

HERITAGE KITCHENER MEETING

Meeting Date: March 5, 2024

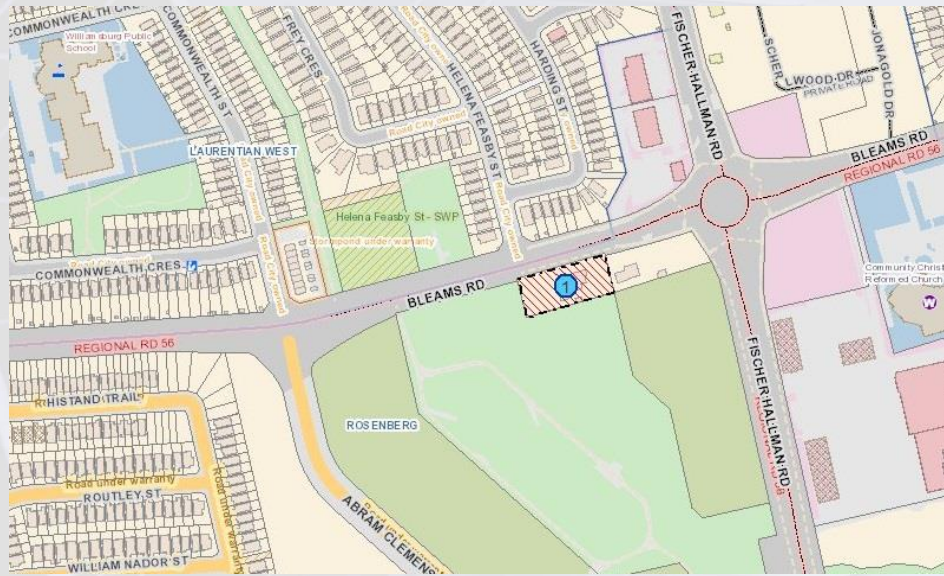
Agenda



- 4.1 Heritage Permit Application HPA-2024-IV-002
1385 Bleams Road
- 4.2 Heritage Permit Application HPA-2024-IV-003
300 Joseph Schoerg Crescent
- 4.3 Notice of Intention to Designate – 60 Victoria Street
South
- 4.4 Notice of Intention to Designate – 72 Victoria Street
South
- 4.5 Notice of Intention to Designate – 33 Eby Street
South
- 4.6 Bill 23 Municipal Heritage Register Review – March
2024 Update

4.1 Heritage Permit Application (HPA-2024-IV-002)

1385 Bleams Road



1385 Bleams Road



4.1 Heritage Permit Application (HPA-2024-IV-002) 1385 Bleams Road



4.2 Heritage Permit Application (HPA-2024-IV-003)

300 Joseph Schoerg



300 Joseph Schoerg

Proposed:

- Demolition of existing deck and concrete slab
- Construction of one-storey rear addition (basement level)
- Reconstruction of deck with slight change to the previous footprint (extending approximately 4-feet further than original)

