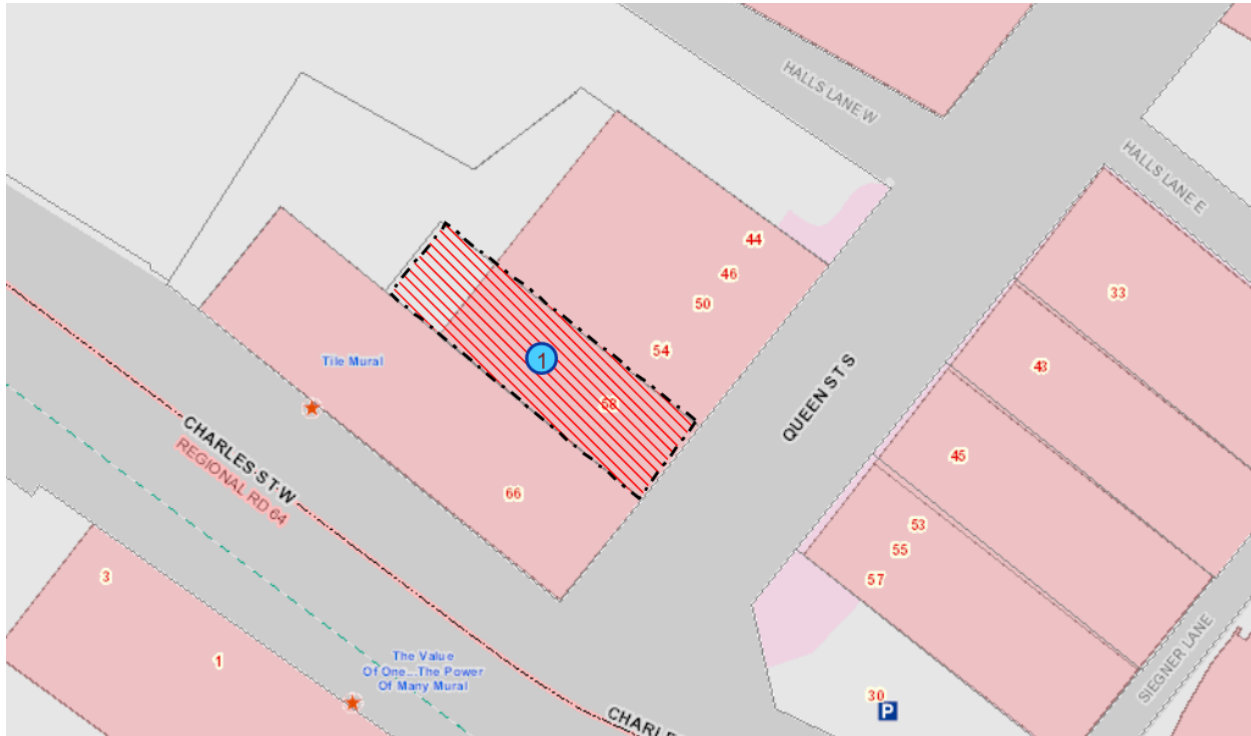


STATEMENT OF SIGNIFICANCE

58 QUEEN STREET SOUTH



Summary of Significance

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

Municipal Address: 58 Queen Street South

Legal Description: Plan 391 Part Lot 6 RP 58R-9667 Part 3-5

Architectural Style: Renaissance Revival

Original Owner: Weber Hardware

Original Use: Commercial

Condition: Good

Description of Cultural Heritage Resource

58 Queen Street South is a late 19th century building built in the Renaissance Revival architectural style. The building is situated on a 0.06 acre parcel of land located on the west side of Queen Street South between Charles Street East and King 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

58 Queen Street South is recognized for its design/physical, significant historical/associative and contextual values.

Design/Physical Value

The design and physical values relate to the Renaissance Revival architectural style that is in good condition with many intact original elements. The building features: a rectangular plan; brick construction; decorative brick work; and, paired 1/1 hung windows with transom and stone headers and sills.

East (Front) Façade

The existing building is 3 storeys in height in brick construction and has a flat roof. The ground floor of the front façade is currently occupied by The Working Centre, and includes a floor-to-ceiling windows with a recessed entry. The second and third storeys include three windows each with decorative stone headers and sills. The windows are not original and have been recently replaced. Above the third storey windows are three rectangles with decorative brickwork. This façade also has a brick buttress on the left side that extends all the way up to the roof of the building.

North (Side) Façade

This façade abuts the neighboring building at 54 Queen Street South.

West (Rear) Façade

This façade has been extensively altered since it was first constructed. On the first storey, there is a door with multiple building system units installed. The second storey contains three row windows in a one-on-one orientation with stone sills and brick soldier course on the left side of the building, and on the right side there is a single window with stone sills. The third storey contains three windows placed at equal distance from each other with stone sills and brick soldier coursing. The window on the right-most side has a small balcony.

South (Side) Façade

This façade abuts 66 Queen Street South to the left, and only a portion of the third storey is visible. This façade contains brick construction and another brick buttress towards the end of the façade.

Historical/Associative Value

The historic and associative values relate to the original owner and use of the property and buildings and the contribution they made to the history of Berlin (now Kitchener). This building has significant historical/associative value because of its historic and current use.

