in 1914 slowed this growth. The onset of WWI brought significant changes to a city with so many German descendants. German instruction in school was banned and those with German sounding names often suffered discrimination. The biggest change brought about by WWI was the change in the city's name. In an effort to choose something "less Germanic" the name Kitchener was chosen (Moyer, 1979: 53-56).

Kitchener was an early adopter of the concept of city planning and, as a result, is one of Canada's most carefully planned communities. In 1920, Civil Engineer, W.H. Breithaup successfully advocated for a planning board and a city plan. In 1923, the planning board engaged noted planner T. A. Adams and his associate H. I. Seymour to complete a plan for the City. Their result was a comprehensive plan for the City of Kitchener completed in 1925. The plan included a complete layout and recommendations for areas of growth within Kitchener, including recommendations for development controls such as zoning by-laws (Moyer, 1979: 64).

Following World War II (WWII), the City of Kitchener grew significantly. As with most urban centres, Kitchener's downtown suffered in the 1960s through to the 1990s from the resurgence of suburban sprawl despite ongoing renewal efforts. More recent urban revitalization efforts such as the implementation of the Streetscape Master Plan published in 2007, appear to be garnering success.

3.3 LAND USE HISTORY

The Euro-Canadian land use history for 4336 King Street East was produced using census returns, land registry records, city directories, assessment and/or collector rolls, historical mapping, and other primary and secondary sources, where available. The following land use history was completed during the COVID-19 pandemic when local area archives were closed to the public. Accordingly, research was limited to online resources. This section has generally been divided into periods of property ownership, separated by significant changes in tenure. The subject property is located within part of Lots 8 and 9, Beasley's Broken Front Concession, in the former geographic Township of Waterloo in the City of Kitchener.

3.3.1 1784-1804

The Township of Dumfries, in which the Town of Galt is situated, was originally part of the lands granted by the British Crown to the Iroquois or 'Six Nation Indians', properly named Haudenosaunee, after the

American Revolutionary War (Young, 1880). After the American Revolution (1775–83), the Haudenosaunee lost much of their ancestral homeland in upper New York, an area now formally recognized as American territory. Mohawk leader Thayendanegea (Joseph Brant), and representatives of the Six Nations Confederacy pressured the Crown to provide them with a land grant in Canada to replace the territory that they had lost as a result of the war. Thayendanegea selected the valley of the Grand in 1784, and the governor of Québec, Frederick Haldimand, agreed to Thayendanegea's request and made arrangements for the land grant (Filice, 2016). Land around the Grand River was granted to these loyalists through the Haldimand Treaty of 1784.

From the start, the Haudenosaunee and the British Crown disagreed over the meaning of the Haldimand Proclamation and who held title to the Haldimand Tract (Filice, 2016). The Crown understood the Haldimand Proclamation as prohibiting the Haudenosaunee from leasing or selling the land to anyone but the Crown. In 1791 surveyor Augustus Jones completed a survey of the Haldimand Tract.

By 1796, the Haudenosaunee began selling and leasing land to settlers, despite the Crown's initial objections. Thayendanegea reached a compromise agreement with Simcoe's successor, Peter Russell, whereby the Haudenosaunee could sell and lease the land, so long as they offered it to the Crown first (Filice, 2016). Thayendanegea sold approximately 350,000 acres of land to the Crown, who then distributed it to private owners, according to arrangements made by Thayendanegea. On 5 February 1798, this land was parcelled out in six large blocks to specific purchasers.

Block 2 of the reserve was sold by Joseph Brant on behalf of the Six Nations, and acting as their legal attorney to John Baptise Rousseau, James Wilson and Richard Beasley comprising of 94,012 acres in 1797. In 1800 and 1804 James Wilson and John Baptiste Rousseau deeded their portions of the block to Richard Beasley (WLRO 31 and 100). In 1804 Beasley became the sole owner of Block 2 having obtained a quit claim deed from Joseph Brant for the remaining 13,430 acres (WLRO 101).

3.3.2 1805-1888

A log schoolhouse was first built in 1809 on or near the property and served the neighbourhoods known as Limerick, Pine Grove, Freeport and Little Paradise and was replaced by a frame schoolhouse in 1855 (City of Kitchener, 2015). However, the Abstract Index does not identify any transactions that confirm the establishment of a schoolhouse on the subject property.

Tremaine's Map of the County of Waterloo, Canada West (1861) identifies a schoolhouse located immediately north of where the existing schoolhouse sits along King Street East (Figure 2). Similarly, the *Township of Waterloo from the Illustrated Atlas of the County of Waterloo* (Parsell & Co., 1881) also identifies a schoolhouse north of the subject property (Figure 3).

3.3.3 1889-1954

The current brick schoolhouse located on the property was constructed in 1889 and known as S.S. #4 and Pine Grove School (Hill, 2012; City of Kitchener, 2015). An historical photograph of the schoolhouse dated 1896 shows the schoolhouse as it was originally built, with teacher and students in the foreground (Image 1). A note on the photograph confirms the schoolhouse was constructed in 1889 and identifies the teacher as Mr. S. H. Bowman.



