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Daphne Livingstone
Committee Administrator
Corporate Services Department
Kitchener City Hall, 2nd Floor
200 King Street West, P.O. Box 1118
Kitchener, ON N2G 4G7
Phone: 519.741.2200 ext. 7277 Fax: 519.741.2705
daphne.livingstone@kitchener.ca

April 18, 2013

Jim Leonard
Registrar, Ontario Heritage Trust
Heritage Programs and Operations
10 Adelaide Street East, Suite 302
Toronto ON M5C 1J3

ONTARIO HERITAGE TRUST

APR 19 2013

RECEIVED

Dear Mr. Leonard:

Re: Designating By-law – 500 Stauffer Drive

This is to advise that the Council of the Corporation of the City of Kitchener, at its regular meeting held on Monday, March 4, 2013, passed By-law 2013-026, pursuant to Part IV of the Ontario Heritage Act, designating the property municipally known as 500 Stauffer Drive. A copy of the designating By-law is attached for your information, along with a copy of the Notice of Passing.

Yours truly,

Daphne Livingstone
Committee Administrator

cc: L. Bensason, Coordinator, Cultural Heritage Planning
J. Sheryer, Assistant City Solicitor

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18, AS AMENDED, AND IN THE MATTER OF THE LANDS AND PREMISES AT THE FOLLOWING MUNICIPAL ADDRESS(ES) IN THE PROVINCE OF ONTARIO

NOTICE OF PASSING

TAKE NOTICE that the Council of the Corporation of the City of Kitchener passed By-law No. 2013-026 designating the property municipally known as 500 Stauffer Drive as being of cultural heritage value or interest under the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended.

Dated at Kitchener the 19th day of April, 2013

Colin Goodeve
Supervisor of Legislated Services
& Deputy City Clerk
City Hall, P.O. Box 1118
200 King Street West
Kitchener, Ontario N2G 4G7

Two Column display ad,
Friday April 19, 2013
The Record Insert: Section A (Front); or,
Section B (Local); or,
Section D (Life).

OF THE

CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate the property municipally addressed as 500 Stauffer Drive, in the City of Kitchener as being of cultural heritage value or interest).

WHEREAS section 29 of the Ontario Heritage Act, R.S.O. 1990, c. O.18. authorizes the council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the Council of The Corporation of the City of Kitchener has received and considered the recommendations of its municipal heritage committee pertaining to this by-law, arising from Heritage Kitchener's meeting held the 6th day of November, 2012;

AND WHEREAS the Council of The Corporation of the City of Kitchener resolved at its council meeting held the 3rd day of December, 2012 to publish a Notice of Intention to Designate the lands municipally addressed as 500 Stauffer Drive, and which resolution was confirmed by By-law. 2012-168 passed by the Council of The Corporation of the City of Kitchener at its council meeting held the 3rd day of December, 2012;

AND WHEREAS the Council of The Corporation of the City of Kitchener has caused to be served on the owner of the land and premises known municipally as 500 Stauffer Drive in the City of Kitchener, and upon the Ontario Heritage Trust, a Notice of Intention to designate as being of cultural heritage value or interest that part of the aforesaid real property more particularly hereinafter described, and has caused such notice to be published in a newspaper having general circulation in the municipality, a copy of which is attached hereto as Schedule "A";

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

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

1. There is designated as being of cultural heritage value or interest the following heritage attributes of the property municipally addressed as 500 Stauffer Drive in City of Kitchener:

Key attributes that express the historical/associative value of 500 Stauffer Drive including:

- The farm as an intact agricultural landscape, and those elements that together comprise the cultural heritage landscape, including:
 - The cluster of built features, including the farmhouse, barn and drive shed;
 - The tree-lined gravel drive with windbreak to west, oriented towards Stauffer Drive;
 - The mature trees in close proximity to the residence;
 - The cultivated fields, including their rolling topography;
 - The open water pond;
 - The hedgerows located in the agricultural field north of the pond and on the west side of the property; and,
 - The mature woodlot;

- The spatial organization and functional relationship between buildings and landscape elements, including circulation patterns; and,
- Views from the cluster of built features to the surrounding landscape elements, including the cultivated rolling fields, hedgerows and woodlot.