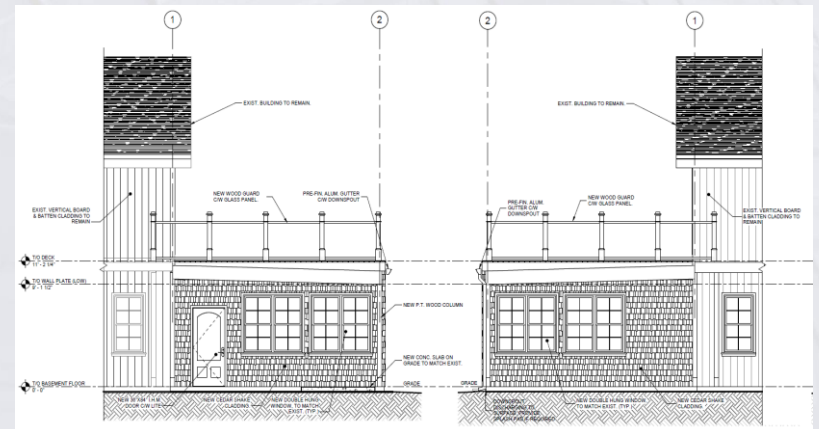


300 Joseph Schoerg

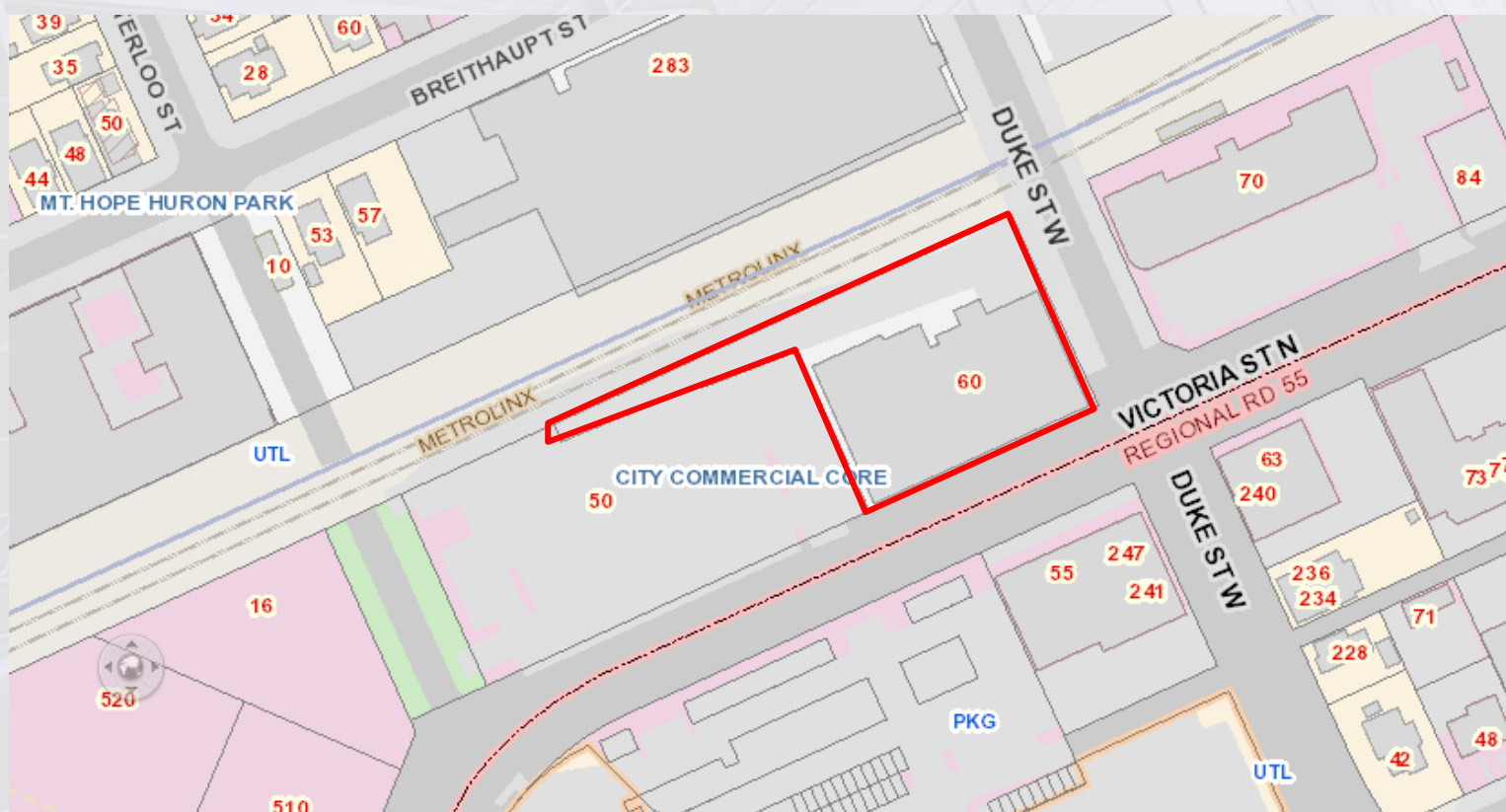


In reviewing the merits of the application:

- Heritage attributes identified by the designating by-law relate primarily to the original farmhouse and the detached drive shed. The view is not identified within the heritage attributes list
- Deck and patio are located against existing rear addition which limits potential for accidental damage to occur to the fabric of the original farmhouse
- Proposed addition utilizes appropriate material, is compatible in design, and will not be visible from the street due to location, vegetation, and sloping topography



4.3 Notice of Intention to Designate 60 Victoria Street South



6 of 9 Criteria Met

4.3 Notice of Intention to Designate 60 Victoria Street South

Design/Physical Value:

- Representative example of the vernacular industrial architectural style

Historical/Associative Value:

- Connection to the felt manufacturing industry and several important members of the community including the Rumpel family
- Displays ties to regionally significant themes such as transportation, the manufacturing industry, and urban development.

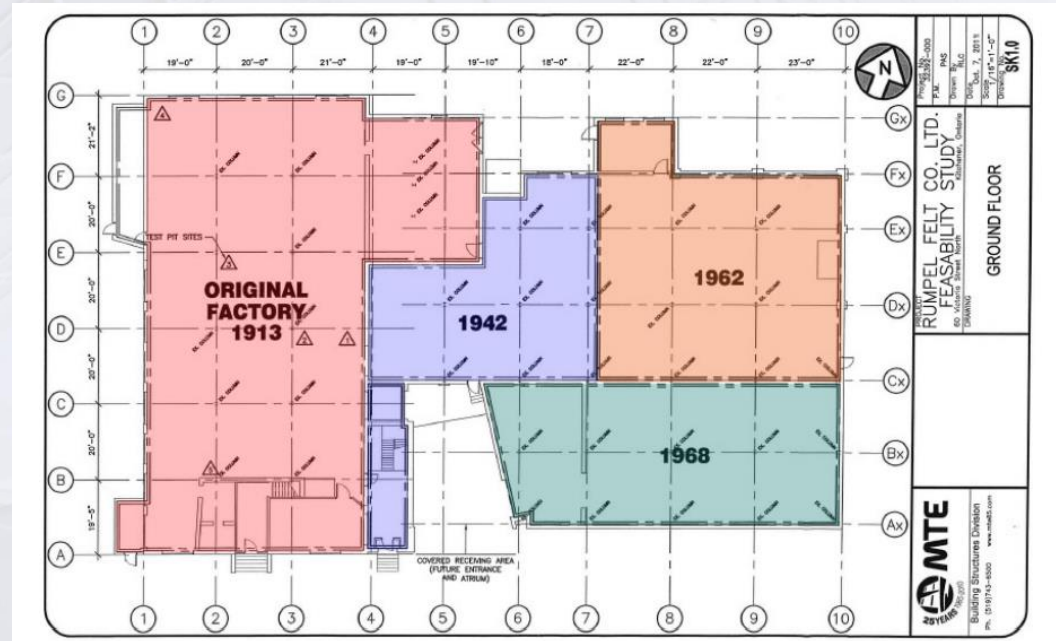
Contextual Value:

- Remains in its original location within the Warehouse District Cultural Heritage Landscape, home to several historic warehouses and factory buildings, and illustrates the connections between industry and the railroad
- Prominent location, massing, and proximity to street could classify this as a landmark

