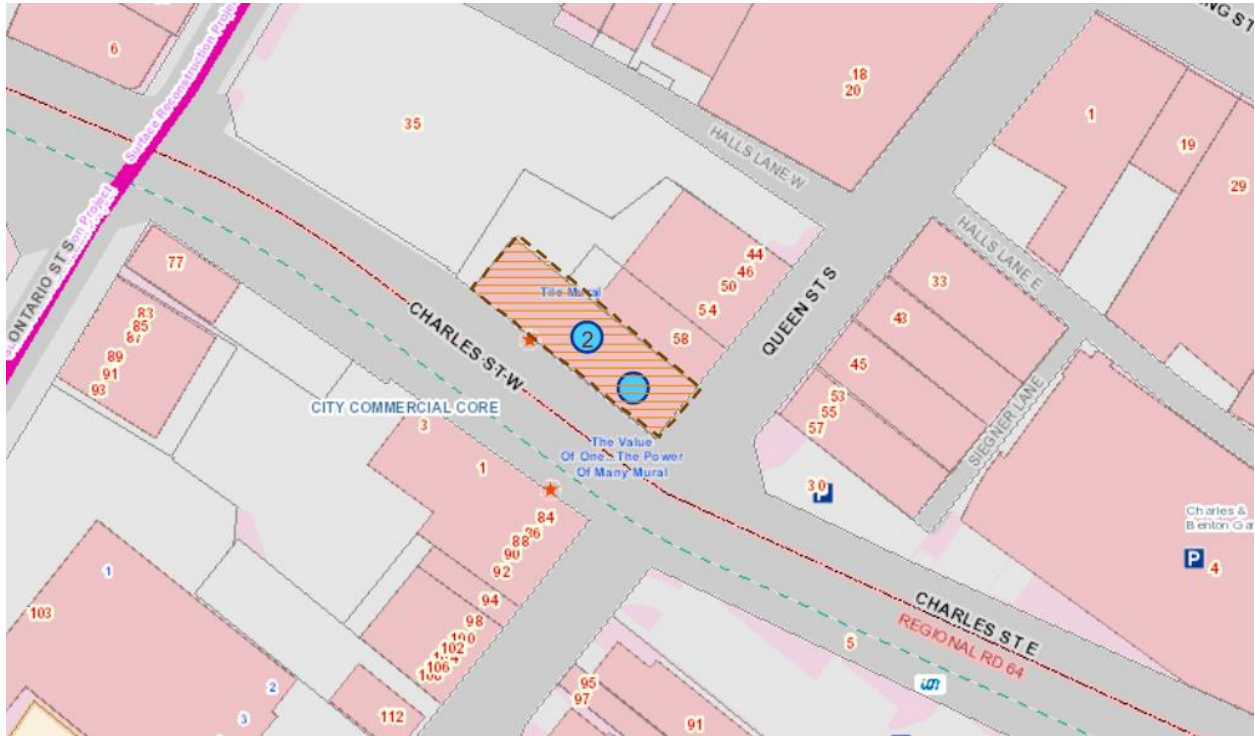


# STATEMENT OF SIGNIFICANCE

## 66 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       |

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**Municipal Address:** 66 Queen Street South

**Legal Description:** Plan 391 Part Lot 6 RP 58R-9667 Part 1 & 2

**Architectural Style:** Renaissance Revival

**Year Built:** 1898

**Original Owner:** Randall & Roos

**Original Use:** Commercial

**Condition:** Good

## **Description of Cultural Heritage Resource**

66 Queen Street South is a late 19th century building built in the Renaissance Revival architectural style. The building is situated on a 0.12 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**

66 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; central entrance flanked by windows; three upper storey semi-circular window openings with brick voussoirs; and stone sills.

## **East (Front) Façade**

The existing building is 2 storeys in height in red and yellow brick construction and has a flat roof. The building is currently occupied by The Working Centre, and the ground floor includes a large one-on-one windows on both ends with a central entry. Between the windows and doors are two red brick columns and the ends of the façade includes yellow brick columns. Above the ground floor is a decorative green and beige cornice with decorative brackets on either end of the façade. The second storey include three semi-circular windows each with yellow decorative brick headers and yellow stone sills or stone band that extends through the length of the façade. Above the windows there is decorative yellow brick work.

## **North (Side) Façade**

This façade partially abuts the neighboring building at 58 Queen Street South. The rear north façade is of red brick construction and includes two doors and a small single hung window with yellow brick voussoirs on the ground level. The doors might have been altered from windows. There is an additional single-hung window on the ground floor, but that has been filled in. The upper floor also includes three single-hung windows with yellow voussoirs. These windows do not seem to be original.

## **West (Rear) Façade**

This façade has been extensively altered since it was first constructed. The ground floor includes three single-hung windows with yellow brick voussoirs, out of which two have

been filled in. There is one window, which has been altered and now includes a smaller window opening with yellow voussoirs. The upper floor also has three windows with yellow brick voussoirs and stone sills. The windows do not seem to be original. This façade also includes pipes and other building systems.

