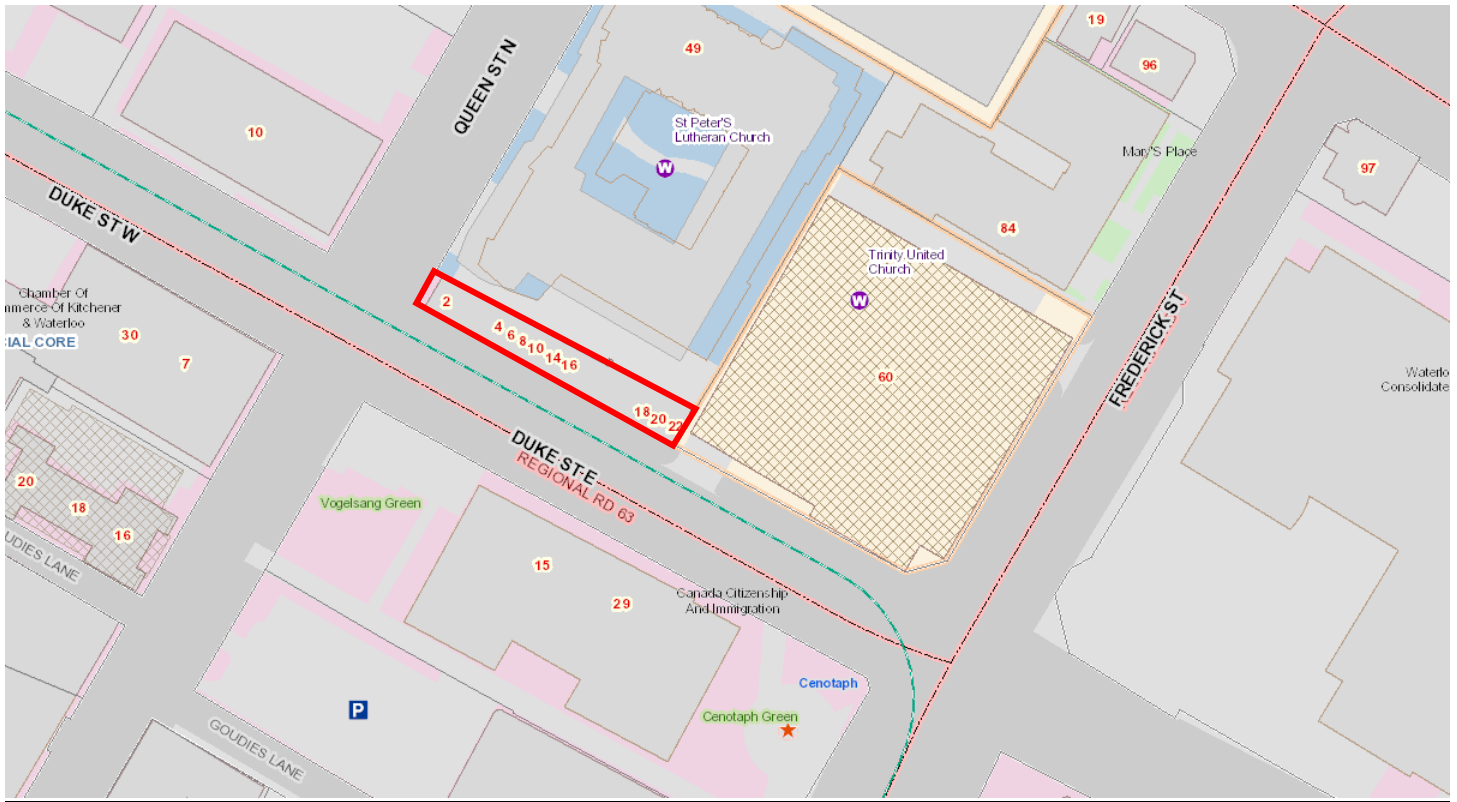


# STATEMENT OF SIGNIFICANCE

## 2-22 DUKE STREET EAST



### Summary of Significance

- ☒ Design/Physical Value
- ☒ Historical Value
- ☒ Contextual Value

- ☐ Social Value
- ☐ Economic Value
- ☐ Environmental Value

**Municipal Address:** 2-22 Duke Street

**Legal Description:** Plan 401 Pt Lot 11 Pt Lot 12

**Year Built:** 1931

**Architectural Style:** Art Deco

**Original Owner:** W. H. Breithaupt

**Original Use:** Commercial

**Condition:** Good

### Description of Cultural Heritage Resource

2-22 Duke Street East is a two-storey early 20<sup>th</sup> century brick commercial building constructed in the Art Deco architectural style. The building is situated on a 0.09-acre parcel of land located on the north side of Duke Street East between Queen Street North and Frederick 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 commercial building.