Image 1: 1896 Photograph of Pine Grove School (Source: Waterloo Region Archives from Hill, 2011)

The building operated as a one-room school until 1921 when it was partitioned to provide two classrooms (Bloomfield & Foster, 1995). The *Department of Militia and Defence 1923, Sheet 040P08* depicts two building footprints on the subject property, a frame building footprint and a stone or brick building footprint that falls partially within the subject property (Figure 4). The stone or brick building footprint likely refers to Pine Grove Schoolhouse but reflects mapping inaccuracy. The *Department of Militia and Defence 1938, Sheet 040P08 Ontario Council of University Libraries* identifies no changes to the subject property (Figure 5). Aerial photography from 1954 also shows two building footprints on the subject property, one of which is the shape and size of the former Pine Grove Schoolhouse (University of Toronto Libraries) (Figure 6).

The school ceased operations in 1954 (Region of Waterloo, n.d.; City of Kitchener, 2015).

3.3.4 1955-1990s

The Abstract Index reveals five acres of land including the schoolhouse was sold to the Heldmann family in 1965 (WLRO309526). Under the Heldmann's ownership, the schoolhouse was converted into a residence and a factory for manufacturing plastic bandages (Image 2) (City of Kitchener, 2015). The *Department of Energy, Mines and Resources, 1968: Sheet 040/P08E* depicts two building footprints on the subject property at that time, but identifies that the property is located within a larger golf range and there is a motel located further west on King Street East and a shopping centre and school on the south side of King Street East (Figure 7). The *Department of Energy, Mines and Resources, 1976: Sheet 040/P08E* confirms no changes to the subject property or immediate surrounding area (Figure 8).



Image 2: Photograph of the altered Pine Grove School, date unknown (source: Robert Wilson from Hill, 2011)

3.3.5 1990s-PRESENT

The Heldmanns occupied the property until the 1990s when the property became part of the Sportsworld Water Park (Hill, 2011). Sportsworld Water Park was a water amusement park that included several water slides, pools and go-carting.

However, the Abstract Index indicates the Heldmann family sold the property in 2005 to 2088212 Ontario Limited (WR181009). The former Sportsworld Water Park, which includes the subject property, was then developed into a mixed-use office and retail complex. Despite the construction of the mixed-use complex, the former Pine Grove School was retained and converted to a restaurant. To accommodate the use as a restaurant, an addition was added to the west side of the former schoolhouse as well as a patio. Additionally, as part of the redevelopment of the property Heldmann Road was named after the Heldmann family.

4 EXISTING CONDITIONS

4.1 DESCRIPTION OF STUDY AREA AND LANDSCAPE CONTEXT

The following descriptions of the subject property are based on a site visit conducted on March 2, 2020, by Lauren Walker, Cultural Heritage Specialist. Access to the interior of the property and building was not provided. For the purposes of this report, King Street East is considered to travel in a west-east direction and directions provided are based on this understanding.

The subject property is located in the City of Kitchener, in the Region of Waterloo. The property includes the former Pine Grove Schoolhouse as well as an attached one-storey north addition and attached one-storey commercial building (Image 3-Image 4). The south side of the buildings on the subject property are surrounded by a green grass area with a sidewalk along King Street and a sidewalk immediately abutting the building. The sidewalk extends along the west side of the property and continues along the north side of the buildings. The south end of the property contains a large surface parking lot that services the commercial buildings. The restaurant on the east portion of the building, containing the former schoolhouse, also has a patio area off the north elevation. The patio consists of awnings supported by a metal frame with narrow built in planter boxes along the perimeter of the patios that also serve as a fence between the patio and sidewalk.

The property is located on the south side of King Street East, a four-lane arterial road with an auxiliary lane for turning and a central boulevard at the intersection of Heldmann Road. Heldmann Road is a two-lane road that provides access the commercial businesses on the subject property as well as the surrounding properties north of the subject property. The surrounding properties are primarily single storey commercial buildings constructed in the early 2000s, with the exception of a mid-rise hotel on the south side of King Street East across from the subject property.



Image 3: View of the former school, commercial building and surface parking lot, looking southeast



Image 4: View of King Street East looking east

4.2 ARCHITECTURAL DESCRIPTION

The subject property contains a one-storey former single room schoolhouse constructed of buff-brick in a common bond and Flemish bond every seventh course, with a fieldstone foundation and a gable roof. A front (north) addition with a gable roof is attached to the former schoolhouse as well as a long one-storey commercial strip building attached to the east side of the former schoolhouse.

The front addition mimics some architectural details from the former schoolhouse such as its shape and form, as well as its use of buff brick and window openings. The buff brick is laid in common bond and a concrete foundation is clad in cut stone or replicated stone.

A one-storey commercial building extending across the east property line is attached to the east side of the restaurant and is split into multiple units that provide a variety of restaurant and retail uses.

4.2.1 FRONT (NORTH) ELEVATION

The front (north) elevation of 4336 King Street East consists of the gable end of the north addition to the former Pine Grove Schoolhouse and west of the former schoolhouse, there is an attached flat roof commercial building divided into multiple units (Image 5-Image 6).

The gable roofed addition to the former schoolhouse is three bays wide and designed with details similar to the original portion to the Pine Grove Schoolhouse. From the exterior of the building, the addition appears to be two storeys in height with two rows of windows/door, but it is one-storey on the interior. The foundation is concrete and clad in a cut stone veneer, the walls consist of buff-brick laid in a running bond pattern with a grey mortar. Two large rectangular windows flank a central double door with concrete lintels along the ground floor. Above these three openings are segmentally arched window openings with brick lintels and concrete sills. Each window opening contains a modern window divided into 12 simulated lites. Underneath the gable peak is a central round vent opening with a brick surround.