### South (Side) Façade

The south façade is long and includes an irregular fenestration pattern. On the ground floor, towards the rear, there is a door and an artistic installation with three small single-hung windows with yellow brick voussoirs. There is also a pair of single hung window next to the art installation that does not appear to be original. Some original window openings have been filled in or altered. Between the ground level and the upper level, there are four (4) pairs of single hung windows that don't look original to the building. The upper storey includes four single hung windows with yellow brick voussoirs.

### Historical/Associative Value

The historic and associative values relate to the previous and existing owners and uses of the building.

The building was once owned by Randall & Roos and used as a Wholesale Grocers. An advertisement in the *"Berlin, Canada: A Self-Portrait of Kitchener, Ontario Before World War One"* indicates that Randall & Roos is the *"largest distributing firm in wholesale groceries, cigars, tobaccos, etc. between Toronto and Winnipeg."* Randall & Roos was established in 1884 by George Randall and William Roos of Waterloo in the Ahrens block on King Street in Berlin. The 2 storey red brick building at 66 Queen Street South was built in 1898 for \$6000.00 by Aaron Bricker for Randall & Roos. George Randall was involved with the Grand Trunk Railway and he was a member of the School Trustee and one of the first members of the Hospital Trust. William Roos was a Park Commissioner and President of the Musical Society.

The ownership and history of this building is similar to the abutting property, 58 Queen Street South. Ownership of the building transferred to John Fennell for his hardware company, and then Carl Nicholas Weber for his company.

### George Randall

George Randall was born on April 16, 1832, in born in Chesterfield, Chesire, New Hampshire, United State of America. He immigrated to Canada to Ontario in 1854, with his uncle, Marshall H. Farr, who had contracts for station buildings from Guelph westward on the Grand Trunk Railway and also some for the Great Western Railway. On Mr. Farr's death, George Randall and his brother took over the contracts. He also had other businesses, such as manufacturing, a woolen mills in Waterloo and also for some time in a distillery. Joseph Seagram joined the mills business in 1870 and within 13 years became

the sole owner of the historic mill, changing its name to the Joseph Seagram Flour Mill and Distillery Company. In 1884, he opened the Randall & Roos Wholesale Grocers with William Roos. In addition to this, he was a director in the Waterloo Mutual Fire Insurance Company for 33 years, and was the director of this company from 1890 until his death in 1908.

In 1870, for the next three years, George Randall served as the village magistrate, and when Waterloo officially became a town in 1876, Randall eventually became the mayor in 1878. George Randall was also on the committee that was charged with the responsibility of building the region's first "poor house" – which eventually came to be known as the County House of Industry and Refuge. When it opened on June 15, 1869, it became the first of its kind in Ontario.

### William Roos

William Roos was born in Preston (present day Cambridge), Waterloo Region, on April 18, 1842. He was a businessman in Berlin and operated the Randall and Roos Wholesale Grocers for many years. He was the brother-in-law of George Randall.

### 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 1<sup>st</sup>, 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 Fenell 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 Fenell also served as a Church Warden of St. John's Church for many years. John Fenell 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 19<sup>th</sup> and early 20<sup>th</sup> century.

### **Heritage Attributes**

The heritage value of 66 Queen Street South resides in the following heritage attributes of the Renaissance Revival style:

- All elements related to the construction and Classic Revival architectural style of the building, including:
  - a rectangular plan;
  - brick construction, including:
    - decorative brick work;
  - Original remaining yellow brick voussoirs above window openings;
  - three upper storey semi-circular window openings with brick voussoirs; and,
  - stone 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**



66 Queen Street South – Front (East) Façade





58 Queen Street South – West (rear) façade



58 Queen Street South – South Façade





**58 Queen Street South – North Façade**



**58 Queen Street South – Decorative Brick Voussoirs**



# CULTURAL HERITAGE EVALUATION FORM

Address: 66 Queen Street South Recorder: Donny & Andrew

Description: 1898 Renaissance Revival Date: March 10, 2023

(date of construction, architectural style, etc)

Photographs Attached:

Front Façade    Left Façade    Right Façade    Rear Façade    Details    Setting

<b><i>Designation Criteria</i></b>	<b><i>Recorder – Heritage Kitchener Committee</i></b>	<b><i>Heritage Planning Staff</i></b>
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 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>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 checked="" type="checkbox"/> Yes <input 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 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>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 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**

Cornice overhanging front façade.

<b>Additional Criteria</b>	<b>Recorder – Heritage Kitchener Committee</b>	<b>Heritage Planning Staff</b>
<b>Interior:</b> 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"/>
<b>Completeness:</b> 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"/>
<b>Site Integrity:</b> 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"/>
<b>Alterations:</b> 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"/>
<b>Alterations:</b> Are there additional elements or features that should be added to the heritage attribute list?	N/A <input type="checkbox"/> Unknown <input checked="" 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"/>

<p><b>Condition:</b> 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><b>Indigenous History:</b> 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 checked="" 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 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><b>Function:</b> 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 services_____</p>	<p>Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Co mmercial <input type="checkbox"/> Office <input type="checkbox"/> Other <input checked="" type="checkbox"/> - _____social_____</p>
<p><b>Diversity and Inclusion:</b> 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 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 &amp; 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>		
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Notes about Additional Criteria Examined

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Refer to S.O.S.

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**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

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TO BE FILLED BY HERITAGE PLANNING STAFF:

Date of Property Owner Notification: \_\_\_\_\_