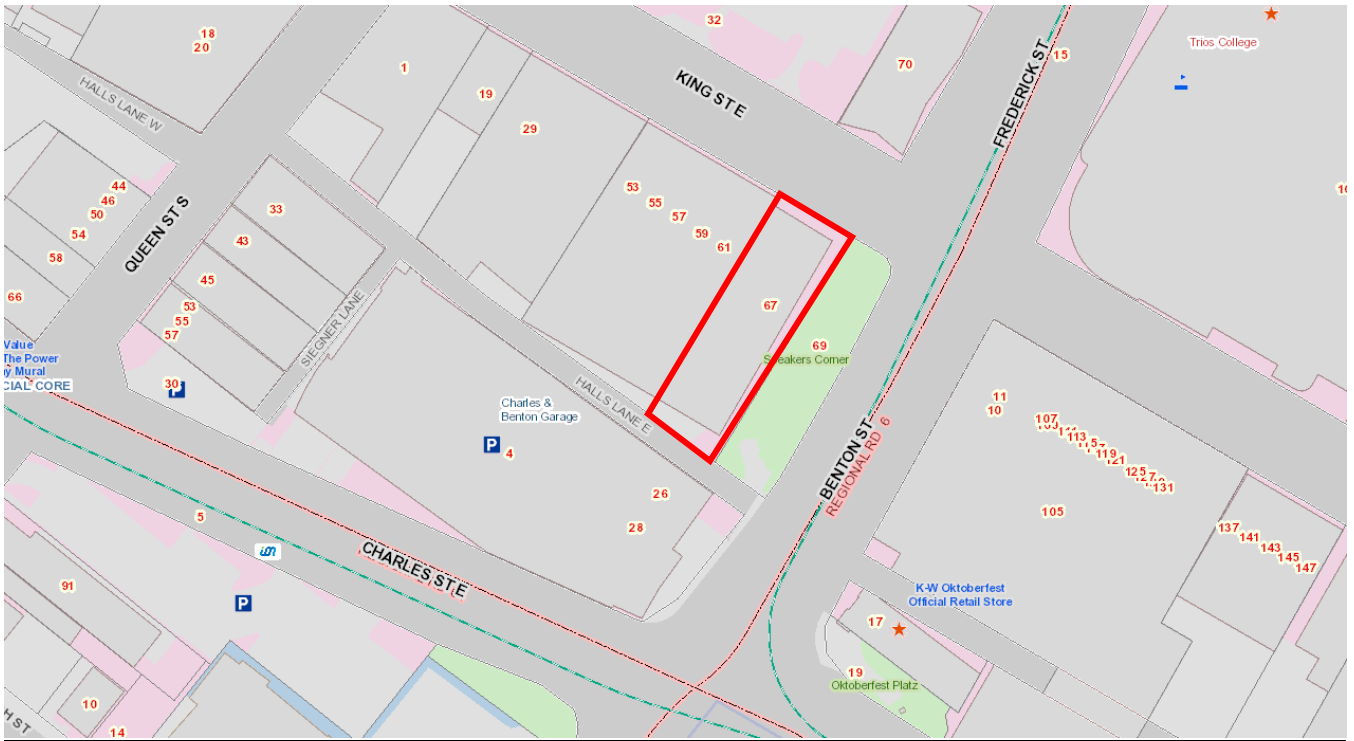


STATEMENT OF SIGNIFICANCE

67 KING STREET EAST



Summary of Significance

Design/Physical Value

Historical Value

Contextual Value

Social Value

Economic Value

Environmental Value

Municipal Address: 67 King Street East

Legal Description:

Year Built: c. 1976

Architectural Style: International

Original Owner: Canada Permanent

Original Use: Bank

Condition: Good

Description of Cultural Heritage Resource

67 King Street East is a two-storey late 20th century commercial building, constructed in the International architectural style. The commercial building is situated on a 0.22 acre parcel of land located near the south west corner of Benton Street and King 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

67 King Street East is recognized for its design/physical, historical/associative, and contextual value.

Design/Physical Value

The design and physical value of the subject property resides in the architecture and physical construction of the building. It is a unique and representative example of the International architectural style in a commercial building. The building was constructed in a two-storey rectangular form and is in good condition as the original appearance of the structure has been largely maintained.

Front Façade (East Elevation)

The building is located on a corner lot, with the front principal façade positioned along Benton Street. The roof is flat, thick and cantilevered over the front wall, supported at equal intervals by eight thin rectangular steel pillars. The thinness of the supporting pillars creates an interesting juxtaposition against the thick and heavy appearance of the roof overhang. The front façade makes extensive use of glazing, with 21 evenly spaced glass panels dividing the elevation vertically. Black textured steel panels span the width of the façade and provide a horizontal division between the first and second storey, with a thinner textured steel band wrapping above the second-storey windows. Two double doors are set centrally within the front façade with a steel canopy positioned above. Both the windows and the door frames make use of anodized aluminum framing.