A long one-storey building divided into multiple commercial units is located to the west of the gable roof addition to the former schoolhouse. This building is clad in stucco and contains aluminum frame windowed storefronts. The west most portion of the building is also part of the restaurant that occupies the former schoolhouse and gable roof addition. In the corner between the gable roof addition and the west commercial building is a small one-storey addition clad in aluminum panels that consists of the main entrance to the restaurant.



Image 5: View of rear elevation of restaurant at 4336 King Street East



Image 6: Detail of circular vent opening

4.2.2 REAR (SOUTH) ELEVATION

The rear (south) elevation faces King Street East and consists of the rear elevation of the former Pine Grove Schoolhouse (Image 7-Image 10). The rear elevation consists of a fieldstone foundation and buff-brick laid in a common bond pattern with a Flemish header course every seventh course. The rear elevation is three-bays wide and includes three segmentally arched window openings with concrete sills and brick lintels. Each window opening contains a modern window divided into 12 simulated lites. The basement also includes two rectangular window openings with brick lintels and stone sills in the fieldstone foundation. The basement window openings also contain modern windows divided into nine simulated lites. An off-centre brick chimney with a parged foundation extends between two window openings through the roof of the building. Modern sign and lighting hangs from this chimney.

Above the central window is a parged inset panel that may have originally displayed S.S. #4 or the year of construction. Further above the panel is a round vent with a brick surround. The roofline also displays simple wooden soffits and cornice. Three spot lights attached to the soffits provide light to this elevation of the building.

The portion of attached one-storey commercial strip that is part of the restaurant has a flat roof and is clad in stucco and has a long window with simulated divided lites and a service entrance. The remaining attached one-storey commercial strip is clad in stucco with store signs and service entrances. A sidewalk that runs parallel to the main sidewalk along King Street provides access to the service entrances.



Image 7: View of the front elevation of 4336 King Street East



Image 8: Close-up of the front facade of the former Pine Grove School



Image 9: Detail of gable end, note wood cornice, circular vent and inset panel



Image 10: Detail of basement window opening

4.2.3 EAST SIDE ELEVATION

The east property line runs through the one-storey commercial strip building and as a result there is no east elevation of the building located on the subject property. Furthermore, the original east elevation of the former schoolhouse is completely obscured by the attached building and it is unknown if the east elevation was retained during the conversion of the building for restaurant use.

4.2.4 WEST SIDE ELEVATION

The west side elevation of the building on the subject property demonstrates the contrast between the former schoolhouse and the more modern addition (Image 11-Image 17).

The former schoolhouse contains three large segmentally arched window openings with brick lintels and masonry sills. The fenestration consists of modern windows with 12 simulated divided lights. A door with a transom is located towards the south end of the former schoolhouse and appears to be an opening that was adapted for a door given its segmental arch and symmetrical location. A rectangular window opening in the field stone foundation with brick lintels and masonry sills is located underneath each window

opening and the door. These also contain modern windows with nine simulated divided lights except for one window opening that contains a small door. A metal staircase with metal railing also leads to the door on this elevation.

The gable roof addition portion of the west side elevation contains no window openings but provides a large space for a sign with some overhead lighting.



Image 11: View of the west side elevation



Image 12: View of the west side elevation of the former Pine Grove Schoolhouse

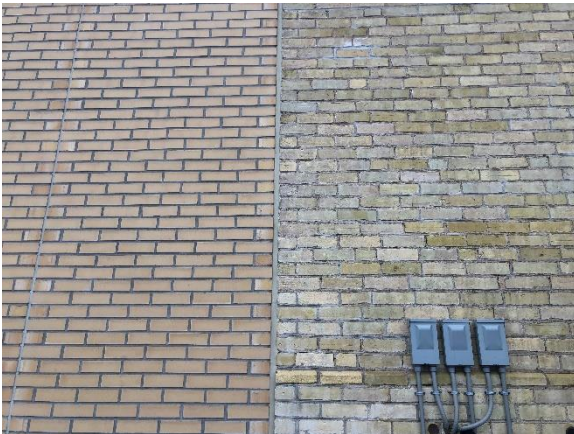


Image 13: View of divide between the addition and the former Pine Grove Schoolhouse



Image 14: View of the door opening on the west side elevation



Image 15: Detail of the foundation on the west side elevation of the addition



Image 16: View of a basement window opening on the west side elevation of the former Pine Grove Schoolhouse



Image 17: View of window opening on the west side elevation

5 CULTURAL HERITAGE EVALUATION

5.1 COMPARATIVE ANALYSIS

A comparative analysis was undertaken to establish a baseline understanding of similar cultural heritage designated properties in the Region of Waterloo, and to determine if the property “is a rare, unique, representative or early example of a style, type, expression, material or construction method” as described in O. Reg. 9/06.





Comparative examples were drawn from Part IV and Part V designated properties along with Listed properties and properties included on the Region of Waterloo Public Building Inventory within the Region of Waterloo. One-room schoolhouses were selected from this data set, with a preference for buildings of similar age, style, typology and material.



Six comparable properties with cultural heritage status were identified. However, this sample does not represent all available properties, and is rather intended to be representative (Table 2).

