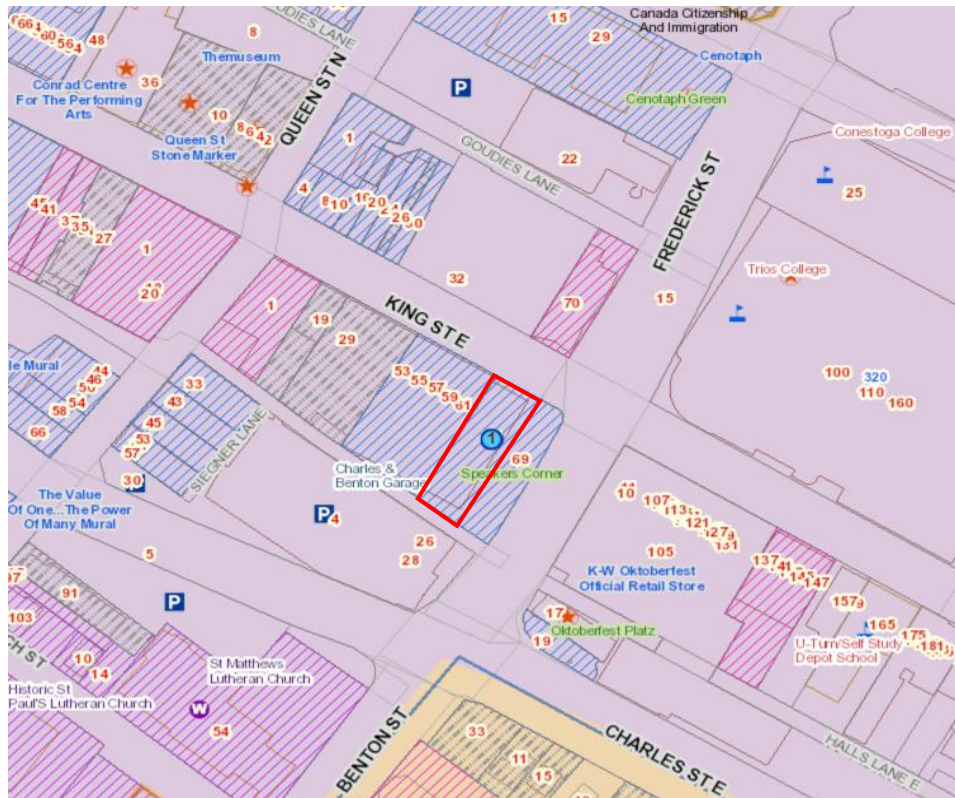


STATEMENT OF SIGNIFICANCE

67 King 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: 67 King Street East

Legal Description:

Year Built: c. 1976

Architectural Style: International

Original Owner: Canada Permanent

Original Use: Bank

Condition: Good

Description of Cultural Heritage Resource

67 King Street East is a two-storey late 20th century commercial building, constructed in the International architectural style. The commercial building is situated on a 0.22 acre parcel of land located near the south west corner of Benton Street 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

67 King Street East is recognized for its design/physical, historical/associative, and contextual value.

Design/Physical Value

The design and physical value of the subject property resides in the architecture and physical construction of the building. It is a unique and representative example of the International architectural style in a commercial building. The building was constructed in a two-storey rectangular form and is in good condition as the original appearance of the structure has been largely maintained.

Front Façade (East Elevation)

The building is located on a corner lot, with the front principal façade positioned along Benton Street. The roof is flat, thick and cantilevered over the front wall, supported at equal intervals by eight thin rectangular steel pillars. The thinness of the supporting pillars creates an interesting juxtaposition against the thick and heavy appearance of the roof overhang. The front façade makes extensive use of glazing, with 21 evenly spaced glass panels dividing the elevation vertically. Black textured steel panels span the width of the façade and provide a horizontal division between the first and second storey, with a thinner textured steel band wrapping above the second-storey windows. Two double doors are set centrally within the front façade with a steel canopy positioned above. Both the windows and the door frames make use of anodized aluminum framing.

An artistic installation was added in front of the building in 2015. Though technically located on the adjacent property, this installation frames the entrance to the building and significantly alters the visual appearance of the front façade. The structure is a refurbished 23-bell Glockenspiel situated on a four-metre high, free-standing frame built by Melloul Blamey Construction. The Glockenspiel has an enclosure façade decorated with a banner and two inscriptions in gothic font on either side; the inscription on the left is written in German while the English translation is on the right. It reads “Glockenspiel und Chorgesang mag der Mensch sein Leben lang” which means “Glockenspiel and choir song make man happy all lifelong”. The installation is capable of playing an animated show of Snow White and the Seven Dwarves to a variety of different tunes.

Right-Side Façade (North Elevation)

The right-side façade is positioned along King Street East. The cantilevered roof design continues from the front façade to the side facades, supported by three thin rectangular steel pillars. Approximately one-third of the cladding of the side façade is a neutral limestone. On the other two-thirds of the side façade the glazing of glass with textured steel bands continues. There is an additional double-door entrance with steel canopy on this side façade.

