

Staff Report



Development Services Department

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REPORT TO: Heritage Kitchener

DATE OF MEETING: September 5, 2023

SUBMITTED BY: Garrett Stevenson, Interim Director of Planning, 519-741-2200 ext. 7070

PREPARED BY: Deeksha Choudhry, Heritage Planner, 519-741-2200 ext. 7291
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WARD(S) INVOLVED: Ward 9

DATE OF REPORT: August 8, 2023

REPORT NO.: DSD-2023-358

SUBJECT: Notice of Intention to Designate 90-92 Queen Street South under Part IV of the Ontario Heritage Act

RECOMMENDATION:

That pursuant to Section 29 of the Ontario Heritage Act, the Clerk be directed to publish a Notice of Intention to Designate the front façade of the property municipally addressed as 90-92 Queen Street South as being of cultural heritage value or interest.

REPORT HIGHLIGHTS:

- The purpose of this report is to request that Council publish a Notice of Intention to Designate the front façade of 90-92 Queen Street South under Part IV of the Ontario Heritage Act.
- The key finding of this report is that 90-92 Street South meets 5 out of 9 criteria for designation under Ontario Regulation 9/06 (amended by Regulation 569/22) and has been confirmed to be significant cultural heritage resource.
- There are no financial implications.
- Community engagement included informing resident by posting this report with the agenda in advance of the Heritage Kitchener Committee meeting, consulting and collaborating with the owner regarding designation of this property, and consultation with Heritage Kitchener. In addition, should Council choose to give notice of its intention to designate, such notice will be served to the owner and the Ontario Heritage Trust, and published in the local newspaper.
- This report supports the delivery of core services.

BACKGROUND:

The property municipally addressed as 90-92 Queen Street South is located on the north side of Queen Street South near the intersection of Queen Street South and Charles Street East (Fig. 1). The property consists of a two-storey unique Art-Deco building. The building is currently listed as a non-designated property of cultural heritage value or interest on the City's Municipal Heritage Register.

*** This information is available in accessible formats upon request. ***
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

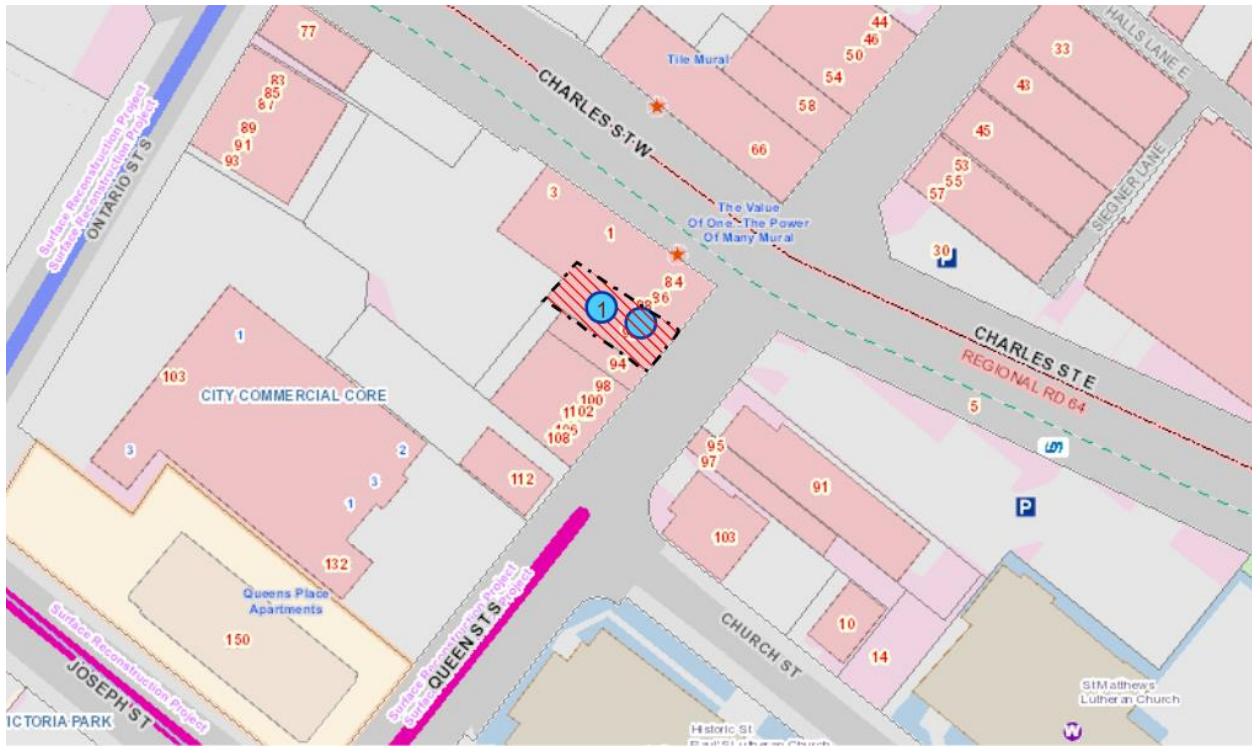


Figure 1. Location Map of 90-92 Queen Street South.