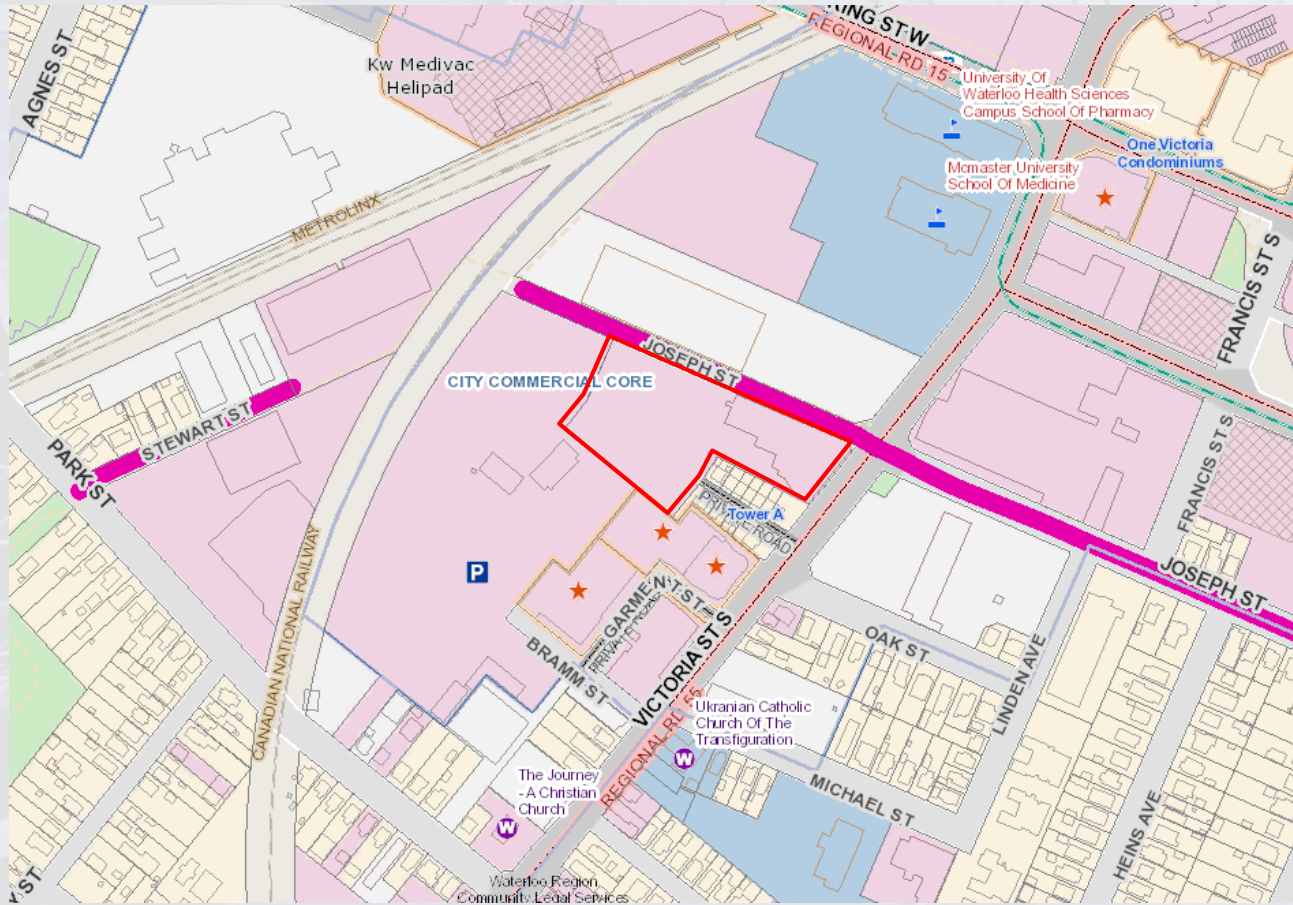


4.3 Notice of Intention to Designate 60 Victoria Street South

- Identified heritage attributes and values pertain specifically to the 1913 portion of the building
- A heritage impact assessment was completed in 2012 on behalf of the Region of Waterloo as part of the concept development for a Multimodal Hub which will include 60 Victoria Street North
- Staff from the Region is present to obtain feedback from the Heritage Kitchener Committee



4.4 Notice of Intention to Designate 72 Victoria Street South



6 of 9 Criteria Met

4.4 Notice of Intention to Designate

72 Victoria Street South

Design/Physical Value:

- Representative example of the Berlin Industrial Vernacular style.
- Displays artistic merit through detailed elements

Historical/Associative Value:

- Relates to the original owner, William T. Sass, as well as the use of the property and the contribution it made to the economic development of the City.

Contextual Value:

- Remains in its original location within the Warehouse District Cultural Heritage Landscape, home to several historic warehouses and factory buildings
- Illustrates the connections between industry, the railroad, and worker houses



4.5 Notice of Intention to Designate 33 Eby Street South



5 of 9 Criteria Met

4.5 Notice of Intention to Designate

33 Eby Street South

Design/Physical Value:

- Representative and early example of the Ontario Gothic Revival Cottage architectural style.

