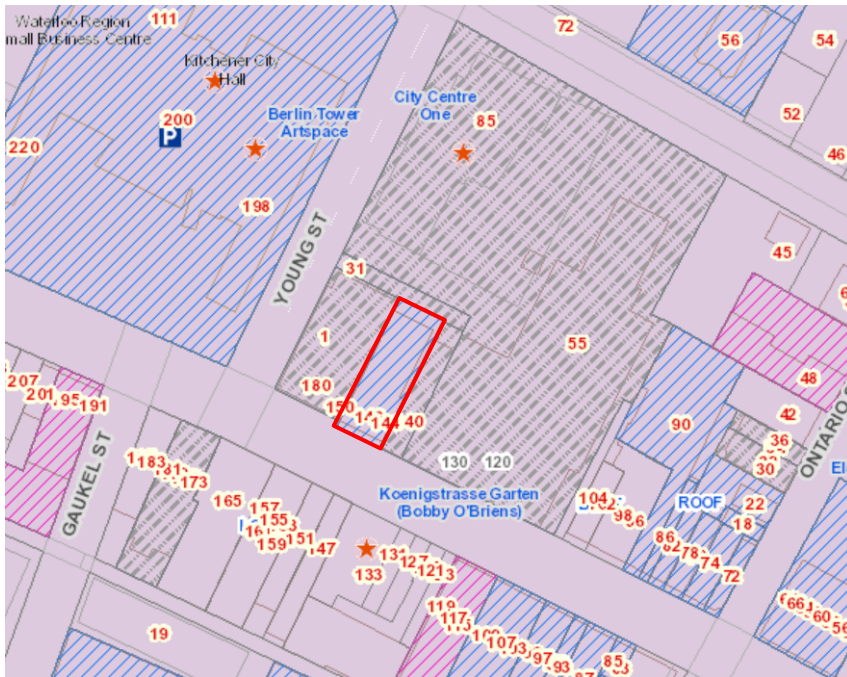


STATEMENT OF SIGNIFICANCE

144-150 KING STREET WEST



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: 144-150 King Street West

Legal Description: Plan 362 Lot 4 & 5 Pt Lot 3

Year Built: 1895

Architectural Style: Classical Revival

Original Owner: -

Original Use: Commercial and Office Building

Condition: Good

Description of Cultural Heritage Resource

144-150 King Street West is a four-storey late 19th century cast concrete commercial building built in the Classical Revival architectural style. The building is situated on 0.15 acre parcel of land located on the north side of King Street West between Young Street and Ontario Street in the City Commercial Core of the City of Kitchener in the Region of Waterloo. The principal resource that contributes to the heritage value is the four-storey commercial building.

Heritage Value

144-150 King Street is recognized for its design/physical, historical/associative, and contextual values.

Design/Physical Value

The design and physical value of the building resides in its architecture and physical construction. The building is a representative example of the Classical Revival architectural style in a commercial building. The structure is four-storeys in height. Renovations to the front were completed in the early 21st century, which included covering the original pre-cast concrete cladding with a different cladding. Though some original detailing was lost, the work largely maintained the original appearance of the structure.

Front South Façade

The building fronts onto King Street West. The front façade is divided vertically by five piers three storeys in height, creating four bays. Each bay contains a single-hung window on every storey save the ground floor. The structure is divided horizontally by a corbel table above the first storey, with a second corbel table sitting above the fourth storey and below the parapet. Crenels are cut into the parapet, giving the roofline a unique and distinct shape. The parapet also contains an inscription that reads “Weber Chambers”, which gives the structure its name.

West Side Façade

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

East Side Façade

Due to the proximity of the adjacent building, only a portion of the east side façade is visible. The east side façade is composed of buff brick. There is three windows with stone sills and lintels along each storey save the first floor. A fourth window opening along each storey appears to have been closed up. There are two exposed ducting systems that are visible on this façade.

Rear North Façade

The rear façade is comprised of buff brick. Each floor contains a symmetrical fenestration pattern and can broadly be classified into two styles. Towards the left portion of the façade, each storey has two windows with upper and lower sashes. The upper sashes are fixed, and the lower sashes can be opened or have an air conditioning unit installed. Towards the right portion of the façade, each storey has a window with a single upper sash and portions of the lower sash that can be opened. Next to the windows is a recessed door entry with side transoms. These doors and windows have a fire escape staircase.

All doors and windows have concrete lintels and sills. The second to fourth storeys contain three casement or single-hung windows with stone sills and concrete headers, as well as a door and door opening on the west side, with a flanking window. Each door opening also has a stone header, and the openings lead to a fire escape. It appears that five different openings on the ground floor have been closed, as the bricks are different colors, do not seem as weathered, and stone headers remain.