Of these buildings, all are constructed of brick, one of unknown colour, four of buff brick and one of red brick. The buildings display similar design elements and architectural features such as one-storey height; rectangular plans; gable roofs with front gable orientation; brick chimneys; stone foundations; rectangular or segmentally arched window openings with brick lintels and masonry sills; inset panels with school names and dates; circular openings under the gable peaks and belfries.

This comparative analysis suggests that the subject property is a representative example of a one-room schoolhouse design from the late nineteenth century, given the use of buff brick, stone foundation, one-storey height, front facing gable orientation, segmentally arched windows, name/date plate and circular opening in the gable peak.

Table 2 - Comparative analysis of Part IV or Part V properties of a similar age, style and/or typography

ADDRESS	RECOGNITION	PHOTO	AGE	MATERIAL	STYLE
320 Dodge Drive (School Section No.22), Kitchener	Part IV		Late nineteenth century	Buff-brick	One-storey; gable roof; red-brick quoins and lintels; two front doors with transoms; date stone or school name under gable peak; rectangular window openings; stone foundation
1970 Fisher- Hallman Road, Kitchener	Listed on the City of Kitchener Municipal Heritage Register		1872	Buff-brick	One-storey; gable roof; brick chimney; date stone in gable peak; six-over-six rectangular windows
2043 Three Bridges Road (S.S. #3), St. Jacobs	Included on the Region of Waterloo Public Building Inventory		1872	[Painted] brick	One-storey; gable roof; belfry; brick chimney; stone foundation; rectangular window openings with masonry sills and brick lintels
2525 Northfield Drive East (S.S.#11), Woolwich	Included on the Region of Waterloo Public Building Inventory		1904	Red brick	One-storey; gable roof; belfry; brick chimney; stone foundation; rectangular window openings with brick lintels and masonry sills; circular window opening in gable peak

ADDRESS	RECOGNITION	PHOTO	AGE	MATERIAL	STYLE
3433 Huron Road, Wilmot	Included on the Region of Waterloo Public Building Inventory		1899	Buff brick	One-storey; gable roof; stone foundation; rectangular window openings with masonry sills and brick lintels; circular inset containing school name and date
1107 Christner Road, New Hamburg	Included on the Region of Waterloo Public Building Inventory		c.1900	Buff brick	One-storey; gable roof; belfry; stone foundation; segmentally arched window openings with brick lintels and masonry sills; front door with large transom window; circular window opening in gable peak; inset panel with school name and construction date

5.2 ONTARIO REGULATION 9/06 EVALUATION

O. Reg. 9/06 of the OHA provides criteria for determining whether a property has cultural heritage value or interest. If a property meets one or more of the criteria in O. Reg. 9/06, a property is eligible for designation under the OHA. Table 3 presents the evaluation of the subject property using O. Reg. 9/06.

Table 3 – Ontario Regulation 9/06 Evaluation

CATEGORY	CRITERIA	Y/N	COMMENTS
Design/Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	Y	<p>The property contains one of four known remaining one-room schoolhouses in the City of Kitchener and as such it is considered a rare example of a one-room schoolhouse. Furthermore, based on the results of the comparative analysis, it also displays the same architectural design as many one-room schoolhouses built in the late nineteenth and early twentieth centuries. As such, it is also considered a representative example of a late nineteenth/early twentieth century one-room schoolhouses.</p> <p>The modern commercial building attached to the former Pine Grove Schoolhouse is not considered to be a rare, unique, representative or early example of a style, type, expression, material or construction method.</p>
	Displays a high degree of craftsmanship or artistic merit	N	The former Pine Grove School is utilitarian in its design which was common for contemporary one-room schoolhouses. Furthermore, the modern commercial building attached to the former Pine Grove Schoolhouse reflects current construction practices. As such, this property does not display a high degree of craftsmanship or artistic merit.
	Demonstrates a high degree of technical or scientific achievement	N	The property does not reflect a high degree of technical or scientific achievement. Therefore, the property does not meet this criterion.

Historical/ Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N	While the property was originally used as a school and would have served children in the surrounding neighbourhoods, it is not known to be associated with any significant students or teachers that made a significant contribution to the community. Furthermore, while the property is also associated with the Heldmann family that converted the school to a dwelling and for whom Heldmann Road was named when the property was redeveloped, the Heldmann family is not known to have contributed significantly to the community. Therefore, the property does not meet this criterion.
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N	The property has not been associated with any notable communities or cultures and is not known to potentially yield information regarding its neighborhood community context. Therefore, the property does not meet this criterion.
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N	The property is not associated with a known architect, artist, builder, designer or theorist, and therefore the property does not meet this criterion.
Contextual Value	Is important in defining, maintaining or supporting the character of an area	N	The area surrounding the subject property has changed significantly since the former Pine Grove Schoolhouse was constructed in 1889. While the former schoolhouse is the last remnant of the original rural community, the surrounding area has been developed to such extent that the property is not considered important in defining, maintaining or supporting the character of the area. Neither is the commercial addition considered important in defining, maintaining or supporting the character of the area. Therefore, the property does not meet this criterion.

