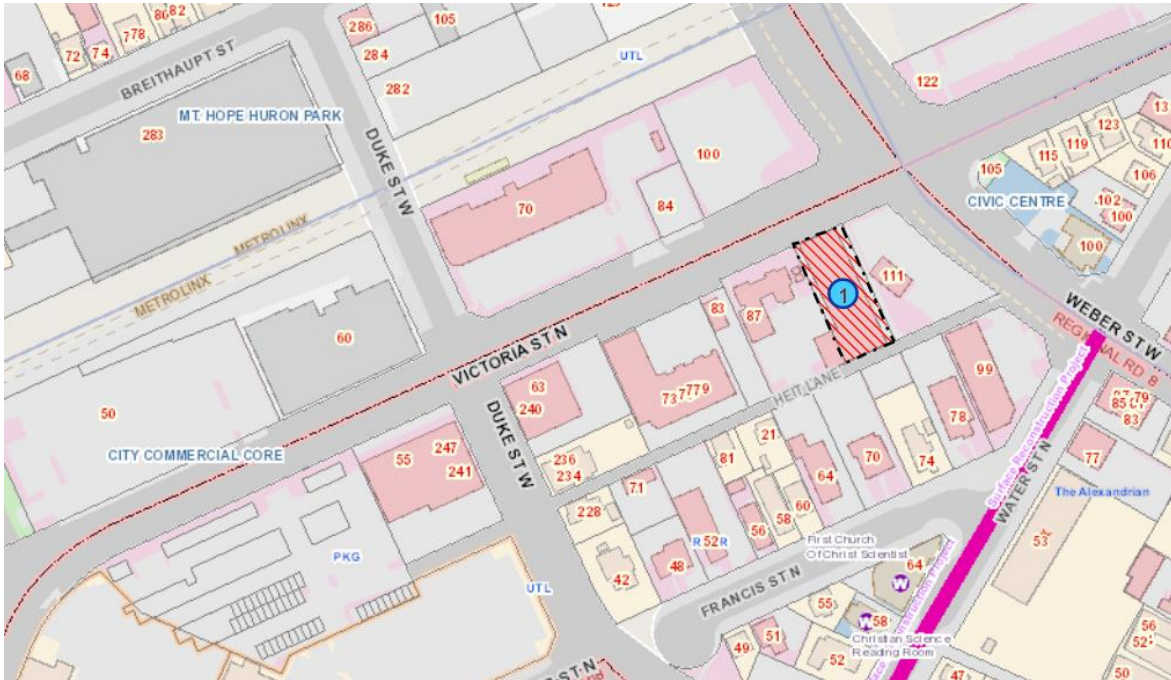


STATEMENT OF SIGNIFICANCE

97 VICTORIA STREET NORTH



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: 97 Victoria Street North

Legal Description: Plan 374

Year Built: c. 1927

Architectural Style: Industrial Vernacular

Original Owner: Mitchell Button Company

Original Use: Industrial

Condition: Good

Description of Cultural Heritage Resource

97 Victoria Street North is a two storey early-20th century brick building constructed in the Industrial Vernacular architectural style. The building is situated on a 0.24 acre parcel of land located on the east side of Victoria Street North between Duke Street West and Weber Street West 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 former industrial building.

Heritage Value

97 Victoria Street North is recognized for its design, historical, and contextual values.

Design/Physical Value

The design value relates to the architecture of the building. The house is a unique example of the Industrial Vernacular architectural style. The building was built c. 1927 as an industrial warehouse for the Mitchell Button Company and has continued to serve as an industrial and/or commercial building until present day. The building is in good condition. The building is two storeys in height and features:

- flat roof with shaped parapet on the front façade;
- 3 by 9 bays;
- red, yellow and beige brick Construction;
- shallow buttressing between the windows;
- original window openings with brick headers and concrete sills; and,
- Groups of three 6/6 windows on the front façade with brick headers and concrete sills.

In addition to these features, this building has been recognized as a contributing industrial property that supports the character of the City's Warehouse District Cultural Heritage Landscape. Furthermore, this building acts as a visual gateway into the Warehouse District due to its position at the edge of the district.

Historical/Associative Value

The historic and associative value relate to the original owner, original use and present owner. William E. Mitchell of the Mitchell Button Company had been operating his company from 21 Gaukel Street until the acquisition of this property on 14 April 1927. Photographic evidence and tenancy documentation found in the city directories suggests that Mitchell had the structure on the subject property shortly after taking lot ownership from M.B. Shantz – real estate broker. This property was given to Shantz by Charles A. Kern – who also granted portion of this property to Ernest Denton on July 29, 1924. Per the registry, it appears as though Mitchell, along with the Canada Permanent Trust Company, retained ownership of the Property and leased it to the Mitchell Button Company for \$5,400.00 yearly. In 1967, the Mitchell Button Company would retain

ownership of the Company. William's son took over the Company in 1915 but the Mitchell Button Company operated out of this site for 41 years.

City directories inform that the Mitchell Button Company retained tenancy on the Property until 1969, undergoing two name changes across its 41 year tenure, first in 1964 when it was renamed "Mitchell Plastics and Buttons Limited", and then again shortly in 1969 to "Mitchell Plastics Limited". A second company called the "Woeller Upholstering Company" also took occupancy of the building between 1932 and 1941. For the first 41 years of its developed existence, the Property supported an industrial use as it housed manufacturing companies.

