

Staff Report



Development Services Department

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REPORT TO: Heritage Kitchener

DATE OF MEETING: June 6, 2023

SUBMITTED BY: Garrett Stevenson, Interim Planning Director, 519-741-2200 ext. 7070

PREPARED BY: Jessica Vieira, Heritage Planner, 519-741-2200 ext. 7041

DATE OF REPORT: May 18, 2023

REPORT NO.: DSD-2023-248

SUBJECT: 2023 Mike and Pat Wagner Award Nominations Summary

RECOMMENDATION:

That Heritage Kitchener Committee receive the 2023 Mike and Pat Wagner Award nomination summary and vote for up four award winners.

BACKGROUND:

In 1997, the City of Kitchener established the Mike Wagner Heritage Awards to pay tribute to property owners, businesses and individuals who have contributed to the conservation of the City's cultural heritage resources. The program was named after former City Councillor Mike Wagner who served on City Council from 1989 to 1997, and who was a strong advocate for heritage, culture, and the arts. In 2017, the heritage awards were renamed The Mike & Pat Wagner Heritage Awards in recognition of the many contributions of Pat Wagner, who was a long-time member of Heritage Kitchener and a recipient of the Lieutenant Governor's Ontario Heritage Award for Lifetime Achievement.

In 2015, Council approved the reorganization of the City's comprehensive planning awards program to celebrate a broader range of categories under one program event, known as the Kitchener Great Places Awards (KGPA). The biennial KGPA includes presentation of the City's urban design and sustainability awards, as well as the City's heritage awards.

Up to 4 heritage awards may be presented in a given award period year, and nominations may be received in one of three categories as follows:

Preservation / Restoration of Cultural Heritage Resources

Preservation projects involve protecting, maintaining and stabilizing the existing form, material and integrity of a cultural heritage resource while protecting its heritage attributes and values. Preservation projects generally relate to cultural heritage resources that are intact and do not require extensive repair, extensive replacement, alterations, or additions.

*** This information is available in accessible formats upon request. ***
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

Restoration projects involve revealing, recovering, or representing the state of a cultural heritage resource or of an individual heritage attribute as it appeared at a particular period in its history, as accurately as possible, while protecting its heritage value. Restoration projects are based on physical and documentary or oral evidence.

Rehabilitation / Adaptive Reuse of Cultural Heritage Resources

Rehabilitation and Adaptive Reuse projects involve the sensitive adaptation of a cultural heritage resource or of an individual heritage attribute for a continuing or compatible contemporary use, while protecting its heritage value. This may be achieved through repairs, replacements, alterations and/or additions.

Individual Contributions to the Field of Heritage Conservation

Awarded to individuals, businesses, organizations, institutions who have made exceptional and/or long-lasting contributions to the conservation of cultural heritage resources.

Nominations for a Mike Wagner Heritage Award must demonstrate that:

- The conservation project involves a cultural heritage resource;
- The conservation project conserves the heritage attributes and values associated with the cultural heritage resource;
- The conservation project is located within the City of Kitchener;
- The conservation project is complete;
- The conservation project obtained all required approvals such as Building Permits and Heritage Permits;
- The conservation project has not received a previous Mike Wagner Heritage Award for the same work;
- The individual, business, organization or institution nominated has made exceptional or long-lasting contributions to the conservation of cultural heritage resources within the City of Kitchener.

REPORT:

The following properties have been nominated for the 2023 Mike and Pat Wagner Heritage Award.

Category	Address
Preservation / Restoration of Cultural Heritage Resources	87 Scott Street
Preservation / Restoration of Cultural Heritage Resources	48 Ontario Street North
Preservation / Restoration of Cultural Heritage Resources	404 King Street West
Rehabilitation / Adaptive Reuse of Cultural Heritage Resources	114 Victoria Street South
Rehabilitation / Adaptive Reuse of Cultural Heritage Resources	883 Doon Village Road

A summary of the nominations that have been received is provided below.