	Is physically, functionally, visually or historically linked to its surroundings	N	The former Pine Grove Schoolhouse has been isolated from its physical and historical context by the surrounding development. Furthermore, it is not considered physically or visually linked to its surroundings. Neither is the commercial addition considered physically, functionally, visually or historically linked to its surroundings. Therefore, the property does not meet this criterion.
	Is it a landmark	N	While the former Pine Grove Schoolhouse is visible from King Street and is distinct from the surrounding dwellings given its age, the property is not known locally as a landmark. The remainder of the commercial complex is not considered a landmark either. Therefore, the property does not meet this criterion.

5.3 DISCUSSION OF INTEGRITY

According to the Ontario Heritage Toolkit, Heritage Property Evaluation (MHSTCI, 2006), “*Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.*” The following discussion of integrity was prepared to consider the ability of the property to represent and retain its cultural heritage value over time. It does not consider the structural integrity of the building, or the overall condition of the building. Access to the interior of the building was not available, and observations have been made from the public right-of-way. Structural integrity, should it be identified as a concern, should be determined by a qualified heritage engineer, building scientist, or architect.

The subject property retains the one-storey former schoolhouse constructed in 1889. Since the school's construction, there have been several alterations. The Region of Waterloo Public Building Inventory identifies that there were alterations made to the schoolhouse in 1942 but does not note what these alterations were. When the building was converted to the restaurant use circa 2005, a sympathetic addition was added to the front (north) facade of the schoolhouse in a style mimicking the schoolhouse with modern materials, modern windows were installed and one of the window openings on the west side elevation was adapted to a door entrance. It was also during this period of redevelopment that the commercial building forming part of the larger retail complex and attached to the east side of the schoolhouse was constructed. Photos of the interior of the restaurant suggest that the original front facade of the schoolhouse still remains within the restaurant (Hill, 2011), but access to the interior of the property was not permitted to allow for confirmation. The Ontario Heritage Trust's Eight guiding principles in the conservation of historical properties identifies legibility as a guiding principle, that new work should be distinguishable from old. The new addition to the former schoolhouse, does respect the architectural style of the former schoolhouse but is clearly distinguishable. As such, despite the additions to the former schoolhouse, the property is considered to generally retain the integrity of its original built character.

6 CONCLUSIONS

Based on the results of research, site investigation, and application of the criteria in O. Reg. 9/06, the former Pine Grove Schoolhouse located at 4336 King Street East does have cultural heritage value or interest. Accordingly, the following Statement of Cultural Heritage Value or Interest and list of Attributes has been prepared.

6.1 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

6.1.1 DESCRIPTION OF PROPERTY

The former Pine Grove Schoolhouse was constructed in 1889 as a one-room schoolhouse to service the local communities including Limerick, Pine Grove, Freeport and Little Paradise. The property is located on the northeast corner of King Street East and Heldmann Drive in the City of Kitchener, amongst an office and retail complex.

6.1.2 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Built in 1889, the buff-brick one-room schoolhouse replaced an early wood structure constructed in 1855 which in turn replaced an earlier log schoolhouse constructed in 1809. It served as a schoolhouse until the 1950s when it was closed. The property was purchased by the Heldmann family in 1965 and converted the building to a residence and a factory for manufacturing plastic bandages.

The former one-room schoolhouse is a rare example of one of only four remaining one-room schoolhouses in the City of Kitchener. Furthermore, the schoolhouse reflects the very distinct architectural style of one-room schoolhouses constructed in the late nineteenth and early twentieth centuries. In keeping with this architectural style, the former schoolhouse is one-storey with a rectangular plan, has a gable roof, is of buff-brick construction with a stone foundation, has segmentally arched window openings with brick lintels and masonry sills and has a name/date plate in the gable as well as a circular opening.

6.1.3 DESCRIPTION OF HERITAGE ATTRIBUTES

The heritage attributes that reflect the cultural heritage value or interest of the former Pine Grove Schoolhouse include:

- One-storey height;
- Gable roofline;
- Rectangular footprint;
- Buff brick construction and stone foundation;
- Brick chimney;
- Segmentally arched window and door openings with brick lintels and masonry sills;
- Wood cornice below roofline;
- Circular opening in gable peak; and

- Former date/school name insert in gable peak.

*Note: the heritage attributes identified above are intended to reflect the original portion of the former Pine Grove Schoolhouse, not the north addition.

7 RECOMMENDATIONS

The property at 4336 King Street East consists of the one-room schoolhouse built in 1889 and originally known as Pine Grove and a modern commercial development constructed after 2005.

Based on the results of research, site investigation, and application of the criteria in O. Reg. 9/06 it was determined that the former Pine Grove Schoolhouse has cultural heritage value or interest. As such, a Heritage Impact Assessment is recommended.

The completion of this study has resulted in the following recommendations:

- 1 The property at 4336 King Street East was determined to have cultural heritage value or interest. Therefore, a Heritage Impact Assessment is required for this resource to identify appropriate mitigation measures.

