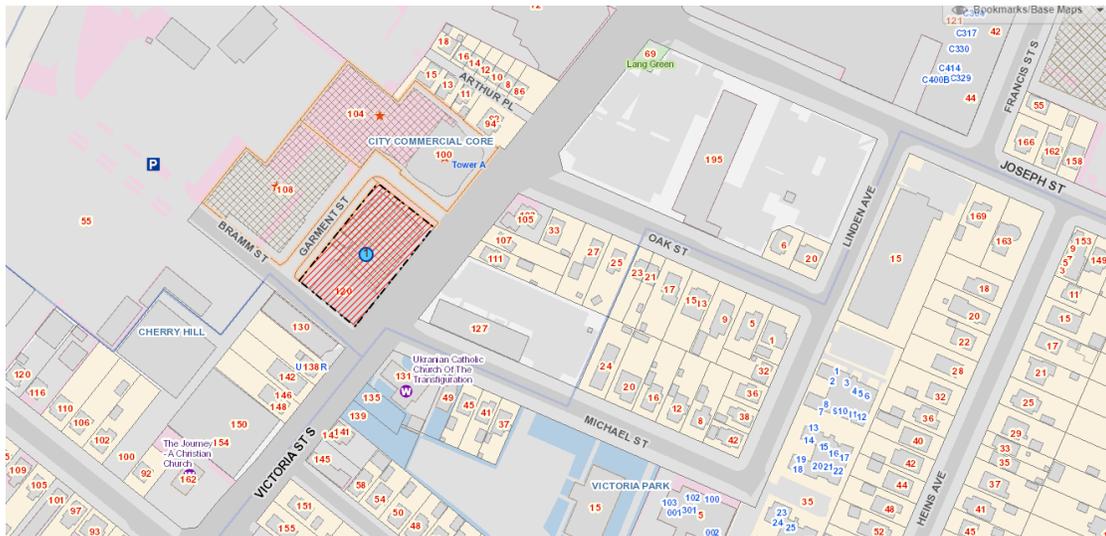


STATEMENT OF SIGNIFICANCE

120 Victoria Street South



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: 120 Victoria Street South

Legal Description: PLAN 378 PT LOT 553 RP 58R-20337 PARTS 4 AND 5

Year Built: 1907

Architectural Style: Industrial Vernacular

Original Owner: Henry A. Hagen

Original Use: Hagen Shirt and Collar Co.

Condition: Excellent

Description of Cultural Heritage Resource

The property municipally addressed as 120 Victoria Street South contains a three-storey brick building constructed in the Industrial Vernacular architectural style. The property is located on the north side of Victoria Street South between Bramm Street and Joseph Street within the Warehouse District of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the 1907 Glovebox Inc. building.

Heritage Value

120 Victoria Street South is recognized for its design/physical, historical/associative, and contextual value.

Design/Physical Value

The design and physical values relate to the Industrial Vernacular architectural style that is in good condition with many intact original elements. The building is a three-storeys and features the following:

- Rectangular plan;
- Yellow brick construction;
- Four bays on the Victoria Street South elevation (front) and rear elevations, and six bays on the long elevations to the north and south separated by shallow buttressing;
- Segmentally arched window openings with brick voussoirs; and
- Stone sills.

In addition to the exterior features noted above, the interiors are also fashioned in the industrial vernacular with post and beam construction and wood floors and ceilings. Until 2009, the front and side elevation of the building featured sign banding that read “The Huck Glove Co. Ltd.”.

Historical Value

The historic and associative values relate to the original owner, the Hagen Shirt and Collar Co.; a previous owner, the Lang Shirt Co.; and The Huck Glove Co. Ltd. The building was constructed by Henry A. Hagen who was the founder of the Hagen Shirt and Collar Co. The company was incorporated in 1906 and manufactured the Hagen brand of shirts, collars, and cuffs. The 1924-1925 Fire Insurance Map indicates that the building was owned by the Lang Shirt Co. Limited. The Huck Glove Company traces its origins to 1880, when Menno Erb went into partnership with C.F. Brown. They operated a tannery and manufactured mattresses. In 1889 they built a factory on King Street to make buckskin, calf and kid gloves and fur mitts. In 1906, after Mr. Erb’s death, a foreman, Joseph Huck, bought the glove business and established the Huck Glove Co. Ltd. The company moved to the building at 120 Victoria Street South around 1937.

Contextual Value

The contextual values relate to the contribution that the building makes to the Warehouse District Cultural Heritage Landscape (CHL) as it shares many of the physical and contextual relationships of buildings constructed in this era and for this use. Like many other industrial buildings, it is in close proximity to a residential area where factory workers typically lived. The building sits prominently on Victoria Street and is situated opposite Michael Street.

Heritage Attributes

The heritage attributes of this building are:

- All elements relating to the Industrial Vernacular architectural style including:
 - Roofline;
 - Rectangular plan;
 - Yellow brick construction;
 - Bays separated by shallow buttressing;
 - Segmentally arched window openings with brick voussoirs; and,
 - Stone sills;
 - Iron Tie Rod Anchor Plates (located where the buttress and interior floors meet);
 - Timber Post and Beam construction; and
 - Wood floors and exposed wood ceilings.

References

McCallum Sather. (March 2018). *Heritage Impact Assessment – 114-120 Victoria Street South*. Hamilton, ON. mcCallum Sather.

Photographs



Front Elevation (East Façade)



Rear Elevation (West Façade) (source: mcCallum Sather, 2018)



Side Elevation (North Façade) (source: mcCallumSather, 2018)



Side Elevation (South Façade) (source: mcCallumSather, 2018)