The building also demonstrates a high degree of technical and scientific achievement. The King Street West façade is likely the first in the City to be built with a precast concrete façade. The current façade is clad with an exterior insulation and finishing system (EIFS) similar to stucco; however, the original precast concrete façade still exists behind the new cladding. In addition, It is believed that this building was the first building within the City to install an elevator.

Historical Value

The subject property has historical value due to its connection to the theme of economic development in the downtown area.

In 1840 David Weber sold a one-acre parcel of land north of King Street and east of Young Street, all within Lot 16 and part of the 3-acre trade made by his father-in-law in 1833 to Frederick Gaukel. This parcel became the site of the Mayfair Hotel and the Weber Chambers, which is the inscription seen on the parapet of 144-150 King Street West. The Weber Chambers building originally housed storefronts on the ground floor and office spaces above. Notable tenants of the property have included: London Life Conservatory of Music (1912); Met Life Insurance Co. (1912); Wm. Cairnes, Real Estate (1912); H.L. Staebler Co. Ltd., Insurance (1924 and 1933); Salts and Chemicals, Ltd. (1924); Bricker & Sons, Ltd., Wholesale Jeweler (1924); R.W. Ripley, Dental Laboratory (1933); and, G.E. Schlee, Advertising (1933). The site was the long-time home to the Palladium Restaurant, whose "Candy, Ice Cream, Palladium Restaurant" sign was easily recognizable by locals at the time, and which served downtown Kitchener well into the 1980's. Also operating for many years under the Palladium was William G. Sahli, a watchmaker-jeweler. William G. Sahli's career spanned 68 years, concluding with his retirement in 1978 at the age of 83. He had serviced three generations of the same family and other locals within the area, and, like the Palladium Restaurant, became a staple of the Kitchener downtown. In 1985 the second to fourth storey office spaces were converted to residential uses, but the ground floor retains its commercial uses.

Contextual Value

The contextual value of the building relates to its importance in maintaining the commercial character of the surrounding area, as well as its physical, functional, visual, and historical link to its surroundings. The subject property is located within the Downtown Cultural Heritage Landscape, which is within the City Centre District and is an area that has historically been recognized as the heart of the downtown and a focal point of the Region. The area is occupied by a mix of uses, with hotels, banks, and other commercial enterprises being the original anchors of the commercial core. Though the upper storeys are now residential units, the ground floor maintains its original commercial use and continues to support the commercial character of the area. In addition, while this area has continued to evolve, many of the late-19th century and early-20th century commercial structures like 144-150 Weber Street remain today and further contribute to the character of the area.

Heritage Attributes

The heritage value of 144-150 King Street West resides in the following heritage attributes:

- All elements related to the construction and Classical Revival architectural style, including:
 - Rectangular plan;
 - Yellow buff brick on the side and rear elevations;
 - Roof and rooflines;
 - window openings;
 - Stone lintels and sills;
 - door openings;
 - EIFS (Stucco) façade;
 - Tall three-storey piers;
 - Storefronts with plate glass windows and doors;
 - Corbel table above the storefront and below the roofline;
 - Crenellated parapet; and
 - Inscription on parapet reading "Weber Chambers."

Photographs



Front Elevation (Direction Façade)



Rear Elevation (North Façade)



Side Elevation (East Façade)



The Weber Chambers, photo c. 1958, photographer unknown



The Mayfair Hotel and the Weber Chambers, c. 1927, by Ernest Denton



CULTURAL HERITAGE EVALUATION FORM

Address: 144-150 King Street West Recorder: Andrew Portegen, Donny Vongphakdy

Description: Four-Storey Classic Revival Date: March 15, 2023

(date of construction, architectural style, etc)

Photographs Attached:

Front Facade Left Façade Right Façade Rear Facade 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	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>scientific achievement.</p> <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 type="checkbox"/> Yes <input checked="" type="checkbox"/></p>
<p>6. The property has historical value or associative value because it demonstrates or</p>	<p>N/A <input type="checkbox"/> Unknown <input checked="" 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>

<p>reflects the work or ideas of an architect, 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 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 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>

Notes

Stone façade painted black at ground level, including cornice. No longer tallest building or landmark. Windows in the rear have been bricked off. Venting systems on east elevation covered with foam and aluminum.

Additional Criteria	Recorder	Heritage Planning Staff
Interior: Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?	N/A <input checked="" 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"/>
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 type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input 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 checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> <ul style="list-style-type: none"> • Front façade underwent extensive renovations in early 2000's – some original details were lost. Original pre-cast beneath existing stucco cladding
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 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>Condition: Is the building in good condition?</p> <p><i>*E.g. - Could be a good candidate for adaptive re-use if possible and contribute towards equity-building and climate change action.</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>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 checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Office <input type="checkbox"/> Other <input type="checkbox"/> - _____</p>	<p>Unknown <input type="checkbox"/> Residential <input checked="" 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>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 checked="" type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</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>		
--	--	--

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: _____