Key attributes that express the design/physical value of 500 Stauffer Drive including:

- Elements related to the construction of the nineteenth-century farmhouse as a representative example of the Ontario Gothic style, including:
 - All elevations of the farmhouse;
 - The exterior stone walls of the historic farmhouse, constructed with even-course cut fieldstone, and including the former exterior walls enclosed in the contemporary addition;
 - The modified cross-gable plan;
 - The roofline, including:
 - The plain frieze interrupted by exposed rafter ends; and,
 - The decorated wooden bargeboard in the front gable peak;
 - The historic window and door openings with stone voussoirs and sills, including those in the former exterior walls enclosed in the contemporary addition;
 - The organization of the front entrance, including the transom and flanking sidelights;
 - The sharply-pointed Gothic window opening with cloverleaf panel at the tip; and,
 - The bay window in the front elevation, including the moulded frieze and scalloped shingling; and,
- Elements of the contemporary twentieth-century additions, including:
 - The use of local fieldstone in the construction of the exterior walls;
- Elements of the barn related to its evolving agricultural use, including:
 - The north-south orientation and siting of the original bank barn, integrated into a south-facing slope;
 - The massing of the structure, including subsequent additions but excluding the woodshed to the east;
 - The wood framing and timbers;
 - The field stone foundation;
 - The vertical wood sheathing;
 - The cross-gable roof, including its metal cladding;
 - The interior spatial organization of the barn, including the drive floor and hay lofts;
 - The tracked doors on the north elevation;
 - The rack-lifters; and,
 - The multi-pane windows with wooden muntins; and,
- Elements of the drive shed, including:
 - The massing of the structure;
 - The wood framing;
 - The front gable roof; and,

- The vertical wood sheathing.

Key attributes that express the contextual value of 500 Stauffer Drive including:

- The siting and orientation of the farm in relation to the historic settlement roads (Stauffer and Reidel Drive), and to the former settlement road on the property's western boundary;
 - Views from the property to Stauffer and Reidel Drive;
 - Views to the property from Stauffer and Reidel Drive; and,
 - Views to the property from the southern portion of Caryndale Drive.
2. A statement explaining the property's cultural heritage value or interest is attached hereto as Schedule "B".
 3. A map showing the approximate location of the cultural heritage landscape features is attached hereto as Schedule "C".
 4. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "D" attached hereto in the proper land registry office.
 5. The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Trust and to cause notice of the passing of this by-law to be published in a newspaper having general circulation in the municipality.

PASSED at the Council Chambers in the City of Kitchener this 4th day
of March, A.D. 2013.



 Mayor
 **DEPUTY** Clerk

SCHEDULE "A"

500 Stauffer Drive

Notice of Intention to Designate

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18,
AS AMENDED, AND IN THE MATTER OF THE LANDS AND PREMISES AT THE
FOLLOWING MUNICIPAL ADDRESS IN THE PROVINCE OF ONTARIO

NOTICE OF INTENTION

TAKE NOTICE that the Council of the Corporation of the City of Kitchener intends to designate the following municipal address as being of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended.

500 Stauffer Drive

The property municipally addressed as 500 Stauffer Drive is a 45.7 hectare farm located at the intersection of Stauffer Drive and Reidel Drive, bounded by Caryndale Drive to the east, in the Brigadoon Planning Community of the City of Kitchener. The property is comprised of a one-and-a-half storey stone farmhouse, a barn, a drive shed, an open water pond, cultivated fields, hedgerows, a tree-lined drive and a mature woodlot. The historical/associative value of the property lies in its intact agricultural landscape characteristic of mixed-farms that developed in Waterloo Township in the late-nineteenth and early-twentieth century. Established in the early-nineteenth century, the farm has been occupied by a number of different families, but its historic association with agricultural uses and rural farming practices continues to this day. The design/physical value relates to the farmhouse as a representative example of the vernacular style commonly known as Ontario Gothic and the high degree of craftsmanship and artistic merit displayed in its fieldstone construction. The outbuildings also contribute to the design/physical value of the property and reflect the historic agricultural use of the property and the evolution of its farming practices. Contextually, the property supports the historic rural and agriculture character of the area and has a significant spatial and visual relationship to adjacent early settlement roads, including Stauffer Drive and Reidel Drive.

The full Statement of Significance, containing a list of the heritage attributes, is available in the Office of the City Clerk, 2nd Floor, Kitchener City Hall during normal business hours.

Any person may send by Registered Mail or deliver to the Clerk of the City of Kitchener, notice of his or her objections to the proposed designation, together with a statement of the reasons for the objection and all relevant facts, to be received by the Clerk not later than the 7th day of January, 2013. When a Notice of Objection has been received, the Council of the Corporation of the City of Kitchener will refer the matter to the Conservation Review Board (www.crb.gov.on.ca) for a hearing and report.

Dated at Kitchener the 7th day of December, 2012.

Randy Gosse
Director of Legislated Services & City Clerk
City Hall, P.O. Box 1118
200 King Street West
Kitchener, Ontario N2G 4G7

R0011600569

SCHEDULE "B"

500 Stauffer Drive

Statement of Cultural Heritage Value or Interest

500 Stauffer Drive is a cultural heritage landscape comprised of a cluster of built heritage features, including a farmhouse, barn, and drive shed, that are surrounded by rolling cultivated fields, an open water pond, hedgerows, and a mature woodlot, and accessed by a long tree-lined driveway from Stauffer Drive. It is designated for its historical/associative, design/physical and contextual value.