Historical/Associative Value:

- Original owner was Henry Eby, of the prominent Eby family and founder of *Der Deutsche Canadier und Neuigkeitsbote*
- Contributes to an understanding of the German immigrants / German history of the area

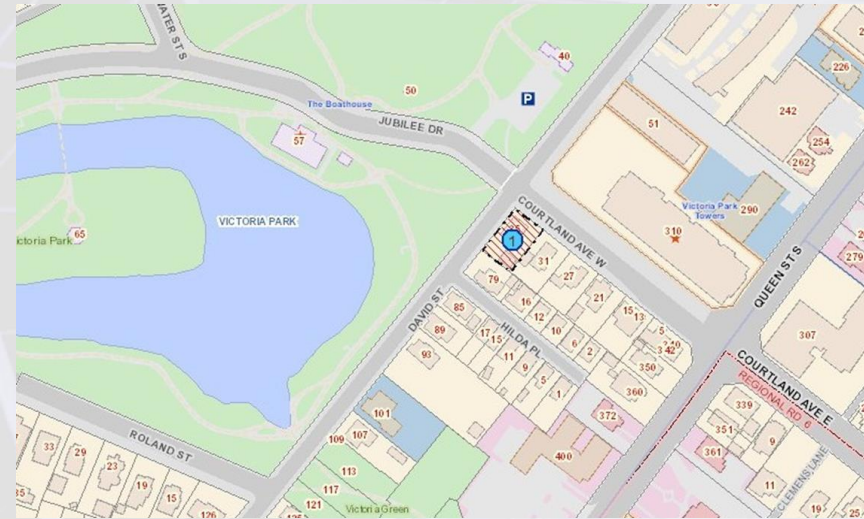
Contextual Value:

- Remains in its original location within the Cedar Hill Neighbourhood Cultural Heritage Landscape (CHL), surrounded by other early examples of homes.



4.6 Bill 23 Municipal Heritage Register Review

35 Courtland Avenue West



4.6 Bill 23 Municipal Heritage Register Review



CRITERIA	MET?	DESCRIPTION
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	Early representative example of Queen Anne Architecture.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	Does not display a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The property does not demonstrate a high degree of technical or scientific achievement.
4. This property has historical or associative value because it has direct associations with a theme, event, believe, person, activity, organization or institution that is significant to a community.	Yes	Historic and associative values relate Christian Asmussen and E.B. Dunke, a prominent grocer.
5. This property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	Does not have the potential to yield, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work of an architect, artist, builder, designer, or theorist who is significant to the community	No	This property does not demonstrate the work of an architect, artist, builder, etc.

4.6 Bill 23 Municipal Heritage Register Review



CRITERIA	MET?	DESCRIPTION
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	Remains in its original location within the Victoria Park Neighborhood.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	The building is in its original location and has retained its original use as a residence.
9. The property has contextual value because it is a landmark	No	

4.6 Bill 23 Municipal Heritage Register Review

131 Victoria Street South



4.6 Bill 23 Municipal Heritage Register Review



CRITERIA	MET?	DESCRIPTION
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	Rare and unique example of Ukrainian Baroque architecture with Byzantine influences.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	Does not display a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The property does not demonstrate a high degree of technical or scientific achievement.
4. This property has historical or associative value because it has direct associations with a theme, event, believe, person, activity, organization or institution that is significant to a community.	Yes	Has direct associations with Ukrainian immigrants, Kitchener's industrial history, and the Ukrainian Catholic Church of Transfiguration and Mykola Bibniak.
5. This property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	Yes	Has the potential to yield, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work of an architect, artist, builder, designer, or theorist who is significant to the community	No	This property does not demonstrate the work of an architect, artist, builder, etc.

4.6 Bill 23 Municipal Heritage Register Review



CRITERIA	MET?	DESCRIPTION
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	Remains in its original location
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	The building is in its original location and has retained its original use as a church
9. The property has contextual value because it is a landmark	No	

Thank you!