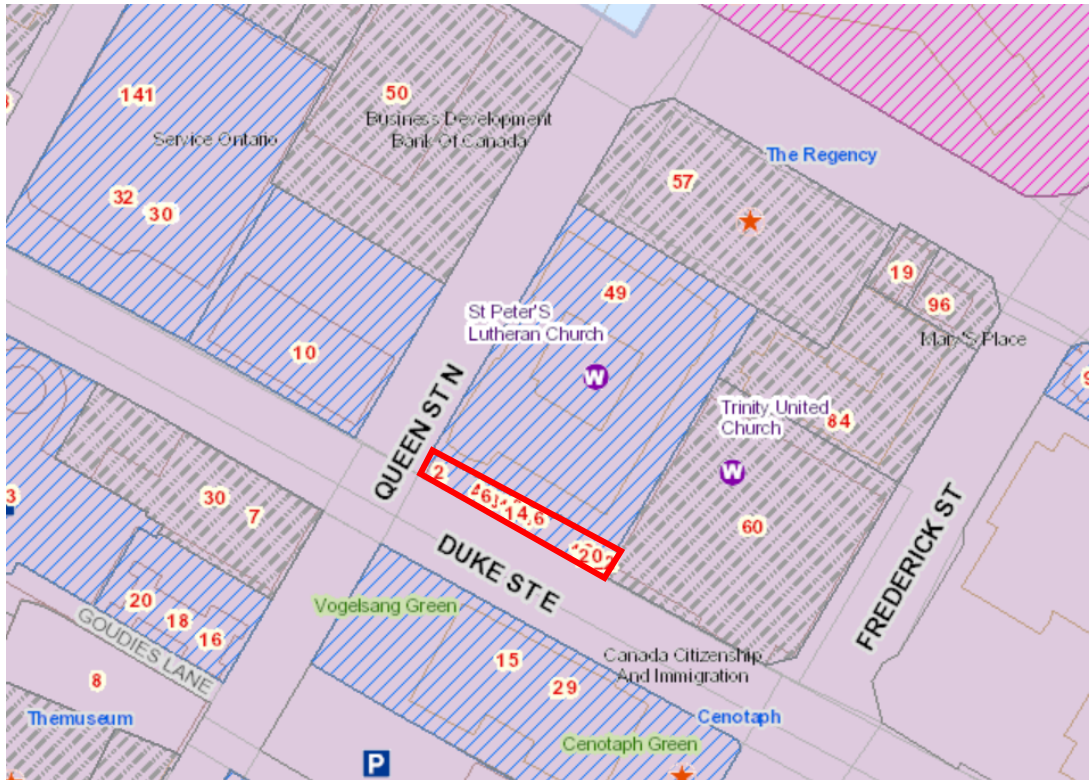


# STATEMENT OF SIGNIFICANCE

## 2-22 DUKE STREET EAST



### Summary of Significance

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Design/Physical Value | <input type="checkbox"/> Social Value        |
| <input checked="" type="checkbox"/> Historical Value      | <input type="checkbox"/> Economic Value      |
| <input checked="" type="checkbox"/> Contextual Value      | <input type="checkbox"/> Environmental Value |

**Municipal Address:** 2-22 Duke Street

**Legal Description:** Plan 401 Pt Lot 11 Pt Lot 12

**Year Built:** 1931

**Architectural Style:** Art Deco

**Original Owner:** W. H. Breithaupt

**Original Use:** Commercial

**Condition:** Good

### Description of Cultural Heritage Resource

2-22 Duke Street East is a two-storey early 20<sup>th</sup> century brick commercial building built in the Art Deco architectural style. The building is situated on a 0.09-acre parcel of land located on the north side of Duke Street East between Queen Street North and Frederick Street in the City Commercial Core Planning Community of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the commercial building.

## **Heritage Value**

2-22 Duke Street East is recognized for its design/physical, historical/associative, and contextual value.

### ***Design/Physical Value***

The building at 2-22 Duke Street East has design and physical value, being a notable and unique example of the Art Deco architectural style as well as displaying a high degree of craftsmanship through the many detailed elements of the structure. The building is two-storeys in height and possesses approximately 50 metres of front along Duke Street East, creating a long horizontal backdrop for the streetscape.

