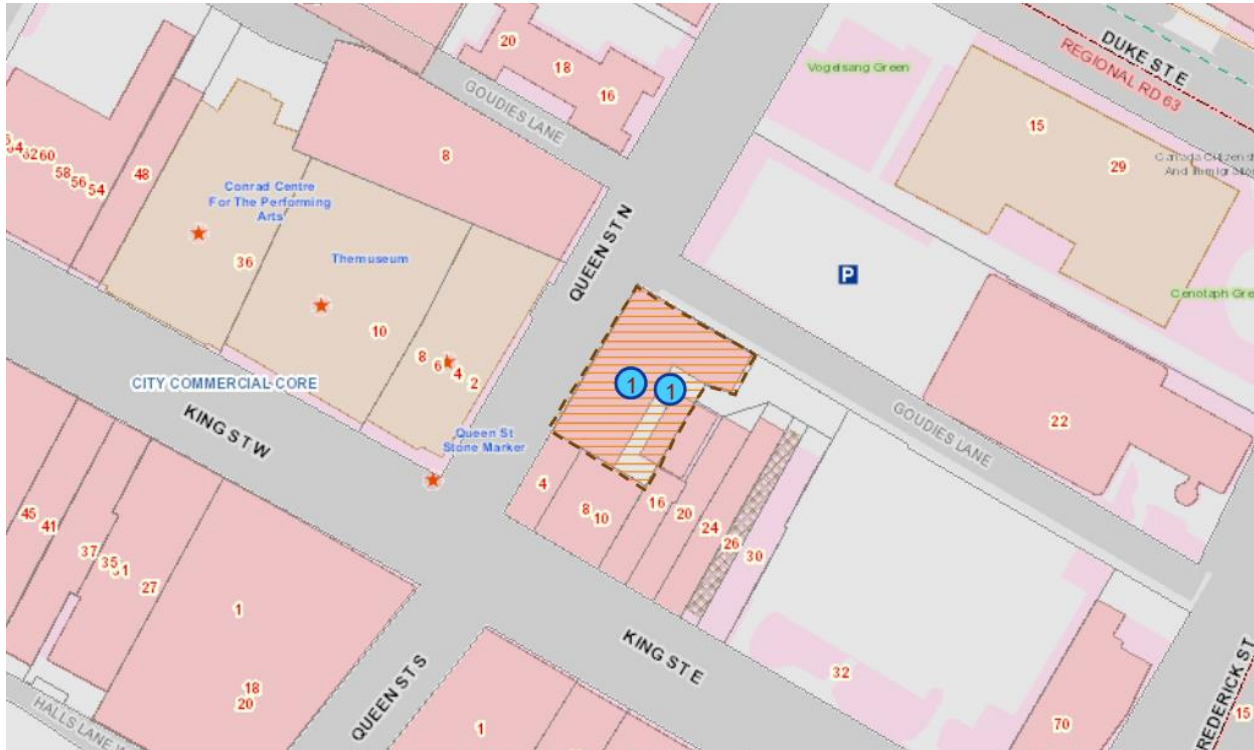


STATEMENT OF SIGNIFICANCE

4-30 KING STREET EAST/1 QUEEN 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: 4-30 King Street East/ 1 Queen Street North

Legal Description: Plan 364 Pt Lots 13 & 14

Architectural Style: Italianate

Year Built: 1862/1863

Original Owner: Louis Breithaupt

Original Use: Hotel

Condition: Good

Description of Cultural Heritage Resource

4-30 King Street East / 1 Queen Street North is a 19th century commercial building built in the Italianate architectural style. The building is situated on a 0.46 acre parcel of land located on the north east corner of King Street East and Queen Street North 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

4-30 King Street East/ 1 Queen Street North is recognized for its design/physical, significant historical/associative and contextual values.

Design/Physical Value

The design and physical values relate to the Italianate architectural style that is in good condition with many intact original elements. The building features: yellow brick construction; individual facades, including some original main street storefronts; simple cornice with single wood brackets; and semi-circular window openings with brick voussoirs.

South (Front) Façade

The existing building is 3 storeys in height in brick construction and has a flat roof. There are a number of commercial businesses on the ground floor and the front façade of the building can be divided into 6 sections:

- 4 King Street East/1 Queen Street North is of brick construction which has been painted white;
- 8-10 King Street East has yellow/beige brick construction;
- 16 King Street East is of white brick construction;
- 20 King Street East is of brick construction, but has since been covered with stucco;
- 24 King Street East is of red veneer brick construction; and
- 26-30 King Street East was heavily damaged in a fire in 2011, and has since been demolished.

Each section has a commercial store on the ground floor level, with two or three semi-circular windows with brick voussoirs on each storey. The window configurations vary with:

- 4 King Street East/1 Queen Street North has two full six-over-six semi-circular hung windows with brick voussoirs and one partial six-over-six semi-circular window that it shares with 8 King Street East on each storey;

- 8 -10 King Street East has 4 full semi-circular windows with brick voussoirs and one partial semi-circular window with brick voussoirs it shares with 4 King Street East on each storey. These windows all have sills but they do not appear to be original;
- 16 King Street East has three semi-circular windows with brick voussoirs and sills on each storey, however, the windows are not original; and
- 20-24 King Street East both have two semi-circular windows with brick voussoirs and sills on each storey. These windows also do not appear to be original.

At the top of this façade, there is a cornice with decorative brackets and decorative brick work that extends throughout the façade. The cornice and the brackets used to be red, but have since been painted black.

