

Staff Report



Development Services Department

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REPORT TO: Heritage Kitchener

DATE OF MEETING: October 3, 2023

SUBMITTED BY: Garrett Stevenson, Manager Development Review, 519-741-2200 ext. 7070

PREPARED BY: Jessica Vieira, Heritage Planner, 519-741-2200 ext. 7291

WARD(S) INVOLVED: Ward 10

DATE OF REPORT: September 12, 2023

REPORT NO.: DSD-2023-416

SUBJECT: Notice of Intention to Designate 87 Scott Street and 82 Weber Street East 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 property municipally addressed as 79-87 Scott Street/66-82 Weber Street East as being of cultural heritage value or interest.

REPORT HIGHLIGHTS:

- The purpose of this report is to request that Council direct the Clerk to publish a Notice of Intention to Designate the property municipally addressed as 79-87 Scott Street and 66-82 Weber Street East under Part IV of the *Ontario Heritage Act*.
- The key finding of this report is that two buildings on the subject property, addressed as 87 Scott Street and 82 Weber Street East, meet the criteria for designation under *Ontario Regulation 9/06* (amended by *Ontario Regulation 569/22*) and have been confirmed to be a significant cultural heritage resource. 87 Scott Street possesses design/physical and contextual value, while 82 Weber Street East possesses design/physical and historical/associative value.
- There are no financial implications.
- Community engagement included informing residents by posting this report with the agenda in advance of the Heritage Kitchener meeting, consulting, and collaborating with the owner regarding the recommendations of the Heritage Impact Assessment (HIA), 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 Ontario
- This report supports the delivery of core services.

BACKGROUND:

There are three roads that run along the boundaries of the subject property; the southern property line borders Weber Street East, the western property line borders Scott Street, and the northern property line borders Pearl Place.

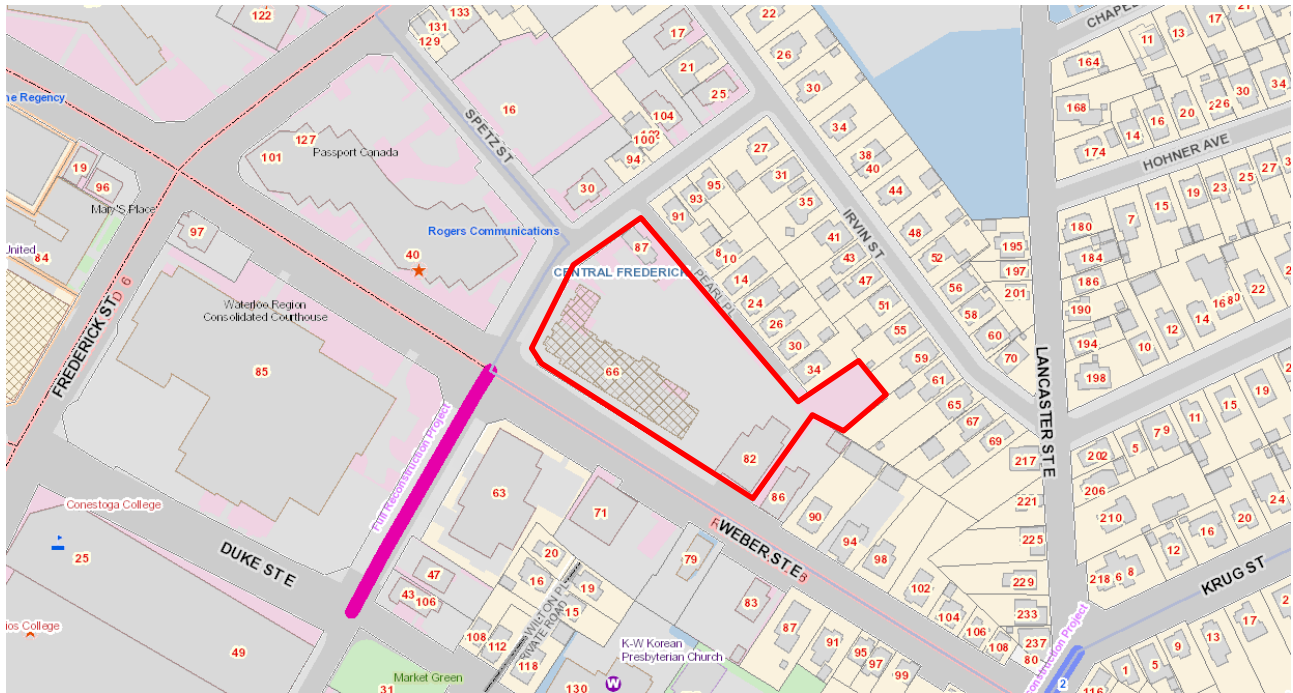


Figure 1: Location of Subject Property

The submission and approval of a Heritage Impact Assessment (HIA) was made a requirement of a Site Plan Application that was submitted to the City of Kitchener in 2018 for a development located at 66-82 Weber Street East, 79-87 Scott Street, and 15-29 Pearl Place (SP18/108/S/BB). The assessment was required as 82 Weber Street East and 87 Scott Street were listed as non-designated property of cultural heritage value or interest on the Kitchener Municipal Heritage Register. The site plan proposed the construction of an 11-storey building on the lands while retaining 82 Weber Street East and 87 Scott Street.