#### ***Front South Façade***

The front of the building faces Duke Street East and is comprised of thirteen pilasters that create twelve bays of varying widths. The two bays on the west and the three bays on the east may be additions that were added after the original construction period, as the height of the roof is slightly lower, and the pilasters differ in appearance. Further, they create an unsymmetrical composition and lack masonry detailing about the second story windows that is visible on the seven center bays. The three western-most pilasters and four eastern-most pilasters appear to be made from cast-concrete, while the remaining six pilasters in the center are brick. Each of the thirteen are capped with decorative stone detailing, with the two central most containing stone finials and floral motifs as well. Each bay except the central portion contains two single hung windows with soldier course heading and stone sills on the second story. The center-most bay contains a two-storey semi-circular opening that serves as a central entrance. Stonework with the Breithaupt Family Grant of Arms tops this semi-circular arch.

#### ***West Side Façade***

The west side façade faces Queen Street North and is framed by two pilasters composed of cast-concrete and topped with a decorative stone cap. A stone belt course divides the two storeys. The rest of the façade is covered with angel brick.

#### ***East Side Façade***

The east façade directly abuts the adjacent building and is not visible.

#### ***Rear North Façade***

The rear north façade is primarily composed of brick, though a portion of the eastern end has vinyl cladding. Casement windows with stone sills are placed in a symmetrical pattern along the second storey, except for the vinyl-cladded portion.

### ***Historical Value***

The property has historical and associative value as it relates to the theme of economic growth and development in the downtown area as well as has direct association with the Breithaupt family.

The building was built and originally owned by William Henry Breithaupt. The Breithaupt's were a prominent family in the history of Kitchener, being involved in numerous businesses including the Breithaupt Leather Company, the Berlin Gas Company, and the Berlin and Waterloo Railway. The family also had a strong political presence, with different members acting as mayors of then-Berlin as well as being members of the House of Commons.

William H. Breithaupt was a civil engineer by education, graduating from the prestigious Rensselaer Polytechnic Institute in New York in 1881. At the time of his death, he had lived to be one of the oldest graduates of the school. Upon his return from the United States to Berlin in 1900, he carried on the family interest in both the Berlin and Waterloo Railway and the Berlin Gas Company, which had been previously managed by his late brother Carl. In addition, W.H. Breithaupt took great interest in both city planning and heritage preservation, being the first chairman of the City Planning Commission from 1917-1921 as well as a past president of the Ontario Historical Society. He directly contributed to the organization and establishment of the Waterloo Historical Society in 1912, acting as the first president and holding the position for twelve consecutive years.

W.H Breithaupt built the Bridgeport Line in 1902, which were later taken over by the city as public enterprises along with the Waterloo line and the Gas Company. Other notable builds of his include the casino for the Bridgeport Railway Park and the Grand River Country Clubhouse, which was the site that first introduced golf to Kitchener. He was directly involved with the initiative which led to the erection of the Memorial Tower and was a part of the development of the Grand River Conservation Scheme, pioneering flood control and conservation through storage reservoirs. Through his efforts the opening of Duke Street from Queen to Frederick Street was also secured.

Mr. Breithaupt was recognized by membership in the Engineering Institute of Canada (past member of Council), the Institution of Civil Engineers (Great Britain), the American Society of Civil Engineers (Life Member), the American Institute of Consulting Engineers and the academic fraternity of Sigma Xi.

Since its construction in 1931, 2-22 Duke Street has been home to numerous businesses. The sites first tenant was Herman Ahrens, who worked as a local tailor. Other early shops included Freddie and Jack's Sporting Goods, Grip Tite Roofing, and the Sheehy Brothers. The commercial use of the building continues to this day.

### ***Contextual Value***

The contextual value of the property relates to its physical, historical, functional, and visual link to its surroundings. The building sits on the intersection of Queen Street North and Duke Street East, in its original location. It retains its original use as the home to multiple local businesses. It is surrounded by other historic buildings, including 49 Queen Street North (St Peter's Lutheran Church) to the south, 10 Duke Street to the west (the former head office of the Economical Mutual Fire Insurance Company of Kitchener), and 15-29 Duke Street East to the north (the Federal Building, which is both a Recognized Federal Heritage Building and listed on the Kitchener Municipal Heritage Register).

### **Heritage Attributes**

The heritage value of 2-22 Duke Street East resides in the following heritage attributes:

- All elements related to the construction and Art Deco architectural style of the building, including:
  - Roof and roofline;
  - Windows and window openings;
  - Door openings;
  - Concrete sills and soldier course headings;
  - Two central brick pilasters topped with finials and decorated with floral motifs;
  - Two-storey semi-circular opening;
  - Breithaupt Family Grant of Arms; and,
  - Pilasters and decorative stone caps.

## References

- Biography: William Henry Breithaupt. Waterloo Historical Society, Thirty-Second Annual Report.

