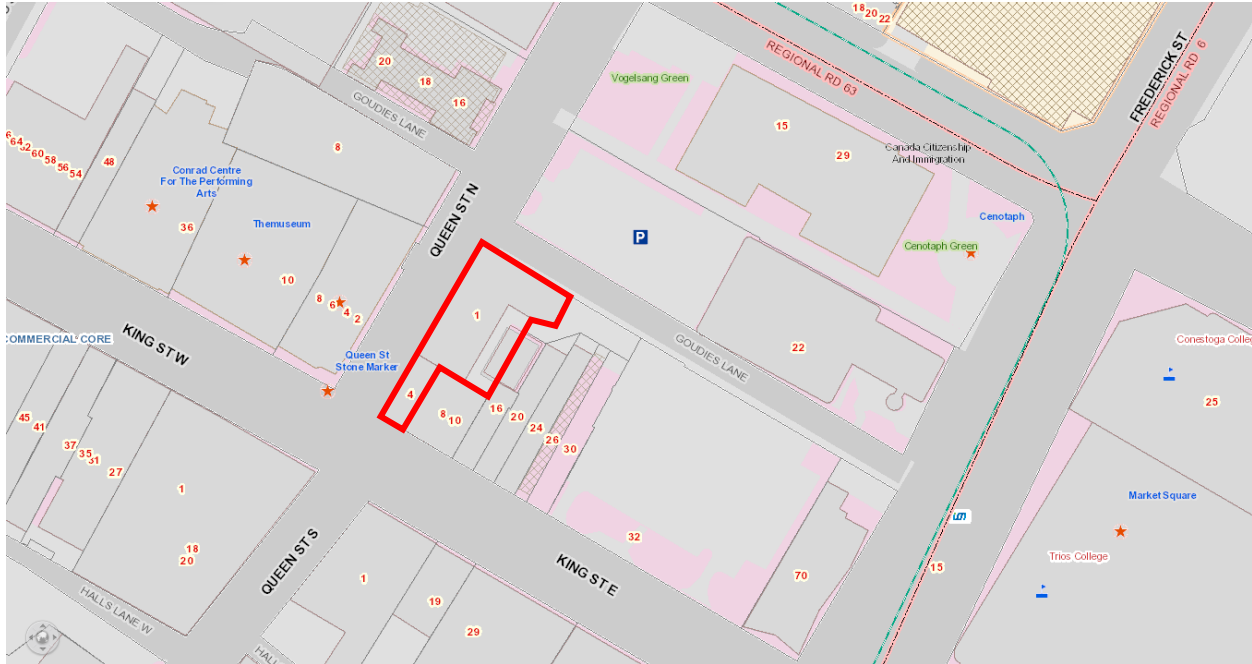


STATEMENT OF SIGNIFICANCE

4 KING STREET EAST / 1 QUEEN STREET NORTH



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: 4 King Street East / 1 Queen Street North

Legal Description: Plan 364 Pt Lots 13 & 14

Architectural Style: Italianate

Year Built: 1862/1863

Original Owner: Louis Breithaupt

Original Use: Hotel

Condition: Good

Description of Cultural Heritage Resource

4 King Street East/1 Queen Street North is a 19th century commercial building built in the Italianate architectural style. The building is situated on a 0.46 acre parcel of land located on the north east corner of King Street East and Queen Street North 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

4 King Street East/1 Queen Street North is recognized for its design/physical, significant historical/associative and contextual values.

Design/Physical Value

The design and physical values relate to the Italianate architectural style that is in good condition with many intact original elements. The building features: yellow brick construction; individual facades, including some original main street storefronts; simple cornice with single wood brackets; and semi-circular window openings with brick voussoirs. The building has been painted white.