87 Scott Street - Preservation / Restoration of Cultural Heritage Resources

The subject property is listed as a non-designated property of cultural heritage value or interest on the Municipal Heritage Register. It is a two-storey single-detached dwelling built in the Italianate architectural style. 87 Scott Street had fallen into disrepair and was rehabilitated by ABA and a consulting team into a duplex, per the Standards and Guidelines for Historic Places in Canada. Work included but was not limited to the repair or replacement of cracked masonry, window and door frames, wood columns, handrails and decking on the front verandah, and the repair of the tooth fascia detailing. The work undertaken did not substantially alter the character defining elements or heritage attributes of the building. Original building material was retained where feasible.



Figure 2: 87 Scott Street After Rehabilitation



Figure 1: 87 Scott Street Before Rehabilitation

48 Ontario Street North (The Canadian Legion) - Preservation / Restoration of Cultural Heritage Resources

The subject property is designated under Part IV of the Ontario Heritage Act. The building was the former headquarters of Bell Telephone in the town of Berlin, before being sold to the Royal Canadian Legion Branch 50 where it now once again operates as office space. Voisin Capital Incorporated has renovated and restored the property, where it now once again operates as office space. Work included the installation of completely new electrical, mechanical, and plumbing systems, as well as the installation of a new roof, windows, and significant masonry repairs. Lead paint and asbestos titles were remediated and the original brick walls and concrete structural elements were exposed and restored to their former condition. Some of the original conduits from Bell Telephone were exposed and encased as a display, as homage to the buildings original use.



Figure 2: 48 Ontario Street Before Restoration



Figure 3: Rendering of Work to 48 Ontario Street

404 King Street West (Kaufman Lofts) - Preservation / Restoration of Cultural Heritage Resources

The subject property is designated under Part IV of the Ontario Heritage Act. Formerly the Kaufman Rubber Company and Footwear Building, the heritage resource has been redeveloped into dwelling units. Most recently, Edison was retained to complete exterior repairs to the building. Work included masonry and concrete repairs, improving water shedding details and flashing, resealing the building cladding joints to prevent water infiltration, and repainting and recoating the exterior to match the existing finish. The objective of the project was to extend the lifespan of the architectural components while preserving the character-defining heritage attributes, and the work was completed in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada.