90-92 Queen Street South is subject to an active site plan application, which includes 84-88 Queen Street South/1-3 Charles Street East, and 94-108 Queen Street South. Out of these properties, only 90-92 Queen Street South has heritage status. Heritage Planning staff had provided comments that included retaining at least all the façades of 90-108 Queen Street South, as when viewed in its entirety, all these façades reflected an eclectic mix of structural façades, which contributed greatly to the Queen Street South streetscape. As such, the proposed development includes the following:

- Demolition of 84-88 Queen Street South/1-3 Charles Street East;
- Retention of the front façade of 90-92 Queen Street South;
- Selective Deconstruction and Reconstruction of 94-108 Queen Street South.
- Integration of the retained façades into the podium of a new 44-storey residential condominium tower.

The draft Heritage Impact Assessment (HIA) was circulated to the Heritage Kitchener Committee at its June 7, 2022, meeting. The site plan application has received conditional approval, subject to several heritage conditions, including but not limited to submitting various studies outlining how the façade will be retained and protected in-situ during construction, approval of the HIA and Conservation Plan (CP), and the designation of the front façade of the building under Part IV of the *Ontario Heritage Act* (OHA).

REPORT:

Identifying and protecting cultural heritage resources within the City of Kitchener is an important part of planning for the future, and helping to guide change while conserving the buildings, structures, and landscapes that give the City of Kitchener its unique identity. The City plays a critical role in the conservation of cultural heritage resources. The designation of property under the *Ontario Heritage Act* is the main tool to provide long-term protection of cultural heritage resources for future generations. Designation recognizes the importance of a property to the local community; protects the property's cultural heritage value; encourages good stewardship and conservation; and promotes knowledge and understanding about the property. Designation not only publicly recognizes and promotes awareness, but it also provides a process for ensuring that changes to a property are

appropriately managed and that these changes respect the property's cultural heritage value and interest.

The property municipally addressed as 90-92 Queen Street South is recognized for its design, associative, and contextual values. The building is a two-storey unique example of Art-Deco architectural style (Fig. 2). This building is the only one of its kind to exist in the area.



Figure 2. Front Façade of 90-92 Queen Street South.

According to the conclusion of the draft HIA, the building meets 5 out of 9 criteria for designation under Part IV of the *Ontario Heritage Act* (Fig, 3):

1. The 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.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
4. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
5. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.

Table 2: Cultural Heritage Evaluation of 90-92 Queen Street South Facade

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
The property has design value or physical value because it,		
I. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	Y	The façade is representative of the architectural style known as Art Deco. The façade is the only example of Art Deco architecture in the area.
II. displays a high degree of craftsmanship or artistic merit, or	Y	The exterior finish and ornamentation are of high quality and reflects a greater than normal level of craftsmanship and artistic intensity
III. demonstrates a high degree of technical or scientific achievement.	N	None observed
The property has historical value or associative value because it,		
I. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Y	Has direct association with the dry-cleaning industry, particularly the Pearl Laundry Cleaners and Dyers business.
II. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	The property and associated structure do not present with the potential to yield information that could contribute to our understanding of a community or culture.
III. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	None observed. Architect is unknown.
The property has contextual value because it,		
I. is important in defining, maintaining or supporting the character of an area,	Y	It is important in maintaining the commercial/industrial character of the surrounding area.
II. is physically, functionally, visually or historically linked to its surroundings, or	Y	Is visually linked to the history of the area by way of the original 'Pearl Laundry Cleaners & Dyers' signage.
III. is a landmark.	N	The structure does not serve as a local landmark.

Figure 3. Table of Cultural Heritage Evaluation taken from the HIA

Design/Physical Value

The design and physical value relates to the Art Deco architectural style that is in good condition with many intact original elements. The building features: first floor cast concrete construction (ashlar) topped with an egg and dart moulding and acanthus leaf mouldings, which are carried up and across to frame the second storey; first storey has yellow brick trim. Second storey is of yellow brick construction arranged in horizontal and vertical rows with wide shallow gable parapet wall with beaded cornice and three cast stone mouldings. Segmentally arched storefront windows, two rectangular basement windows, temporarily correct lamps flank each side of store front windows. The second storey also has central cast concrete mouldings.