South (Front) Façade

The existing building is 3 storeys in height and constructed of brick with a flat roof. The ground floor contains a commercial unit and the upper storeys contain two full 6/6 semi-circular hung windows with brick voussoirs and one partial 6/6 semi-circular window that it shares with 8-10 King Street East on each storey. At the top of this façade, there is a cornice with decorative brackets and decorative brick work that extends throughout the façade. The cornice and the brackets used to be red but have since been painted black.

West (Side) Façade

This façade extends along Queen Street North and has a similar fenestration pattern as the front façade. The façade contains commercial stores at the ground level, with 15 windows on each storey. These windows are 6/6 semi-circular hung windows with brick voussoirs and sills. At the top of this façade is the cornice with decorative brackets and decorative brickwork.

North (Rear) Façade

The façade has been altered. The façade did not have any window openings or door openings and was a blank façade. Since then, the window has been altered with window openings on each storey.

Although there have been several alterations to the building over the years, including the alterations that had to be made because of a fire, the building still maintains some of its original elements and is still representative of its Italianate architectural style and retains its heritage integrity.

Historical/Associative Value

The historical and associative values relate to the original owner and use of the property, as well as the contribution they made to the history of Berlin (now Kitchener). The original owner of the building was Louis Breithaupt while the original use of the building was a hotel – the American Hotel. The American Hotel was built by Louis Breithaupt in 1862-1863 for \$9,000.00. It is estimated that the building has served as a hotel for approximately 100 years. The building is the oldest commercial building in the City. Louis Breithaupt was a prominent business in Berlin as well as a former mayor,

and his contributions to the development of Berlin form an integral chapter in Berlin's commercial and industrial development.

Louis Breithaupt

Louis Jacob Breithaupt was born in Buffalo, New York, on March 3, 1855. His parents were Louis and Catherine (Hailer) Breithaupt. Louis' father was a native of Hessen, Germany, who brought his family from the United States to Canada, which led to Louis being educated in Berlin and Toronto, after which he joined his family in business in Berlin, learning the trade of a tanner. He served many roles, from being a salesman, bookkeeper, and commercial traveler for the house, and upon the death of his father in 1880, he became a member and acting manager of the firm of Louis Breithaupt & Company. In 1890, with Louis Breithaupt now the President of the Company, the business was re-organized as a joint stock company, also becoming known as The Breithaupt Leather Company Ltd, have extensive tanneries at Berlin, Penetanguishene and Listowel, with the head office in Berlin. This company became one of the biggest leather companies to operate in Canada. This contributed greatly to the economic and industrial development of Berlin at the time, with Louis Breithaupt becoming one of the most prominent members of the society.

Along with his business, he has also served as the President for the Ontario Bank Company, President of the Berlin Gas, Electric Light & Power Company, a Director for the Economical Fire Insurance Co. of Berlin, and was also the President of the North Waterloo Agricultural Society. Additionally, he was the first Vice-President of The Berlin Rubber Company. He was also the President of the Berlin Board of Trade. For many years he was on the Waterloo County council as a member, serving as a Warden of the County in 1898. For seven years, he was also served as a member of the Berlin Town Council, and served as a mayor of the city in 1889.

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. Furthermore, this building is the oldest commercial building in the City and located at a prominent intersection in the downtown city core, contributing to its contextual value.

Other Values

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 place initially in Berlin, and then in Kitchener in the late 19th and early 20th century.

Heritage Attributes

The heritage value of 4 King Street East/1 Queen Street North resides in the following heritage attributes:

- All elements related to the construction and Italianate architectural style of the building, including:
 - Yellow brick construction;
 - Individual front, rear, and west facades on the second and third storey;
 - Roof and roofline;
 - Decorative brickwork around the single wood brackets;
 - Simple cornice with single wood brackets; and,
 - Semi-circular window openings with brick voussoirs and sills on the front and west (Queen Street) facade;
- All contextual elements related to the building including:
 - Its original location on King Street East/Queen Street North streetscape and its contribution to the Kitchener downtown commercial area.

Photographs



4 King Street East/1 Queen Street North – Front (South) and Side (West) Façade