Left-Side Façade (South Elevation)

The left-side façade mimics the right-side façade. The only differentiation is the presence of a service door set into the limestone cladding.

Rear Façade (West Elevation)

The rear façade of the building is directly against the adjacent building and is not visible.

Historical Value

The building possesses historical and associative value due its original use and ownership. The building was originally owned and operated by the Canada Permanent Trust Company, whose origins as a trust company date back to 1855. After World War II the company were significant contributors towards continued growth and development in cities, as they focused on mortgage lending within urban areas as well as lending to corporations investing in plans and equipment. In 1959 Canada Permanent became the first trust company to sponsor a mutual fund. These actions earned the company a reputation as a leader in developing and providing a wide range of personal and business services, including deposit-taking, lending, mutual funds, financial planning, and

investment management. At the time that 67 King Street East was built, Canada Permanent was the oldest trust company in Canada. In the late 1990's Canada Permanent – now named Canada Trust – grew to be the largest trust and loan financial institution in the country with almost 400 branches. In 2000, Canada Trust was acquired by the TD Bank Financial Group.

The architecture firm which designed the building also contribute to 67 King Street East's historical and associative value. The building was designed by the prominent architecture firm that was at the time known as Rieder and Hymmen, previously called Barnett Rieder Architects and later Rieder, Hymmen and Lobban Inc. Architects. This was the firm of prolific local architect Carl Rieder, who in the 47 years of his career made significant contribution to the development of the Modernist architectural style in Southwest Ontario and in the Waterloo County region specifically. Notable examples of his work within Kitchener includes Eastwood Collegiate Institute (1955-56), Highland Baptist Church (1958), the Kitchener Public Library (1959-61), and Centre in the Square (1979). His completed design for Eastwood Collegiate gained internationally recognition, being one of the few Canadian buildings to be featured in the issue of leading British Architectural Journal *The Architectural Review*, and in Nikolas Pevsner's book, *New Buildings in the Commonwealth*. He had a significant impact on the built landscape of the region.

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. This area is recognized as the heart of the downtown and historically was the focal point of early development in what was then Berlin. Hotels and inns, banks, offices, and other commercial enterprises anchored this core area. Many of these late-19th and early-20th century remain today, and the mix of uses continues. The building currently operates as the Canadian Mental Health Association (CMHA) Waterloo Wellington office – this is a continuation of the original office use of the building and supports the function and character of the surrounding area. Further it is located in-situ within a notable setting, as the building provides a frame for the adjacent Speakers Corner Park space. Other historical buildings are located adjacent to or in proximity to the property, including properties within the Victoria Park Area Heritage Conservation District.

Heritage Attributes

The heritage value of 67 King Street East resides in the following:

- All elements related to the construction and International architectural style of the building, including:
 - two storey rectangular form;
 - flat roof with large overhang
 - rectangular steel support pillars placed at regular intervals;
 - smooth neutral limestone cladding on 1/3 of the side façades;
 - extensive use of glazing from ground floor to roofline;
 - Repetitive and even patterning of windows;
 - steel framed doors and windows;
 - horizontal textured steel panels that wrap in a band around the building above both the first and second storey windows; and
 - steel canopy above entrances.
- All elements related to the contextual value, including:
 - Location of the building and the contribution that it makes to the continuity and character of the King Street streetscape;
 - Setting that is provided to the adjacent Speakers Corner Park space.

CULTURAL HERITAGE EVALUATION FORM

Address: — 67 King Street East

Recorder: — Ilona and Natalie —

Description: Office Building
(date of construction, architectural style, etc.)

Date: _

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> |
|--|---|---|
| <p>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.</p> | 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>2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.</p> | 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>3. The property has design value or physical value because it 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> | 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>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> | 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>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 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>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 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>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>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> |

| | | |
|--|--|--|
| <i>*within the region, city or neighborhood.</i> | | |
|--|--|--|

| <i>Additional Criteria</i> | <i>Recorder – Heritage Kitchener Committee</i> | <i>Heritage Planning Staff</i> |
|---|--|--|
| 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 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 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 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 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 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 type="checkbox"/> | N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> |
| Indigenous History: Could this site be of importance to Indigenous heritage and history? <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> Could there be any urban Indigenous history associated with the property? <i>* Additional archival work may be required.</i> | N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required | N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input checked="" type="checkbox"/> Additional Research Required N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input checked="" type="checkbox"/> Additional Research Required |
| Function: What is the present function of the subject property? <i>* Other may include vacant, social, institutional, etc. and important for the community from an equity building perspective.</i> | Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Other <input type="checkbox"/> - _____ | Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Office <input type="checkbox"/> Other <input type="checkbox"/> - _____ |

| | | |
|---|---|---|
| <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 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 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> |
|---|---|---|

Notes

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: _____