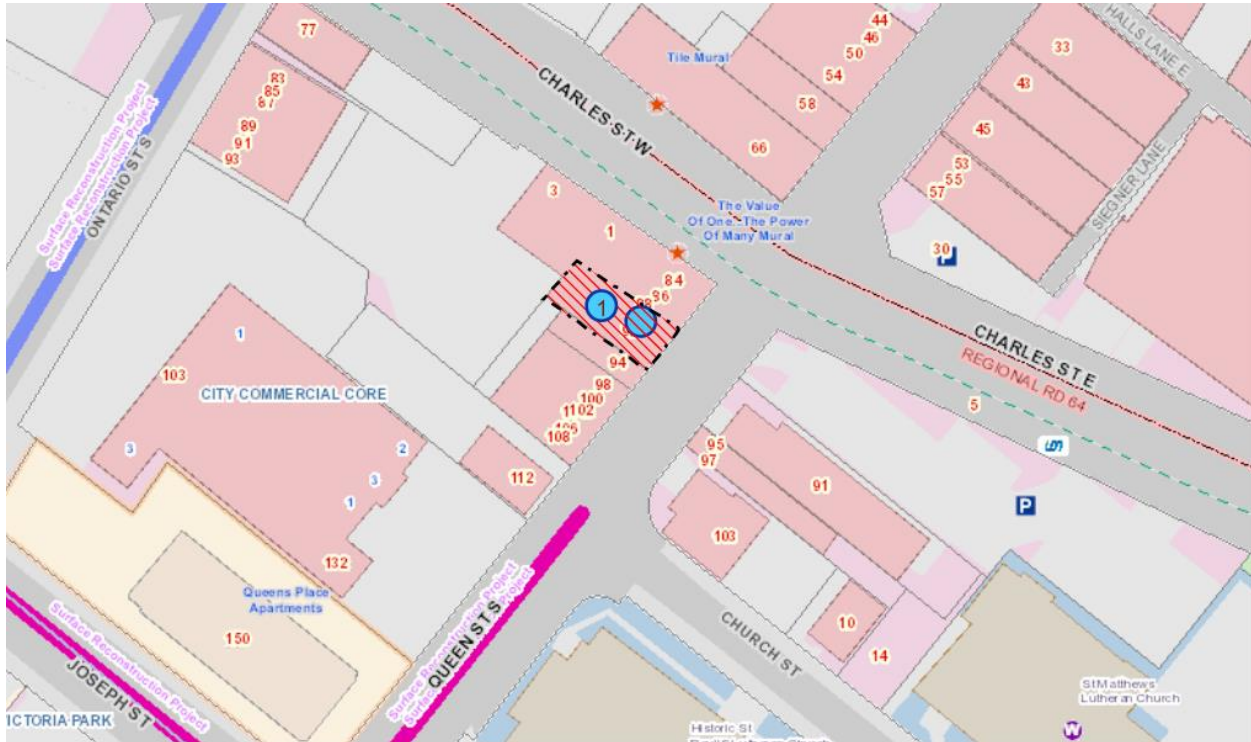


STATEMENT OF SIGNIFICANCE

90-92 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 |

Municipal Address: 90-92 Queen Street North

Legal Description: Plan 391 Part Lot 1 Plan 393 Part Lot 5 & 27 RP 58R-858 Parts 1-3 & 5

Year Built: c. 1920

Architectural Style: Art-Deco Architectural Style

Original Owner: Pearl Laundry Cleaners and Dryers

Original Use: Commercial



Condition: Good

Description of Cultural Heritage Resource

The municipal address 90-92 Queen Street South includes a 20th century storefront façade built in the Art Deco architectural style. The building is situated on a 0.46 acre parcel of land located on the west side of Queen Street South between Church Street and Charles 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 c. 1920 Art Deco façade

Heritage Value

90-92 Queen Street South is known for its significant design/physical, historical/associative, and contextual values.

Design/Physical Value

The design and physical values relate to the Art- Deco architectural style that is in excellent 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. Between 1897 and 1899, the city directories list it as operating at 52 King Street West. In 1901, the business is listed at 9



Queen Street. In 1910, the Pearl Laundry is located at 54 Queen Street South (which was the original address of 90-92 Queen Street South). In 1919, the business is listed as operating from 52 Queen Street (original address of 90-92 Queen Street South). In 1928, the address is listed as 90 Queen Street. In 1946, David Knipfel sold the business to Berlin Dye Works, owned by Abraham S. Uttley. David Knipfel only sells the company, not the structure, and enters 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 sells 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.

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 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; and
 - 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.

Photos



Front Facade



Cast Cross located at center of front parapet



Detail of crest located between second floor windows



Detail of the Acanthus leaf used In accents



Pearl Laundry Cleaners and Dryers Signage



Egg and Dart pattern used on cast detail