An artistic installation was added in front of the building in 2015. Though technically located on the adjacent property, this installation frames the entrance to the building and significantly alters the visual appearance of the front façade. The structure is a refurbished 23-bell Glockenspiel situated on a four-metre high, free-standing frame built by Melloul Blamey Construction. The Glockenspiel has an enclosure façade decorated with a banner and two inscriptions in gothic font on either side; the inscription on the left is written in German while the English translation is on the right. It reads “Glockenspiel und Chorgesang mag der Mensch sein Leben lang” which means “Glockenspiel and choir song make man happy all lifelong”. The installation is capable of playing an animated show of Snow White and the Seven Dwarves to a variety of different tunes.

Right-Side Façade (North Elevation)

The right-side façade is positioned along King Street East. The cantilevered roof design continues from the front façade to the side facades, supported by three thin rectangular steel pillars. Approximately one-third of the cladding of the side façade is a neutral limestone. On the other two-thirds of the side façade the glazing of glass with textured steel bands continues. There is an additional double-door entrance with steel canopy on this side façade.

Left-Side Façade (South Elevation)

The left-side façade mimics the right-side façade. The only differentiation is the presence of a service door set into the limestone cladding.

Rear Façade (West Elevation)

The rear façade of the building is directly against the adjacent building and is not visible.

Historical/Associative Value

The building possesses historical and associative value due to its original use and ownership. The building was originally owned and operated by the Canada Permanent Trust Company, whose origins as a trust company date back to 1855. After World War II the company contributed significantly towards continued growth and development in cities, as they focused on mortgage lending within urban areas as well as lending to corporations investing in plans and equipment. In 1959 Canada Permanent

became the first trust company to sponsor a mutual fund. These actions earned the company a reputation as a leader in developing and providing a wide range of personal and business services, including deposit-taking, lending, mutual funds, financial planning, and investment management. At the time that 67 King Street East was constructed, Canada Permanent was the oldest trust company in Canada. In the late 1990's Canada Permanent – now named Canada Trust – grew to be the largest trust and loan financial institution in the country with almost 400 branches. In 2000, Canada Trust was acquired by the TD Bank Financial Group.

The architecture firm which designed the building also contributes to the historical and associative value of 67 King Street East. The building was designed by the prominent architecture firm that was at the time known as Rieder and Hymmen, previously called Barnett Rieder Architects and later Rieder, Hymmen and Lobban Inc. Architects. This was the firm of prolific local architect Carl Rieder, who in the 47 years of his career made significant contribution to the development of the Modernist architectural style in Southwest Ontario and in the Waterloo County region specifically. Notable examples of his work within Kitchener includes Eastwood Collegiate Institute (1955-56), Highland Baptist Church (1958), the Kitchener Public Library (1959-61), and Centre in the Square (1979). He had a significant impact on the built landscape of the region.

Contextual Value

The contextual value of 67 King Street East relates to its importance in maintaining the commercial character of the surrounding area, as well as its physical, functional, visual, and historical link to its surroundings. The subject property is located within the Downtown Cultural Heritage Landscape, which is within the City Centre District. This area is recognized as the heart of the downtown and historically was the focal point of early development in what was then Berlin. Hotels and inns, banks, offices, and other commercial enterprises anchored this core area. Many of these late-19th and early-20th century remain today, and the mix of uses continues. The building currently operates as the Canadian Mental Health Association (CMHA) Waterloo Wellington office – this is a continuation of the original office use of the building and supports the function and character of the surrounding area. Further it is located in-situ within a notable setting, as the building provides a frame for the adjacent Speakers Corner Park space. Other historical buildings are located adjacent to or in proximity to the property, including properties within the Victoria Park Area Heritage Conservation District.

Heritage Attributes

The heritage value of 67 King Street East resides in the following:

- All elements related to the construction and International architectural style of the building, including:
 - Two storey rectangular form;
 - Flat roof with large overhang
 - Rectangular steel support pillars placed at regular intervals;
 - Smooth neutral limestone cladding on 1/3 of the side façades;
 - Extensive use of glazing from ground floor to roofline;
 - Repetitive and even patterning of windows;
 - Steel framed doors and windows;
 - Horizontal textured steel panels that wrap in a band around the building above both the first and second storey windows; and
 - Steel canopy above entrances.

- All elements related to the contextual value, including:
 - Location of the building and the contribution that it makes to the continuity and character of the King Street streetscape;
 - Setting that is provided to the adjacent Speakers Corner Park space.

Photographs



67 King Street East – Front Elevation



67 King Street East – Side Elevation