90-92 Queen Street South is a unique example of the Art Deco architectural style and is the only example of Art Deco architecture in the area. The available evidence indicates that the current configuration of the structure was achieved between 1930 and 1945. Given that the popularity of the style has decreased by 1940 and due to World War II, it seems likely that construction of the

current Art Deco facade occurred circa 1938, whereas the building could have been constructed earlier when a small parcel of land was purchased by David Knipfel from the City of Kitchener

Historical/Associative Value

The historic and associative values relate to the early use of the building for the local business known as 'Pearl Laundry Cleaners and Dryers'. Pearl Laundry Cleaners and Dryers was founded by David Knipfel in 1897. Pearl Laundry Dryers and Cleaners started operating out of 90-92 Queen Street South in 1928. In 1946, David Knipfel sold the business to Berlin Dye Works, owned by Abraham S.Uttley. David Knipfel only sold the company, not the structure, and entered into a long-term lease agreement with Abraham Uttley whereas Uttley continues to operate the Pearl Laundry out of 90 Queen Street South and rents the premises from David Knipfel. This arrangement continued until the death of David Knipfel in 1961, after which Uttley purchased the premises. In 1966, Uttley sold the business and premises to Newtex Ltd., another Kitchener based dry cleaning company. Thus, the building has a long history of being associated with a dry-cleaning company.

Contextual Value

The building has contextual value because it is important in maintaining the commercial/industrial character of the Queen Street South streetscape. This building represents the industrial development that was taking place in Kitchener in the early 20th century. It is also visually and historically linked to the area by way of the original 'Pearl Laundry Cleaners & Dryers' signage.

Heritage Attributes

The heritage attributes of this building were only identified on the front façade. According to the HIA, while the entire structure at 90-92 Queen Street South was subject to documentation through the HIA, the structure is divided between the Art Deco Queen Street South façade, and the balance of the building, which has undergone many alterations. Other than the façade, the building is not attributed to a particular time period, and no other heritage attributes were observed. Furthermore, the building is abutting other properties on both sides, because of which there are no notable heritage attributes on those facades. The interior of the building has also been severely altered. As such, only the façade of the building has cultural heritage value.

The heritage attributes of this building include:

- All elements related to the Art Deco architectural style of the façade, including:
 - Cast concrete mouldings and finishes
 - Ashlar finish first storey with yellow brick trim
 - Yellow brick second storey
 - Shallow gable parapet wall
 - Segmentally arched storefront windows
 - Rectangular basement windows
 - Temporally correct exterior lights
 - Round headed structural openings on either sides of storefront window
 - Pairing and symmetry of rectangular second storey windows
 - Cast stone crest second storey
 - Rectangular Plan
 - Flat roof.
- All elements of the front façade related to the contextual value of the building, including:
 - Its location on the Queen Street South streetscape.

Forthcoming Heritage Permit Applications

Should Council choose to publish a Notice of Intention to Designate, staff will be returning to Heritage Kitchener and Committee with two heritage permit applications; one for the partial demolition of the building, and one for the new construction for the 44-story condominium towers, as well as a heritage easement agreement. Since the rectangular plan and flat roof have been identified as heritage attributes, a heritage permit will be required to demolish the remaining structure. Furthermore, according to the HIA, the rectangular plan and flat roof are not considered characteristics of the Art Deco architectural style, and will not negatively impact the design/physical value of the front façade that has been recognized.

STRATEGIC PLAN ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City's website with the agenda in advance of the Heritage Kitchener committee meeting.

CONSULT and COLLABORATE – Heritage Planning staff have consulted and collaborated with the applicant and owner regarding implementation of the recommendations of the HIA, including designation under the *Ontario Heritage Act*. The owner has confirmed their support for designation subject to consideration by Heritage Kitchener and Council.

Section 29(2) of the *Ontario Heritage Act* requires Council to consult with the Municipal Heritage Committee (Heritage Kitchener) before giving notice of its intention to designate a property. Heritage Kitchener will be consulted via circulation and consideration of this report (see INFORM above). Members of the community will be informed via circulation of this report to Heritage Kitchener and via formal consideration by Council. In addition, should Council choose to give notice of its intention to designate, such notice will be served on the property owner and the Ontario Heritage Trust, and published in the local newspaper (The Record). Once notice has been served, the owner has the right of appeal to the Ontario Land Tribunal. It should be noted that should Council decide not to proceed with a Notice of Intention to Designate, that the building will remain on the City's Municipal Heritage Register until January 1, 2025, after which it will be removed according to the changes enacted by Bill 23. Once removed, it cannot re-listed on the Register again for five (5) years, i.e. January 1, 2030.

PREVIOUS REPORTS/AUTHORITIES:

- *DSD-2022-271 – Draft Heritage Impact Assessment – 88-108 Queen Street South*
- *Ontario Heritage Act, 2022*

APPROVED BY: Justin Readman, General Manager, Development Services

ATTACHMENTS:

Attachment A – Proposed Statement of Significance for 90-92 Queen Street South