Despite Mitchell Plastics and Buttons retaining ownership of the Property as indicated on land registry documentation, the site remained vacant between 1970 and 1971 when the company moved to the a new lot in 1970 located at 11 Hoffman Street.

Over the years, the building has supported a range of businesses and uses – some of the being – "Marian Household Centre (1972-1980)", "Dumont Press Graphix Limited (1973-1988)", "Elsworhy Cabinets (1977 – 1997)" – to name a few.

The existing use of the building is for The Working Centre's Worth a Second Look Furniture and Housewares store and St. John's Kitchen.

This building is also historically important as it was part of the buildings that were built at a time when Kitchener was undergoing rapid industrial development. Many of these industrial buildings – such as the Michael Button Company Building and the Kaufaman Rubber Company Building were built between 1910 and 1930s in response to Kitchener's emerging economy.

Contextual Value

The contextual values relate to the contribution that the building makes to the continuity and character of the Victoria Street North streetscape and the warehouse district. The building is historically linked to its surroundings within the warehouse district.

The Warehouse District is defined by the industrial commercial development that occurred during the early 20th century and the concurrent built industrial vernacular structures.

Economic Value

The building has economic value as a contributing property to a group of buildings that were built during Kitchener's economic boom that was taking place in the early 20th century.

Heritage Attributes

The heritage attributes of this building are:

- All elements related to the Industrial Vernacular architectural style of the building, including:
 - Two-storey height;
 - Symmetrical northwest (primary) façade;
 - Flat roof with shaped parapet on the northwest (primary façade);
 - Shallow buttresses that define distinct bays along each of the building's elevations;
 - Brick construction comprising of red, yellow, and beige brick;
 - Original window openings with soldier course brick headers and concrete sills;
 - Six-over-six windows on the northwest (primary) façade; and
 - Chimney set in stretcher bonded, yellow brick with concrete banding.
- All elements related to the contextual value, including:
 - Location of the building and contribution that it makes to the continuity and character of the Victoria Street North streetscape and the Warehouse District; and
 - The link to the surrounding Warehouse District.

References

Kolaritsch, D., & J. Campbell. (1984/85). *97 Victoria Street North - Heritage Kitchener Inventory of Historic Buildings*. LACAC: Kitchener, ON.

The Working Centre. (2014). *About Us*. Retrieved from <http://www.theworkingcentre.org/about-us/82> on February 3, 2014.

Daub, B. (2022) *Heritage Impact Assessment – 97 Victoria Street North*, Kingston, ON



97 Victoria Street North – Front and side façade



97 Victoria Street North



97 Victoria Street North

City of Kitchener - Cultural Heritage Resource Evaluation Form

Address: 97 Victoria Street North

Period:

Field Team Initials: GZ/ER

Description:

Date: August 29, 2012

<i>DESIGN OR PHYSICAL VALUE</i>		FIELD TEAM				EVALUATION SUBCOMMITTEE			
		N/A	Unknown	No	Yes	N/A	Unknown	No	Yes
Style	Is this a notable, rare or unique example of a particular architectural style or type?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Construction	Is this a notable, rare, unique or early example of a particular material or method of construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Design	Is this a particularly attractive or unique structure because of the merits of its design, composition, craftsmanship or details?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Does this structure demonstrate a high degree of technical or scientific achievement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Interior	Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Notes									

CONTEXTUAL VALUE		FIELD TEAM				EVALUATION SUBCOMMITTEE			
		N/A	Unknown	No	Yes	N/A	Unknown	No	Yes
Continuity	Does this structure contribute to the community or character of the street, neighbourhood or area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Setting	Is the setting or orientation of the structure or landscaping noteworthy?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Does it provide a physical, historical, functional or visual link to its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landmark	Is this a particularly important visual landmark within the region <input type="checkbox"/> , city <input type="checkbox"/> or neighbourhood <input checked="" type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Completeness	Does this structure have other original outbuildings, notable landscaping or external features that complete the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Notes	Sub-Committee: warehouse district								

INTEGRITY		FIELD TEAM				EVALUATION SUBCOMMITTEE			
		N/A	Unknown	No	Yes	N/A	Unknown	No	Yes
Site	Does the structure occupy its original site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Alterations	Does this building retain most of its original materials and design features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Is this a notable structure due to sympathetic alterations that have taken place over time?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Condition	Is this building in good condition?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes									

HISTORICAL OR ASSOCIATIVE VALUE & SIGNIFICANCE		FIELD TEAM				EVALUATION SUBCOMMITTEE			
		N/A	Unknown	No	Yes	N/A	Unknown	No	Yes
	Does this property or structure have strong associations with and/or contribute to the understanding of a belief, person, activity, organization or institution that is significant or unique within the City?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

HISTORICAL OR ASSOCIATIVE VALUE & SIGNIFICANCE	FIELD TEAM				EVALUATION SUBCOMMITTEE			
	N/A	Unknown	No	Yes	N/A	Unknown	No	Yes
Is the original, previous or existing use significant?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does this property meet the definition of a significant built heritage resource or cultural heritage landscape, as identified in the Provincial Policy Statement under the Ontario Planning Act? <i>A property or structure valued for the important contribution it makes to an understanding of the history of a place, an event or a people?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes	Sub-Committee: original use and working centre							