## Photographs



Front Elevation (South Façade)



Rear Elevation (North Façade)



Side Elevation (West Façade)



Masonry Detailing



Close up of one bay displaying the different pilasters and decorative brickwork above the second-storey windows



# CULTURAL HERITAGE EVALUATION FORM

Address: 2-22 Duke Street East Recorder: Jessica Vieira

Description: The Food Block Date: February 15, 2023

(date of construction, architectural style, etc)

Photographs Attached:

Front Façade     Left Façade     Right Façade     Rear Façade     Details     Setting

<b><i>Designation Criteria</i></b>	<b><i>Heritage Kitchener Committee</i></b>	<b><i>Recorder- Heritage Planning Staff</i></b>
1. This property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>

<p><i>* E.g. - constructed with a unique material combination or use, incorporates challenging geometric designs etc.</i></p>		
<p>4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.</p> <p><i>* Additional archival work may be required.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>
<p>5. The property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.</p> <p><i>* E.g - A commercial building may provide an understanding of how the economic development of the City occurred. Additional archival work may be required.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>
<p>6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect,</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>



<p>artist, builder, designer or theorist who is significant to a community.</p> <p><i>* Additional archival work may be required.</i></p>		
<p>7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.</p> <p><i>* E.g. - It helps to define an entrance point to a neighbourhood or helps establish the (historic) rural character of an area.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>
<p>8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.</p> <p><i>* Additional archival work may be required.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>
<p>9. The property has contextual value because it is a landmark.</p> <p><i>* within the region, city or neighborhood.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>

Notes

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Left and right portion of the building may be an addition? Different roof height, different pilasters

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<b>Additional Criteria</b>	<b>Recorder</b>	<b>Heritage Planning Staff</b>
<b>Interior:</b> Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>
<b>Completeness:</b> Does this structure have other original outbuildings, notable landscaping or external features that complete the site?	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>
<b>Site Integrity:</b> Does the structure occupy its original site?  <i>* If relocated, is it relocated on its original site, moved from another site, etc.</i>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
<b>Alterations:</b> Does this building retain most of its original materials and design features? Please refer to the list of heritage attributes within the Statement of Significance and indicate which elements are still existing and which ones have been removed.	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
<b>Alterations:</b> Are there additional elements or features that should be added to the heritage attribute list?	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>
<b>Condition:</b> Is the building in good condition?  <i>*E.g. - Could be a good candidate for adaptive re-use if possible and contribute towards equity-</i>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>

<p><i>building and climate change action.</i></p>		
<p><b>Indigenous History:</b> Could this site be of importance to Indigenous heritage and history?</p> <p><i>*E.g. - Site within 300m of water sources, near distinct topographical land, or near cemeteries might have archaeological potential and indigenous heritage potential.</i></p> <p>Could there be any urban Indigenous history associated with the property?</p> <p><i>* Additional archival work may be required.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p> <p><input checked="" type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p> <p><input checked="" type="checkbox"/> Additional Research Required</p>
<p><b>Function:</b> What is the present function of the subject property?</p> <p><i>* Other may include vacant, social, institutional, etc. and important for the community from an equity building perspective.</i></p>	<p>Unknown <input type="checkbox"/> Residential <input type="checkbox"/></p> <p>Commercial <input type="checkbox"/></p> <p>Office <input type="checkbox"/> Other <input type="checkbox"/> -</p> <p>_____</p>	<p>Unknown <input type="checkbox"/> Residential <input type="checkbox"/></p> <p>Commercial <input checked="" type="checkbox"/></p> <p>Office <input checked="" type="checkbox"/> Other <input type="checkbox"/> -</p> <p>_____</p>
<p><b>Diversity and Inclusion:</b> Does the subject property contribute to the cultural heritage of a community of people?</p> <p>Does the subject property have intangible value to a specific community of people?</p> <p><i>* E.g.- Waterloo Masjid (Muslim Society of Waterloo &amp; Wellington Counties) was the first established Islamic Center and</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p>	<p>N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p>



<i>Masjid in the Region and contributes to the history of the Muslim community in the area.</i>		
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Notes about Additional Criteria Examined

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**Recommendation**

**Does this property meet the definition of a significant built heritage resource, and should it be designated under Part IV of the Ontario Heritage Act? (Does it meet two or more of the designation criteria?)**

N/A  Unknown  No  Yes

If not, please select the appropriate action for follow-up

- Keep on the Municipal Heritage Register
- Remove from the Municipal Heritage Register
- Additional Research Required

Other: \_\_\_\_\_

General / Additional Notes

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TO BE FILLED BY HERITAGE PLANNING STAFF:

Date of Property Owner Notification: \_\_\_\_\_