The historical/associative value of the property lies in its association with the mixed-farming practices that developed in Waterloo Township in the late-nineteenth and early-twentieth century. 500 Stauffer Drive is an intact agricultural landscape characteristic of the mixed-farms found in the township during that period. The landscape is comprised of both built features and landscape elements that together reflect its use as a mixed farm. The farm was established in the early-nineteenth century and was farmed by a number of different families in the nineteenth and twentieth centuries, most notably the Hislops, who owned the farm for a period of over 50 years from 1853 to 1906¹. The historical/associative value of 500 Stauffer Drive also lies in its association with the current owner of the property who purchased the farm in 1985. The current owner's stewardship of the farm, which has included continued cultivation, maintenance of many of its heritage attributes and the adaptive reuse of the farmhouse to accommodate a bed and breakfast and conference centre, has resulted in its conservation in an area of Kitchener that has seen the conversion of agricultural properties for residential subdivision emerge as the dominant pattern of development.

Built in the mid-to-late-nineteenth century, the farmhouse is of design/physical value as a representation of the vernacular style commonly known as Ontario Gothic². Typical of this style is its one-and-a-half storey height, L-shaped plan, cross-gable roof and a peaked gable window. The house also features a plain frieze interrupted by exposed rafters under the eaves, decorative bargeboard in the front gable, a projecting bay window and a central entrance framed by a rectangular transom and sidelights. The design/physical value of the farmhouse also lies in the high degree of craftsmanship and artistic merit displayed in its fieldstone construction. The barn and drive shed reflect the historic agricultural use of the property and adaptation to changes in farming practices over time, including enlargements to what was originally a smaller bank barn to provide additional space and functionality as farming operations expanded and evolved³.

Contextually, the property supports the historic rural and agriculture character of the area and has a significant spatial and visual relationship to adjacent early settlement roads, namely Stauffer Drive and Reidel Drive. There are significant views to and from Stauffer Drive and Reidel Drive, as well as from Caryndale Drive.

Endnotes

1. 500 Stauffer Drive was originally part of a much larger tract of land set aside for the Six Nations as a reserve by the British in 1784. Block 2 of the reserve (what would become Waterloo Township) was sold by Joseph Brant on behalf of the Six Nations to Colonel Richard Beasley in 1797 (Bloomfield, 2006, p 19-20). Beasley, a United Empire Loyalist, sold 3,600 acres of this land to John Biehn, a Mennonite settler from Montgomery County in Pennsylvania, in 1800. The land purchased by Biehn was in the 'lower block' of Block 2 and included 15 lots of various sizes in what

would become known as Biehn's (or Bean's) Tract (Bloomfield, 2006, p 34-35, p 404). The farm at 500 Stauffer Drive is located on part of lots 8 and 9 of Biehn's Tract.

The farm was established in the early 19th century after its purchase from John Biehn by Samuel Eshelman. There were a number of owners in the nineteenth and twentieth centuries, most notably the Hislops, who owned the farm for a period of over 50 years from 1853 to 1906.

Following its sale by the Hislops in 1906, the farm was owned by a series of individuals for periods ranging from 3 to 18 years. It was purchased by an investment company in 1969, but would likely have remained under production. It was purchased from the investment company by the current owners in 1984. Some adjustments to the property boundaries were made at that time. The current owners updated the house and added a large but compatible addition that utilized fieldstone collected from the area. The farm has been operated since that time as a bed and breakfast and conference centre, a compatible use. Agricultural cultivation has also continued, which has resulted in a relatively intact agricultural landscape.

2. The farmhouse would have been built circa 1870 during George Hislop's ownership. The 1861 Tremaine Map of Waterloo Township and the 1861 Census confirm that George Hislop lived in a frame house located on Lot 9, which suggests that the stone farmhouse had not yet been built (Archaeological Services Inc., 2012, p13). A construction date of circa 1870 would be consistent with the Ontario Gothic architectural style.
3. The barn would have evolved over time to add additional space and functionality. The northern portion would originally have been an earlier bank barn with an overhang, constructed on a south facing slope to allow access to the drive floor and mows on the north elevation and the basement on the south elevation. This style of barn and the presence of several rack lifters suggest that the barn also dates from the late nineteenth century. The fieldstone foundation found in other parts of the barn suggests either an early expansion of the original bank barn or that several earlier structures were combined with the bank barn and enclosed to establish the existing larger barn.