West (Side) Façade

This façade extends along Queen Street North and has a similar fenestration pattern as the front façade. The façade contains commercial stores at the ground level, with 15 windows on each storey. These windows are six-over-six semi-circular hung windows with brick voussoirs and sills. At the top of this façade is the cornice with decorative brackets and decorative brickwork.

North (Rear) Façade

The façade has been altered. The façade did not have any window openings or door openings and was a blank façade. Since then, the window has been altered with window openings on each storey.

East (Side) Façade

The east façade is of 24 King Street East. Since 26-30 King Street East was damaged in a fire in 2011, this façade and front facade needed to be repaired. This façade can be divided into 5 bays. There seems to be an addition on the back which is of the same cladding as the main façade, but was not part of the original building. Each bay of this façade has two long openings on the ground floor each, two small windows on the first storey, and two small windows on the second storey. However, all the windows openings of the ground floor seem to be boarded up, and some windows on each storey have also been boarded up.

Although there have been several alterations to the building over the years, including the alterations that had to be made because of the fire, the building still maintains some of its original elements and is still representative of its Italianate architectural style and retains its heritage integrity. Furthermore, the building has significant historical, associative and contextual value.

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).

The historic and associative values relate to the original owner and use of the building. The original owner of the building was Louis Breithaupt while the original use of the building was a hotel – the American Hotel. The American Hotel was built by Louis Breithaupt in 1862-1863 for \$9000.00. It is estimated that the building has served as a hotel for approximately 100 years. The building is the oldest commercial building in the City. Louis Breithaupt was a prominent business in Berlin as well as a former mayor, and his contributions to the development of Berlin form an integral chapter in Berlin's commercial and industrial development.

Louis Breithaupt

Louis Jacob Breithaupt was born in Buffalo, New York, on March 3, 1855. His parents were Louis and Catherine (Hailer) Breithaupt. Louis' father was a native of Hessen, Germany, who brought his family from the United States to Canada, which led to Louis being educated in Berlin and Toronto, after which he joined his family in business in Berlin, learning the trade of a tanner. He served many roles, from being a salesman, bookkeeper, and commercial traveler for the house, and upon the death of his father in 1880, he became a member and acting manager of the firm of Louis Breithaupt & Company. In 1890, with Louis Breithaupt now the President of the Company, the business was re-organized as a joint stock company, also becoming known as The Breithaupt Leather Company Ltd, have extensive tanneries at Berlin, Penetanguishene and Listowel, with the head office in Berlin. This company became one of the biggest leather companies to operate in Canada. This contributed greatly to the economic and industrial development of Berlin at the time, with Louis Breithaupt becoming one of the most prominent members of the society.

Along with his business, he has also served as the President for the Ontario Bank Company, President of the Berlin Gas, Electric Light & Power Company, a Director for the Economical Fire Insurance Co. of Berlin, and was also the President of the North Waterloo Agricultural Society. Additionally, he was the first Vice-President of The Berlin Rubber Company. He was also the President of the Berlin Board of Trade.

For many years he was on the Waterloo County council as a member, serving as a Warden of the County in 1898. For seven years, he was also served as a member of the Berlin Town Council, and served as a mayor of the city in 1889.

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. Furthermore, this building is the oldest commercial building in the City and located a prominent intersection in the downtown city core, contributing to its contextual value.

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 4-30 King Street East / 1 Queen Street North resides in the following heritage attributes:

- All elements related to the construction and Italianate architectural style of the building, including:
 - yellow brick construction;
 - individual front, rear, and west facades on the second and third storey, except for 24 King Street East front Façade and east facade;
 - roof and roofline;
 - Decorative brickwork around the single wood brackets;
 - simple cornice with single wood brackets; and,
 - semi-circular window openings with brick voussoirs and sills on the front and west (Queen Street) facade;
- 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



4-30 King Street East/ 1 Queen Street North – Front Façade



4-30 King Street East/ 1 Queen Street North – Front Façade taken in June 2009.

CULTURAL HERITAGE EVALUATION FORM

CULTURAL HERITAGE EVALUATION FORM

Address: 1 Queen Street North / 4-30 King Street East Recorder: Natalie

Description: Former Hotel Date: March 30, 2023

(date of construction, architectural style, etc.)

Photographs Attached:

Front Facade Left Façade Right Façade Rear Facade Details Setting

Designation Criteria	Recorder – Heritage Kitchener Committee	Heritage Planning Staff
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	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>demonstrates a high degree of technical or 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> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>Louis Breithaupt – Owner, former mayor, oldest commercial building in the city</p> </div>	<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 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>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>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 neighborhood 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</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>

because it is a landmark. <i>*within the region, city or neighborhood.</i>		
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Notes

Rear alterations, vive development building “coming soon”
House back of build, chimney possible heritage attributes
Original door (16 on top) may be original

Additional Criteria	Recorder	Heritage Kitchener Committee
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"/> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;">Partially original brick colour roof/roofline, cornice with wood brackets, windows with brick voussoirs, individual facades</div>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>

<p>Alterations: Are there additional elements or features that should be added to the heritage attribute list?</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>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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p> <p>N/A <input checked="" type="checkbox"/> Unknown <input 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 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 type="checkbox"/> Commer cial <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>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 type="checkbox"/> Yes <input checked="" 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"/></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 type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p>	<p><input type="checkbox"/> Additional Research Required</p>
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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: _____