## **Heritage Value**

2-22 Duke Street East is recognized for its design/physical, historical/associative, and contextual value.

### **Design/Physical Value**

The building municipally addressed as 2-22 Duke Street East has design and physical value, being a notable and unique example of the Art Deco architectural style as well as displaying a high degree of craftsmanship through the many detailed elements of the structure. The building is two-storeys in height and possesses approximately 50 metres of frontage along Duke Street East, creating a long horizontal backdrop for the streetscape.

#### **Front (South) Façade**

The front of the building faces Duke Street East and is comprised of thirteen pilasters that create twelve bays of varying widths. The two bays on the west and the three bays on the east may be additions that were added after the original construction period, as the height of the roof is slightly lower, and the pilasters differ in appearance. Further, they create an unsymmetrical composition and lack masonry detailing about the second story windows that is visible on the seven center bays. The three western-most pilasters and four eastern-most pilasters appear to be made from cast-concrete, while the remaining six pilasters in the center are brick. Each of the thirteen are capped with decorative stone detailing, with the two central most containing stone finials and floral motifs as well. Each bay, except the central portion, contains two single hung windows with soldier course heading and stone sills on the second story. The centre-most bay contains a two-storey semi-circular opening that serves as a central entrance. Stonework with the Breithaupt Family Grant of Arms tops this semi-circular arch.

#### **West (Side) Façade**

The west side façade faces Queen Street North and is framed by two pilasters composed of cast-concrete and topped with a decorative stone cap. A stone belt course divides the two storeys. The rest of the façade is covered with angel brick.

#### **East Side Façade**

The east façade directly abuts the adjacent building and is not visible.

#### **Rear North Façade**

The rear north façade is primarily composed of brick, though a portion of the eastern end has vinyl cladding. Casement windows with stone sills are placed in a symmetrical pattern along the second storey, except for the vinyl-cladded portion.

### **Historical Value**

The property has historical and associative value as it relates to the theme of economic growth and development in the downtown area as well as its direct association with the Breithaupt family.

The building was constructed and originally owned by William Henry Breithaupt. The Breithaupt's were a prominent family in the history of Kitchener, being involved in numerous businesses including the Breithaupt Leather Company, the Berlin Gas Company, and the Berlin and Waterloo Railway. The family also had a strong political presence, with different members acting as mayors of then-Berlin as well as being members of the House of Commons.

William H. Breithaupt was a civil engineer by education, graduating from the prestigious Rensselaer Polytechnic Institute in New York in 1881. At the time of his death, he had lived to be one of the oldest graduates of the school. Upon his return from the United States to Berlin in 1900, he carried on the family interest in both the Berlin and Waterloo Railway and the Berlin Gas Company, which had been previously managed by his late brother Carl. In addition, W.H. Breithaupt took great interest in both city planning and heritage preservation, being the first chairman of the City Planning Commission from 1917-1921 as well as a past president of the Ontario Historical Society. He directly contributed to the organization and establishment of the Waterloo Historical Society in 1912, acting as the first president and holding the position for twelve consecutive years.

W.H Breithaupt built the Bridgeport Line in 1902, which were later taken over by the city as public enterprises along with the Waterloo line and the Gas Company. Other notable builds of his include the casino for the Bridgeport Railway Park and the Grand River Country Clubhouse, which was the site that first introduced golf to Kitchener. He was directly involved with the initiative which led to the erection of the Memorial Tower and was a part of the development of the Grand River Conservation Scheme, pioneering flood control and conservation through storage reservoirs. Through his efforts the opening of Duke Street from Queen to Frederick Street was also secured.