The resulting HIA was prepared by MHBC Planning Ltd. and is dated October 17, 2018. The final version of the HIA was given approval by the Director of Planning on February 7, 2020. The assessment confirmed that the existing buildings meet criteria for designation under *Ontario Regulation 9/06*. At the time the HIA was completed the *Ontario Heritage Act* required only one criterion to be met for a property to be eligible for designation. Ontario Regulation 569/22, introduced in January 2023, changed this requirement so that a minimum of two criteria needed to be met for a property to be eligible for designation. The subject properties still satisfy this current criterion for designation, with 87 Scott Street meeting two of nine criteria and 82 Weber Street East meeting four of nine criteria. A summary of the evaluation for each building, as included in the HIA, is provided below.

4. Design/Physical Value		
iv. Rare, unique, representative or early example of a style, type, expression, material or construction method	Representative example of late Italianate architecture in the City of Kitchener	
v. Displays high degree of craftsmanship or artistic merit		No.
vi. Demonstrates high degree of technical or scientific achievement		No.
5. Historical/associative value		
iv. Direct associations with a theme, event, belief, person, activity, organization, institution that is significant		No.
v. Yields, or has potential to yield information that contributes to an understanding of a community or culture		No.
vi. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.		No.
6. Contextual value		
iv. Important in defining, maintaining or supporting the character of an area	The building at 91 Scott Street mirrors 87 Scott Street. Together, both buildings create a frame for Pearl Place.	
v. Physically, functionally, visually, or historically linked to its surroundings		No.
vi. Is a landmark		No.

Ontario Regulation 9/06		87 Weber Street East
1. Design/Physical Value		
i. Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes. The building represents the modernist movement in the City of Kitchener and reflects future civic structures in the City.	
ii. Displays high degree of craftsmanship or artistic merit		No.
iii. Demonstrates high degree of technical or scientific achievement		No.
2. Historical/associative value		
i. Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	Directly associated with Horton & Ball architects who designed the 1966 Waterloo Public Library and 1969 Stanley Park Mall.	
ii. Yields, or has potential to yield information that contributes to an understanding of a community or culture	Yes. It provides information on the modernist movement in cities in south western Ontario and the transition from architectural styles coming out of the Cold War.	
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	Yes. It reflects the work of Horton & Ball Architects. James Ball was a former president of the Ontario Architectural Association- Grand Valley Chapter. The firm designed several buildings in the Region of Waterloo and continues today as Walter Fedy.	
3. Contextual value		
i. Important in defining, maintaining or supporting the character of an area		No.
ii. Physically, functionally, visually, or historically linked to its surroundings		No.
iii. Is a landmark		No.

Per the assessment of the HIA and the conditions of the approved site plan, the Owner has agreed to allow the City to pursue designation of the property.

As part of the Site Plan application, a Conservation Plan was also prepared for the property. The Conservation Plan guided the rehabilitation of the building, including but not limited to the repair or replacement of cracked masonry, window and door frames, wood columns, handrails and decking on the front verandah, and the repair of the tooth fascia detailing. The work undertaken did not substantially alter the character defining elements or heritage attributes of the building and original building material was retained where feasible.

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 79-87 Scott Street and 66-82 Weber Street East has been identified as having two heritage resources; the building addressed as 87 Scott Street and the building addressed as 82 Weber Street East. 87 Scott Street is recognized for its design/physical and contextual value, while 82 Weber Street East is recognized for its design/physical and historical/associative value.

87 Scott Street

Design / Physical Value

87 Scott Street is a representative example of the Italianate architectural style. This style of architecture was popular in then-Berlin until the early 1890's, particularly for domestic buildings due to its relation to the earlier regency style and its complement Gothic and Queen Anne architecture. The design elements of Italianate architecture, including the signature overhanging eaves, brackets, and tall segmentally arched windows, also lent itself to various building sizes, making it an accessible style for the domestic class.

The building has been rehabilitated, with repairs or replacements complete that maintained the character defining elements of the home. Two storeys in height and square in massing with a 1 ½ storey addition at the rear south façade, 87 Scott Street displays the following architectural details:

- Buff brick walls and rubble stone foundation;
- Hip shaped roof with wide overhanging eaves;
- One remaining chimney between main building and rear addition;
- Signature Italianate brackets and fascia;
- Narrow, double-pane windows with basic trim;
- Asymmetrical front door;
- Front porch with pediment brick pillars;

Further, the building contains both an upper and lower unit. The duplex design reflects the building's history as a boarding housing in the 1930's.



