

NOTICE OF INTENTION TO DESIGNATE PURSUANT TO THE ONTARIO HERITAGE ACT

NOTICE IS HEREBY GIVEN that the Council of the Corporation of the City of Waterloo intends to designate the hereinafter mentioned Property for its cultural heritage value or interest pursuant to Section 29, Part IV of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended:

Municipal Addresses and Legal Descriptions:

1. 15 John Street East

PT LT 344-345 PL 385 CITY OF WATERLOO AS IN G27056; WATERLOO

(the “Property”)

Description of the Property:

The Property is located at 15 John Street East on the south side of John Street at the corner of Mary Street. The lands are located within the territory of the Between the Lakes Treaty (Treaty No. 3) lands that were surrendered to the Crown by the Mississaugas in 1792 and the Haldimand Proclamation (Treaty 106) granted to Joseph Brant and his allies in 1784. The Property is part of the historic Mary Allen Neighbourhood Cultural Heritage Landscape, a low-density residential neighbourhood southeast of Uptown Waterloo that contains a variety of historic architectural styles from the 1850s to the 1920s.

Statement of Cultural Heritage Value or Interest:

The Property meets Criterion 1 of O. Reg. 9/06 as a representative example of an Edwardian Arts and Crafts residence. The Edwardian Arts and Crafts style architecture is a subset of the Edwardian design era that can be recognized for its combination of the Edwardian solid and simple massing of residential buildings with substantial front porches with the mix of brick and wood (including wood shingles) cladding materials and leaded glass or other decorative windows of the Arts and Crafts style.

The Property meets Criterion 2 of O. Reg. 9/06 through the cloisonné glass in the vestibule of the house, which is a rare and unique method of creating decorative glass with glass beads and copper or brass wire. The method was patented in England in 1897 and only licensees were permitted to use the technique. Only one Canadian company was licensed to use the technique – the Cloisonne and Art Glass Company of Berlin, which later became Bullas Glass. The vestibule is a rare remaining example of cloisonné glass craftsmanship.

The level of detail and labour required to produce cloisonné glass windows requires a high degree of craftsmanship and the methods are difficult to reproduce even today.

The Property meets Criterion 4 of O. Reg. 9/06 in its association with Charles A. Boehm, a well-known insurance agent who served on the boards of Waterloo's largest insurance companies. He was also a Master of the Masonic Brotherhood, Scottish Rite and Lodge of Perfection. Charles was involved in many local organizations including the Rotary Club, Board of Trustees for the KW Hospital, the Waterloo Historical Society and the Church of the Holy Savior. His advertisements for the various insurance companies that he represented are dotted throughout the City Directories of the 1910s. He was a significant member of early 20th century Waterloo society.

The Property meets Criteria 7 and 8 of O. Reg. 9/06, as it supports and helps to define the character of historic residential housing constructed between the 1850s and 1920s. The house is located on a prominent corner site at the intersection of John Street East and Mary Street in the historic Mary Allen Neighbourhood Cultural Heritage Landscape. 15 John Street East is also physically, functionally, visually and historically linked to its surroundings. It is an appropriate part of the existing low density residential neighbourhood that has a visually cohesive assortment of historic buildings in various architectural styles. The house has sat on this corner for over 110 years and was likely constructed within several years of its abutting neighbours.

Description of Heritage Attributes of the Property:

Each attribute contributes to the design, associative, and contextual value of the Property – Criteria 1, 2, 6, 7 and 8 of O. Reg. 9/06.

Key heritage attributes which contribute to 15 John Street East's overall cultural heritage value or interest include:

- its placement in a prominent location at the intersection of John Street East and Mary Street
- its Edwardian Arts and Crafts style, exemplified by its:
 - rectangular 2-1/2 storey massing
 - red brick exterior walls on a rubblestone foundation
 - low hip roof broken by shed dormers
 - Mary Street elevation porch with wood shingles
 - variety of leaded glass windows
 - wood windows with separate divided transoms
 - double stack red brick chimneys
 - John Street entrance, including sidelights and portico overhang
 - French doors leading to the Mary Street porch
- the interior vestibule on the John Street East elevation, including the cloisonne glass windows with fleur-de-lis details and the panelled oak woodwork

Further Information:

A copy of this Notice of Intention to Designate may be found on the City of Waterloo's Heritage Notices webpage (pursuant to By-law No. 2024-055): www.waterloo.ca/heritage-notices

The complete cultural heritage value report and evaluation of this Property may be obtained by contacting heritage@waterloo.ca.

Further information and inquiries about the intention to designate may be directed to Susan Schappert, Senior Policy Planner - Heritage: 519-747-8546 or susan.schappert@waterloo.ca

Notice of Objection:

Notice of objection to the intention to designate the Property may be served on the City Clerk of The Corporation of the City of Waterloo within 30 days after this Notice has been published on the City's Heritage Notices webpage (www.waterloo.ca/heritage-notices). Any notice of objection shall indicate the reasons for the objection and all relevant facts. The last day for filing an objection is **Friday, July 24, 2026**.

DATED at Waterloo this 24th day of June, 2026.

Julie Finley-Swaren, City Clerk
clerkinfo@waterloo.ca
City of Waterloo
100 Regina Street South
Waterloo, Ontario N2J 4A8