References

- Archeological Services Inc. (2012) *Cultural Heritage Assessment Report: Built Heritage Resources and Cultural Heritage Landscapes. Existing Conditions – Assessment of Impacts Report. Strasburg Road Extension from 500 m of Stauffer Drive to New Dundee Road. City of Kitchener, Ontario. Prepared for SNC-Lavalin Inc. Prepared August 2010. Revised September 2010, July 2011 and January 2012.*
- Bloomfield, Elizabeth (1995) *Waterloo Township through Two Centuries*. Waterloo, ON: Waterloo Historical Society.
- Kitchener, City of (2012) *Cultural Heritage Resource Evaluation Form for 500 Stauffer Drive*. Prepared for Heritage Kitchener by Zyg Janecki and Yvonne Fernandes on December 6, 2011. Reviewed by the Heritage Kitchener Evaluation Sub-Committee on January 17, 2012.
- Kitchener, City of (2012) *DRAFT Environmental Study Report. Strasburg Road Extension from North of Stauffer Drive to New Dundee Road. Class Environmental Assessment*. Prepared by SNC-Lavalin Inc.. Prepared for the City of Kitchener. Prepared in February 2012.
- Kitchener, City of (2011) *Heritage Kitchener Committee Minutes*. November 1, 2011.

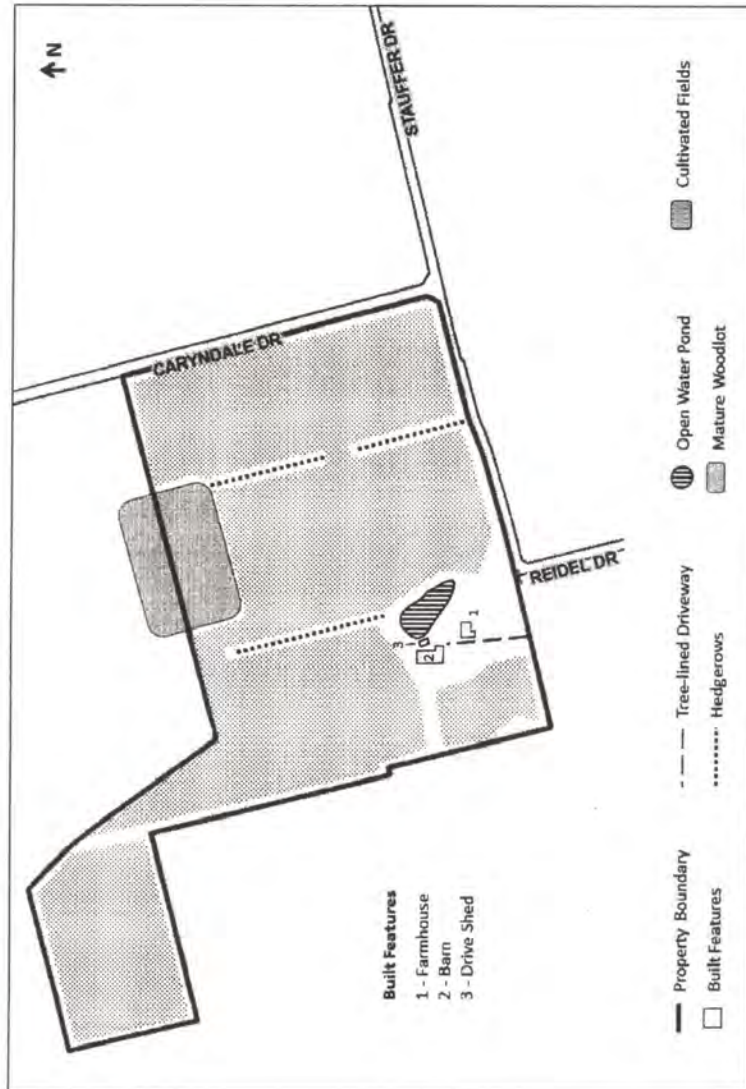
Kitchener, City of (2012) Heritage Kitchener Committee Minutes. May 1, 2012.

Ruttkowski, Monika (2011) Written Delegation to Heritage Kitchener. Dated October 31, 2011.

Ryan, Don (1991) *Architectural Analysis: 500 Stauffer Drive*. Heritage Buildings Inventory. Compiled July 1991.

Shantz, Cameron (1980) *Historical Assessment of 500 Stauffer Drive*. Heritage Buildings Inventory. Compiled July 1980.

SCHEDULE "C"
500 Stauffer Drive
Map of Cultural Heritage Landscape Features



SCHEDULE "D"**500 Stauffer Drive****Legal Description**

Part Lots 8, 9 and 10 of Biehn's Tract as in 892584 except Parts 5 and 7 on Reference Plan 58R-5762, Parts 1 to 8 on Reference Plan 58R-6867 and Part 2 on Reference Plan 58R-6984, in the City of Kitchener.

Being all of PIN 22722-0274 (LT).