Figure 5: 404 King Street West Before Repair Work

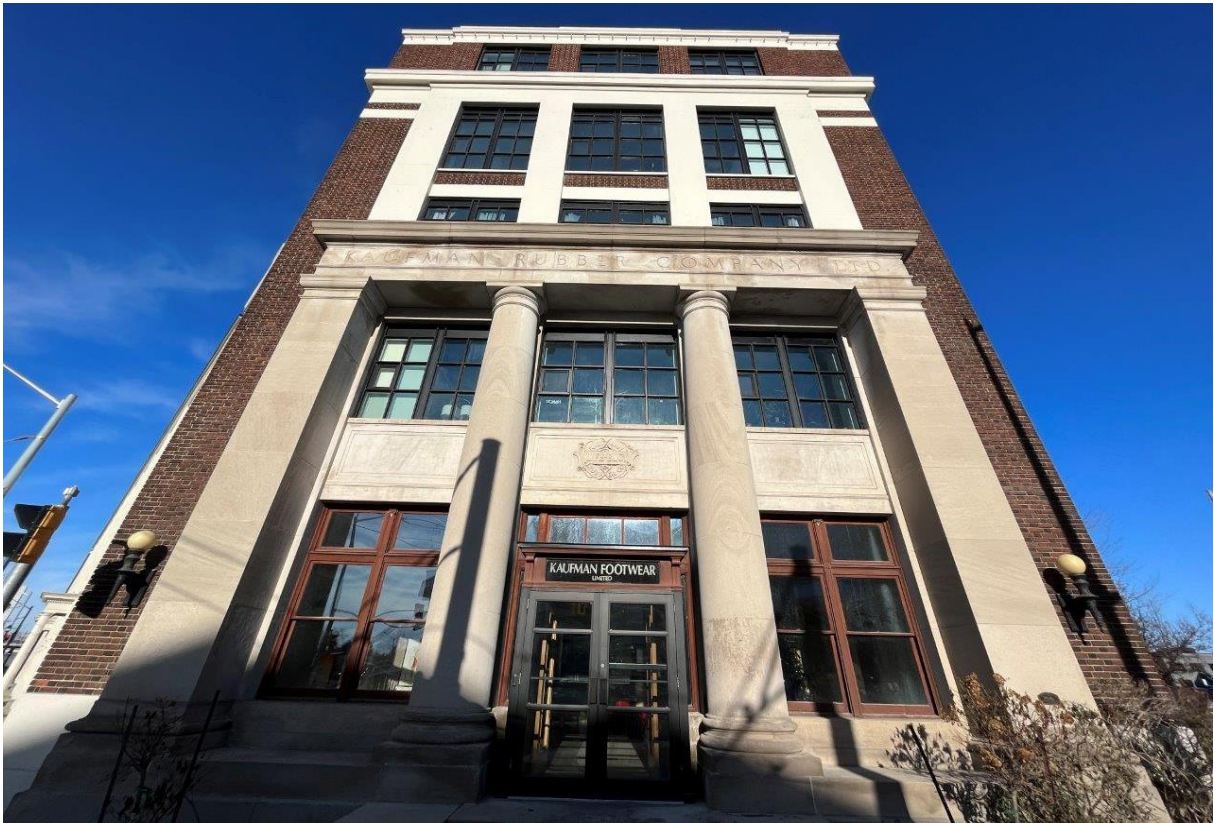


Figure 6: 404 King Street West After Repair Work

114 Victoria Street South (Glove Box) - Rehabilitation / Adaptive Reuse of Cultural Heritage Resources

The subject property is listed as a non-designated property of cultural heritage value or interest on the Municipal Heritage Register. The Glove Box redevelopment involved the restoration and adaptive reuse of the former Huck Glove Factory building. The entirety of the original building, save for the dilapidated roof structure, was preserved and integrated into a new seven-storey, 120,000 square foot addition. The work completed repaired and conserved materials and finished wherever feasible in keeping with good conservation practices. This included the repair and repointing of deteriorated portions of the original double-wythe exterior brick masonry walls, and original stone windowsills. A creative solution involving the provision of new cast-in place concrete structural slabs was also used to preserve the original hardwood floorboards and timber beams, which had been deemed inadequate to support office loads. The windows were not original to the structure and were replaced with historically appropriate units. The new addition was carefully designed to contrast against and minimize impact on the heritage resource.



Figure 7: 114 Victoria Street South Before Work



Figure 8: 114 Victoria Street South After Work

883 Doon Village Road (Hog and Hen House) - Rehabilitation / Adaptive Reuse of Cultural Heritage Resources

The subject property is designated under Part IV of the Ontario Heritage Act. The Designating By-law No. 2020-061 identifies the coach house formerly used as a hog and hen barn as being a secondary heritage attribute. The former hog and hen barn was relocated in 2019 and placed on new foundation in 2020. Restoration of the exterior was completed in 2021, while interior renovations to convert the building into livable space was completed in 2022. The relocation involved the hand excavation of the structure in sections, securing by metal strapping and moving it via large I-beams, hydraulic hacks, and cribbing. Limestone mortar was used to repoint damaged brick and stone, wood awning windows and a new steel roof that matched the original were installed, and wood soffit and fascia replaced.



Figure 9: Hog and Hen House Before Work



Figure 10: Hog and Hen House After Work

APPROVED BY: Justin Readman, General Manager, Development Services Department

ATTACHMENTS:

[Attachment A – 87 Scott Street Nomination Package](#)

[Attachment B – 48 Ontario Street North Nomination Package](#)

[Attachment C – 404 King Street West Nomination Package](#)

[Attachment D – 114 Victoria Street South Nomination Package](#)

[Attachment E – 883 Doon Village Road Nomination Package](#)