John Fennell

The building was once used as a hardware company. The hardware company was founded on June 1, 1863 by John Fennell and carried his name for 60 years. John Fennell was born on August 8, 1837, in Cobourg, Ontario. John Fennell arrived in Kitchener, known as Berlin at the time, on June 1st, 1863 and was a young hardware merchant at the time. He was a prominent and one of the most successful businessmen in the community at the time, and his hardware company sold plated ware, paint, glass, oils, etc. In addition to being a successful businessman, he was also an important member of the society at the time. He was the founding president of the Board of Trade and the founding organizer of the Economical Mutual Fire Insurance Company. In addition to all these achievements, he also served as a Councillor on Berlin's Council from 1881-1882. In 1886, the Berlin Board of Trade was established, with John Fennell serving as its first President. He was instrumental in preparing the by-law, some of which stand today as they were prepared. He also served as a Justice of the Peace. In addition to these activities, John Fennell also served as a Church Warden of St. John's Church for many years. John Fennell died in 1922, the property and firm was purchased by Carl Nicholas Weber from John's widow, Alicia Jackson.

Carl Nicholas Weber

After Carl N. Weber purchased the property and firm, he renamed it to Weber Hardware Co, Ltd in 1923. Carl N. Weber was born on January 19, 1899, in Elmira. For many years, he operated Weber Hardware Co. Ltd. In addition to his business interests, he was also a long-time member and President of the Kitchener Board of Trade, and he was also elected as a chairman of the Kitchener Urban Renewal Committee in 1971. He has also served as a Director for Canada Trust, the Equitable Life Insurance Company, and the Economical Mutual Insurance Company.

Beyond his business interests, he also served Kitchener's community as a member of the K-W Hospital Commission for twenty-two (22) years and was chairman for twenty

(20) of those years. He was a member of the Board of Governors of the University of Waterloo from the time it was founded in 1957, till his death in 1978.

Carl Weber was also an active member of the Lutheran Church. He served as a Canadian delegate to the World Council of Churches in India in 1961, representing Kitchener and Canada on a global platform. He was also a member of the executive council of the Lutheran Church in America, a member and chairman of its board of publications, and a member of its pension board.

Carl's company, the Weber Hardware Co. Ltd., operated out of the building at 58 Queen Street South from c. 1918 until 1927 when it moved to the building at 66 Queen Street South. The company moved to the building at 675 Queen Street South in 1987 and the company is currently known as C.N. Weber Ltd and still continues to operate today, becoming one of the rare businesses surviving from the time when Kitchener was still Berlin.

The Working Centre

The existing use of the building is for The Working Centre. The Working Centre has been operating out of this building since the mid 1980s. According to The Working Centre's website: *"The Working Centre was established in the spring of 1982 as a response to unemployment and poverty in downtown Kitchener. The Centre grew roots in the Kitchener downtown through the dedication of Joe and Stephanie Mancini, a young married couple who had just graduated from St. Jerome's College at the University of Waterloo. They saw the potential for building a community of interest around responding to unemployment and poverty, developing social analysis and engaging in creative action."*

Contextual Value

This building has contextual value as being built in the downtown commercial core of Berlin, before it became Kitchener, and is a part of a group of buildings that were built at a time when industrial and commercial development in Berlin (now Kitchener) was happening. Today, these buildings are located in the downtown commercial core of Kitchener, and greatly contribute to the character of the area. The building is in its original location, and maintains historical and visual links to its surroundings.

Economic Value

The existing building has economic value as being representative of a building with a history that contributes to the economic development that was taking initially in Berlin, and then in Kitchener in the late 19th and early 20th century.

Heritage Attributes

The heritage value of 73 Young Street resides in the following heritage attributes of the Gothic architectural style:

The heritage value of 58 Queen Street South resides in the following heritage attributes:

- All elements related to the construction and Renaissance Revival architectural style of the building, including:
 - a rectangular plan;
 - Flat roof;
 - brick construction;
 - Decorative brick buttresses;
 - decorative brick work; and,
 - window openings with stone headers and sills;
- All contextual elements related to the building including:
 - Its original location on Queen Street South streetscape and its contribution to the Kitchener downtown commercial area.

PHOTOS



58 Queen Street South – Front (East) Façade



58 Queen Street South – West (rear) façade



58 Queen Street South



58 Queen Street South

CULTURAL HERITAGE EVALUATION FORM

Address: 58 Queen Street South Recorder: Andrew Portegen

Description: c. 1900, Renaissance Revival Date: March 10, 2023

(date of construction, architectural style, etc)

Photographs Attached:

Front Façade Left Façade Right Façade Rear Façade Details Setting

<i>Designation Criteria</i>	<i>Recorder – Heritage Kitchener Committee</i>	<i>Heritage Planning Staff</i>
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 checked="" 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 checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input 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, artist, builder, designer or theorist</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>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 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>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 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>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 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>

Notes

Access from 3rd floor at rear face of building onto roof of adjacent property. Recent window replacement evident on 2nd and 3rd floors

Additional Criteria	Recorder	Heritage Planning Staff
Interior: Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?	N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>
Completeness: 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 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"/>
Site Integrity: 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 checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
Alterations: 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 checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
Alterations: 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 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"/>
Condition: Is the building in good condition? <i>*E.g. - Could be a good candidate for adaptive re-use if possible and contribute towards equity-building and climate change action.</i>	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"/>

<p>Indigenous History: 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"/> <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"/> <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"/> <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"/> <input checked="" type="checkbox"/> Additional Research Required</p>
<p>Function: 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"/> Commercial <input checked="" type="checkbox"/> Office <input type="checkbox"/> Other <input checked="" type="checkbox"/> - Social</p>	<p>Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Office <input type="checkbox"/> Other <input type="checkbox"/> - _____</p>
<p>Diversity and Inclusion: 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 & Wellington Counties) was the first established Islamic Center and Masjid in the Region and contributes to the history of the Muslim community in the area.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <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"/> <input type="checkbox"/> Additional Research Required</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> <input type="checkbox"/> Additional Research Required</p>

Notes about Additional Criteria Examined

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

TO BE FILLED BY HERITAGE PLANNING STAFF:

Date of Property Owner Notification: _____