Mr. Breithaupt was recognized by membership in the Engineering Institute of Canada (past member of Council), the Institution of Civil Engineers (Great Britain), the American Society of Civil Engineers (Life Member), the American Institute of Consulting Engineers and the academic fraternity of Sigma Xi.

Since its construction in 1931, 2-22 Duke Street has been home to numerous businesses. The site's first tenant was Herman Ahrens, who worked as a local tailor. Other early shops included Freddie and Jack's Sporting Goods, Grip Tite Roofing, and the Sheehy Brothers. The commercial use of the building continues to this day.

### **Contextual Value**

The contextual value of the property relates to its physical, historical, functional, and visual link to its surroundings. The building sits on the intersection of Queen Street North and Duke Street East, in its original location. It retains its original use as the home to multiple local businesses. It is surrounded by other historic buildings, including 49 Queen Street North (St Peter's Lutheran Church) to the south, 10 Duke Street to the west (the former head office of the Economical Mutual Fire Insurance Company of Kitchener), and 15-29 Duke Street East to the north (the Federal Building, which is both a Recognized Federal Heritage Building and listed on the Kitchener Municipal Heritage Register).

### **Heritage Attributes**

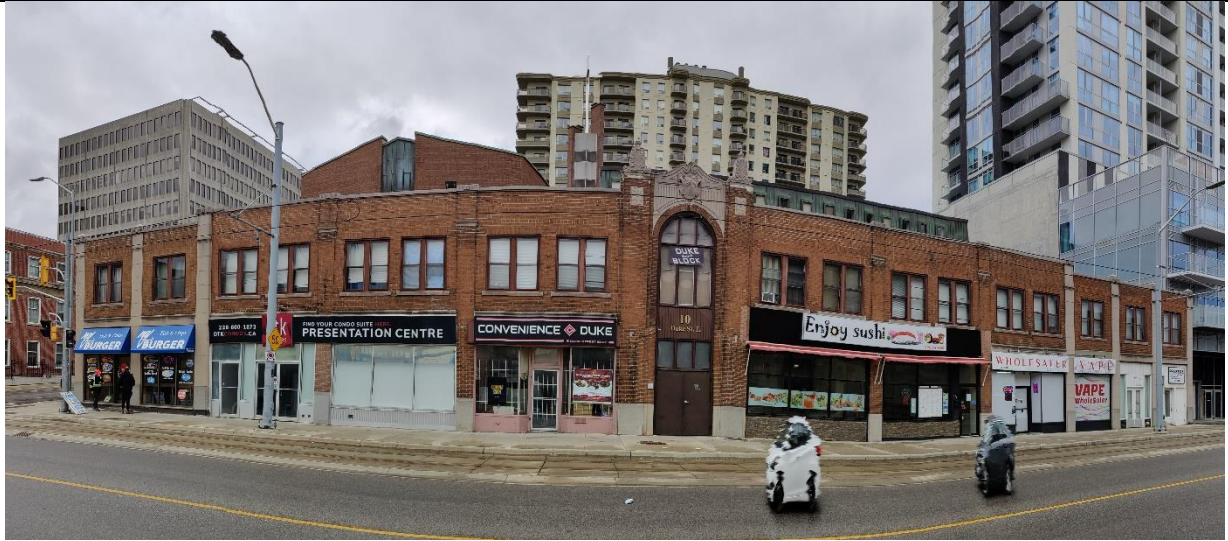
The heritage value of 2-22 Duke Street East resides in the following heritage attributes:

- All elements related to the construction and Art Deco architectural style of the building, including:
  - Roof and roofline;
  - Windows and window openings;
  - Door openings;
  - Concrete sills and soldier course headings;
  - Two central brick pilasters topped with finials and decorated with floral motifs;
  - Two-storey semi-circular opening;
  - Breithaupt Family Grant of Arms; and,
  - Pilasters and decorative stone caps.

## References

- Biography: William Henry Breithaupt. Waterloo Historical Society, Thirty-Second Annual Report.

## Photographs



Front Elevation (South Façade)



Rear Elevation (North Façade)





Side Elevation (West Façade)



Masonry Detailing



Close up of one bay displaying the different pilasters and decorative brickwork above the second-storey windows