Figure 2: 87 Scott Street After Rehabilitation (Front Elevation)



Figure 3: 87 Scott Street After Rehabilitation (West Side Façade)



Figure 4: 87 Scott Street After Rehabilitation (East Side Façade)

Contextual Value

The contextual value of 87 Scott Street relates to the contributions the building makes to the continuity and character of the Scott Street streetscape. Though the removal of the residential building adjacent to the southwest (83 Scott Street) partially isolated 87 Scott Street, the low-density residential character of the rest of the street remains. 87 Scott Street acts as the beginning mark to the consistent pattern of low-rise homes located with minimum setbacks lining Scott Street; this type of pattern was a signature planning technique of the era. Further, though the houses on the street do not necessarily display a singular architectural style, there are notable consistencies when considering their scale, massing, orientation to the street, and materials used that 87 Scott Street also displays.



Figure 5: North-East View Down Scott Street

The contextual value of 87 Scott Street also relates to its relationship to 91 Scott Street, the building located across Pearl Place to the northeast. While the architectural style of the homes on the rest of the street varies, 91 Scott Street is also a representative example of the Italianate architectural style, and mirrors 87 Scott Street in terms of fenestration and other design elements. The two buildings together provide a distinctive and balanced frame to the entrance of Pearl Place, and the visual impact of the totality is significant.



Figure 6: 87 Scott Street and 91 Scott Street

Heritage Attributes

The HIA has identified the following as being heritage attributes of the buildings:

- Materials: Buff Brick (Walls), Rubble Stone (Foundation);
- Hip shaped roof with wide overhanging eaves;
- Italianate brackets and fascia ;
- Detailing on front porch pediment;
- Windows: Narrow, double-pane windows with basic trim, bay window, Italianate circular window on western elevation;
- Doors: Asymmetrical front door on south elevation;
- Design/ physical value representative of Italianate architecture;
- Contextual value in association with 91 Scott Street as they 'frame' the entrance to Pearl Place.

82 Weber Street East

Design / Physical Value

82 Weber Street East is an excellent example of modern or modernist architecture within the Waterloo Region. The modernist style is characterized by the use of construction materials such as glass, steel, and reinforced concrete and was a signature type of architecture for institutional and corporate buildings from the 1920's into the 1980's.



Figure 7: 82 Weber Street East (Front Elevation)



Figure 8: 82 Weber Street East (West Side Elevation)

The expression of the exterior walls of the building are of note, as the cast-in-place concrete material used forms of rough sawn hemlock boards to create a textured surface. This technique displays the contemporary interest of using texture from natural materials to give greater character to concrete, which originated from Le Corbusier's experiments in *baton-brut* in the late 1940's. The textured concrete is complimented by the wooden sunscreens that shield the windows of the façade that fronts onto Weber Street.

The left corner of the front façade of the building is also of architectural interest. It contains a circular disk decorative motif, with two others located along the northwestern side façade. The decorative motifs along the side façade are interceded by a perpendicular branch of windows. The final element of architectural interest in the building includes the rough sawn hemlock doors, which add some interest to an otherwise unassuming entrance.



Figure 9: 82 Weber Street East Façade Detailing

The building materials primarily consist of concrete. As such, the building possesses a high level of durability and is in good condition with very little alteration.

Historical / Associative Value

The historic and associative value of the building relates to its association with Horton & Ball Architects, the firm hired to design the building. Founded in 1959 by locals Tony Horton and David James Ball, this architecture firm is responsible for the design of several notable buildings within the Region of Waterloo, including the Waterloo Public Library (1966) and the Stanley Park Mall (1969). In 1971 Horton & Ball joined engineering firm Walter, Fedy, McCargar, Hachborn, which still operates to this day as Walter Fedy. The building was constructed by Oscar Wiles and Sons Ltd, established in 1927 as Oscar Wiles General Contractor. This contracting company has built a number of houses, churches, schools, and factories within the area, with their first job being the construction of the former KW Record building located at the intersection of Duke and Queen Street.

The building also has historical value as it contributes to the understanding of the modernist movement in southwestern Ontario and yields information on the transition in architectural styles that occurred after the Cold War.

Heritage Attributes

The HIA has identified the following as being heritage attributes of the building:

- Cast-in-place concrete walls;
- Decorative modern details;
- Rough sawn hemlock door;
- Wooden sun screen;
- Windows;
- Historical/ Associative Value with Horton & Ball Architects.

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 designation under the *Ontario Heritage Act*. Designation was made a condition of site plan approval, subject to consideration by the Municipal Heritage Committee 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:

- *Ontario Heritage Act, 2022*

APPROVED BY: Justin Readman, General Manager, Development Services