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APPENDIX

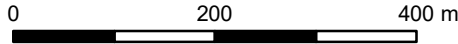
A HISTORICAL MAPPING






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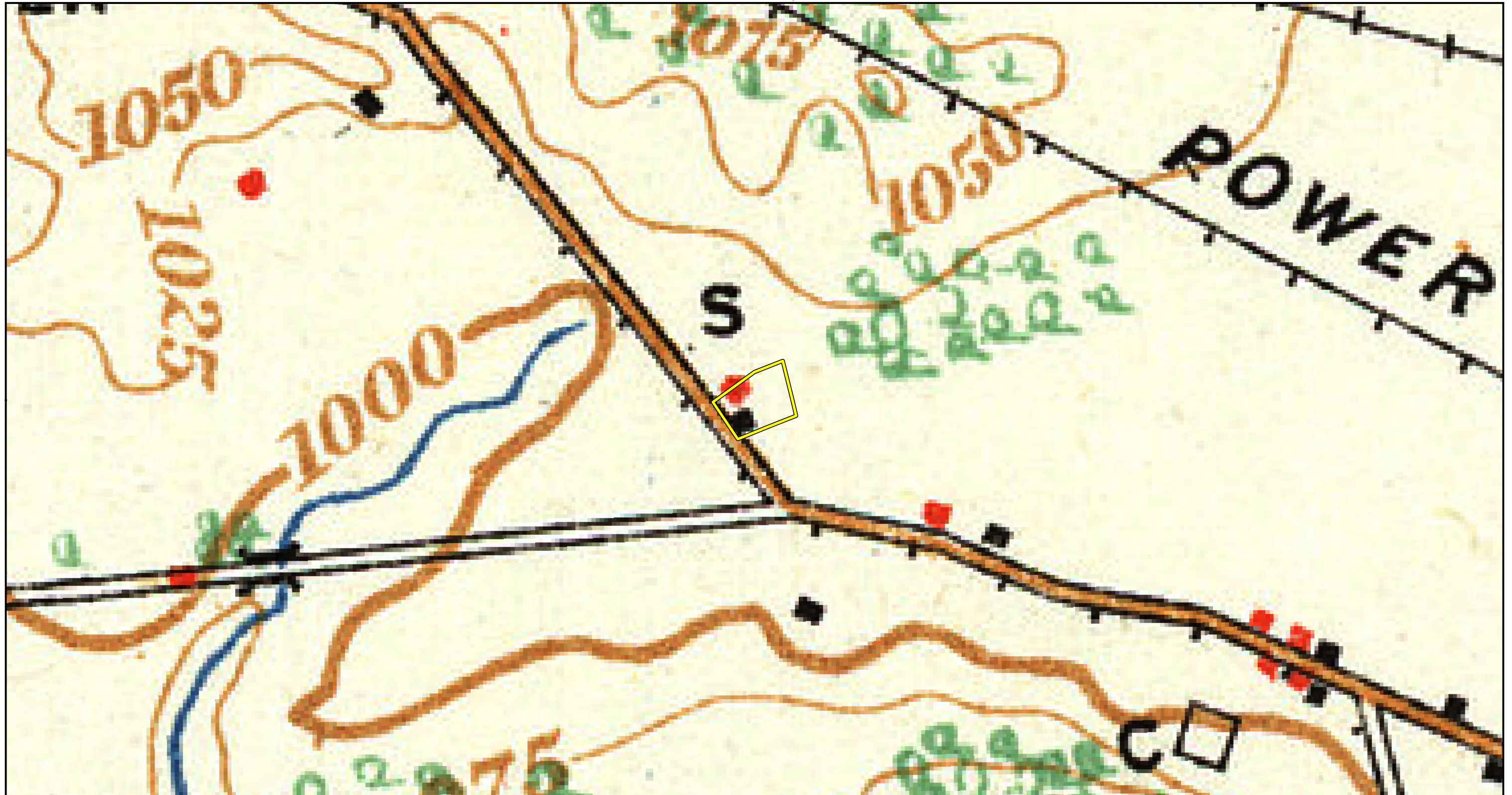
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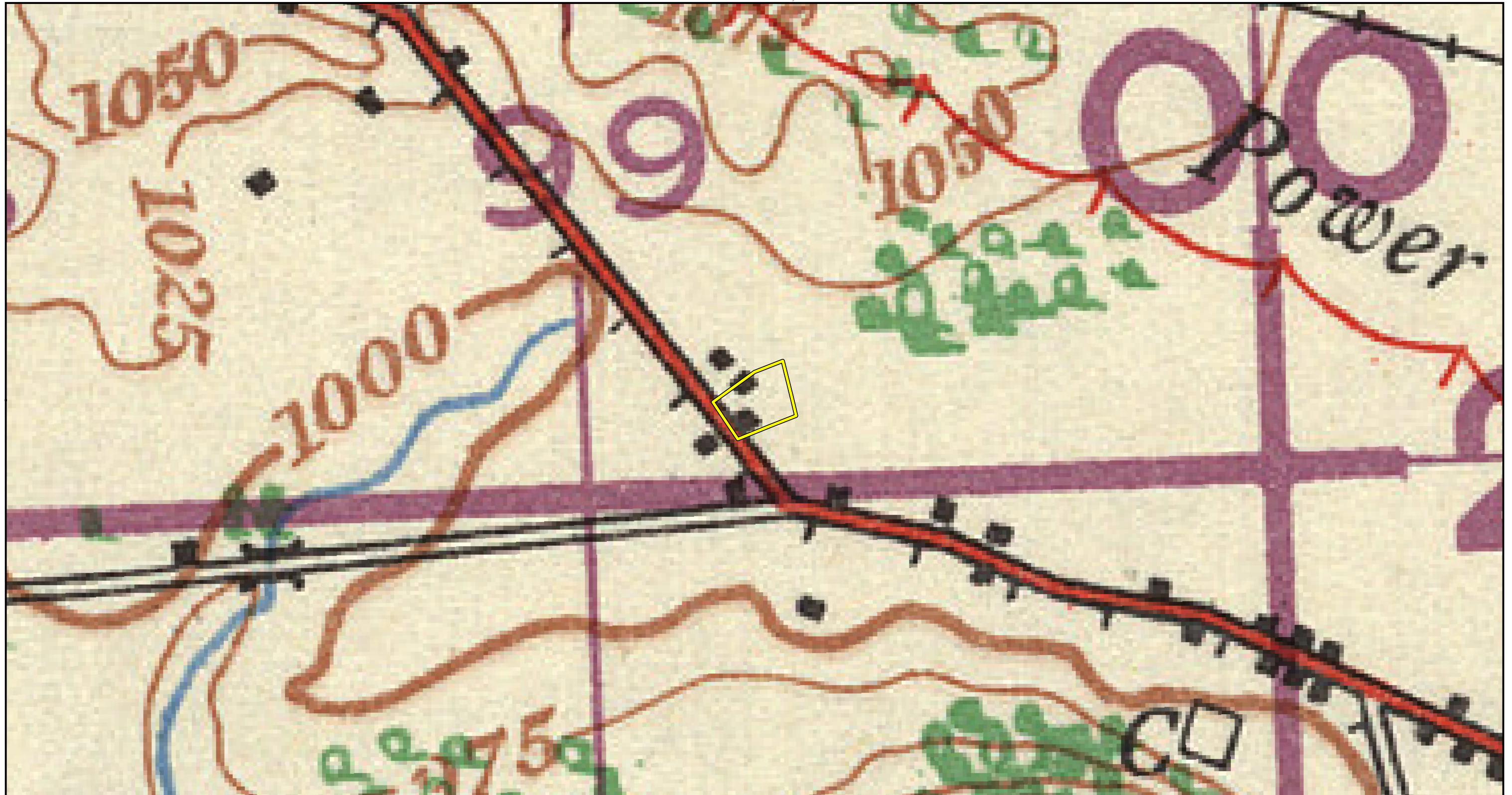
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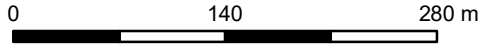

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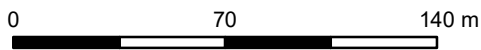

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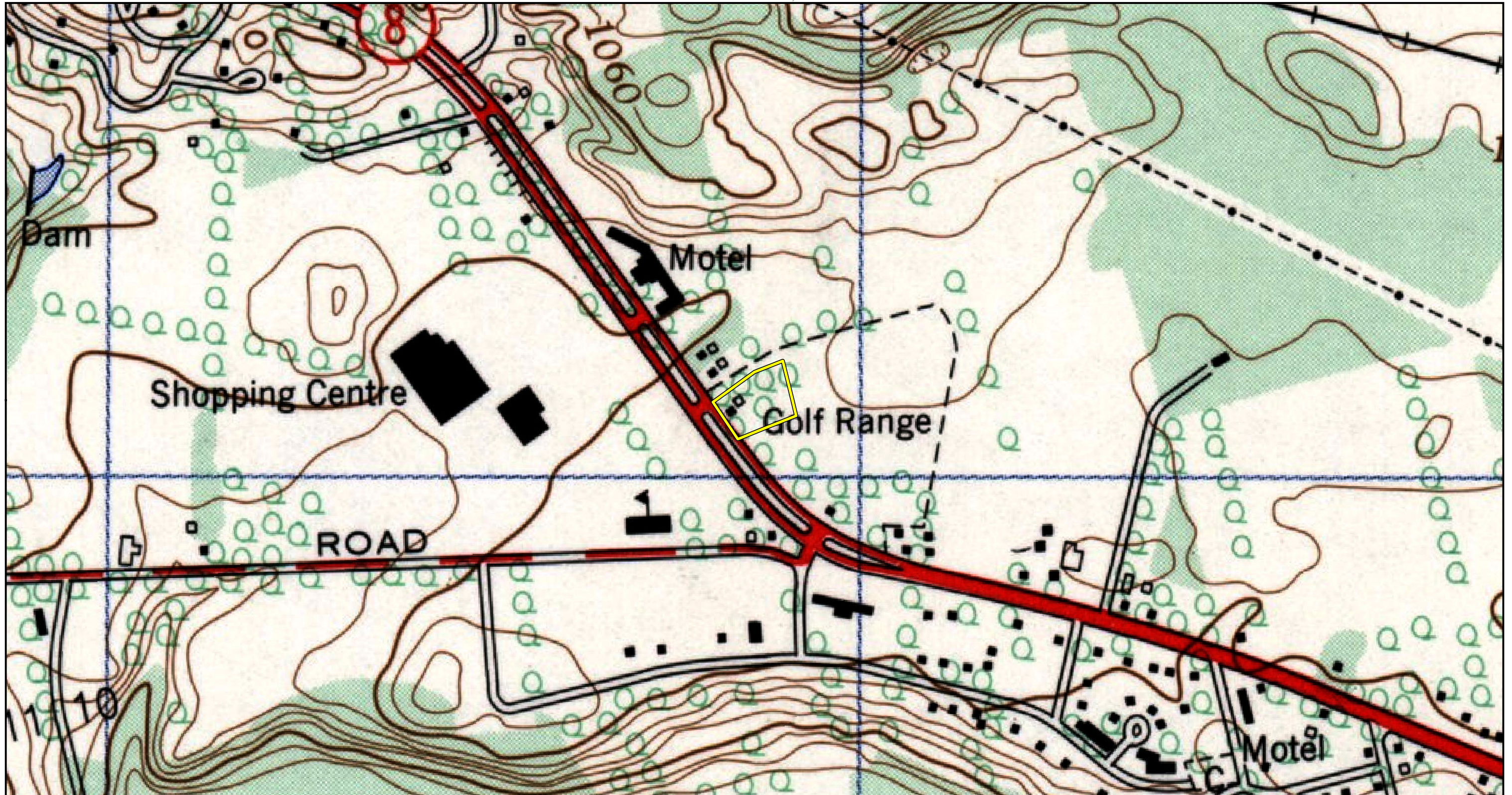
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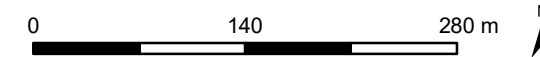
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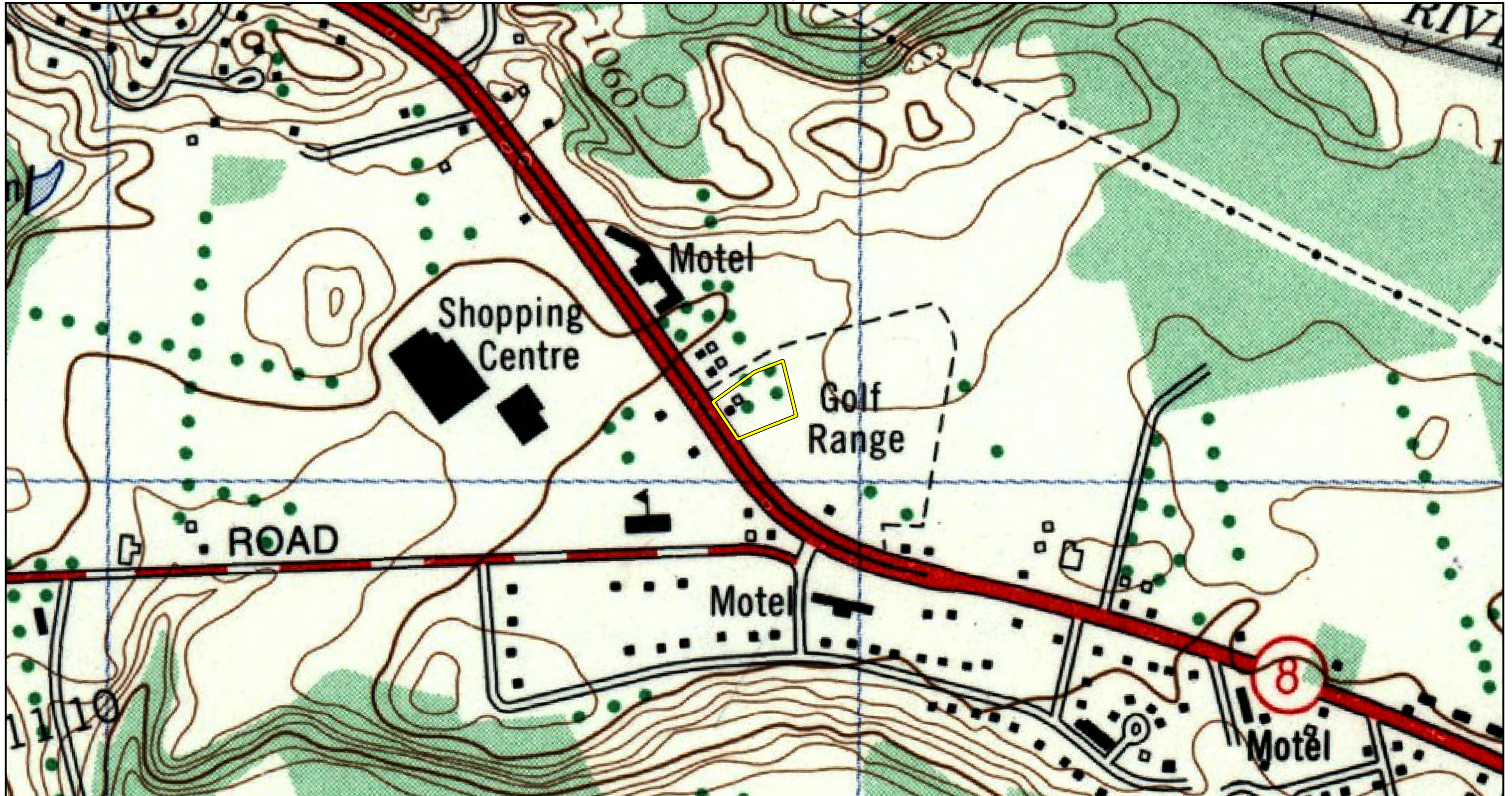
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LEGEND

 Study Area

TITLE:
FIGURE 8: 1976 TOPOGRAPHIC MAP,
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SCALE:
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161-07859-01

DATE:
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