

**Heritage Study and Heritage Impact Assessment
Proposed Region of Waterloo Multimodal Hub
16 Victoria Street North, 50 & 60 Victoria Street North,
and 520 & 510 King Street West, Kitchener**



The Landplan Collaborative Ltd.

landscape architects, environmental planners, heritage planners

319 Woolwich Street, Guelph, ON N1H 3W4 (519) 824-8664 fax (519) 824-6776

landplan@thelandplan.com www.thelandplan.com

with

John MacDonald Architect Inc.

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1.0 BACKGROUND - REQUIREMENT for a HERITAGE IMPACT ASSESSMENT (HIA)

This Heritage Study is in response to a request from the Region of Waterloo to prepare a *Heritage Inventory, Context Analysis* and *Concept Development* for the site being developed as the Multimodal Hub, and this HIA is in response to the *City of Kitchener Community Services Department, Planning Division, 510-520 King Street West, 50-60 Victoria Street North, Official Plan Amendment & Zone Change Applications Heritage Impact Assessment – Terms of Reference*¹, December 8, 2011.

The subject property is a 1.58 ha (3.91 acre) acre parcel of land located on the north side of Victoria Street North between Duke Street and King Street West. (Figure 1)



<http://maps.region.waterloo.om.ca/locator.htm>

Figure 1 - subject properties

2.0 HERITAGE IMPACT ASSESSMENT REQUIREMENTS

2.1 Present owner contact information

Multimodal Hub Project Coordinator – Kevin Eby
Regional Municipality of Waterloo
150 Frederick Street
Kitchener, ON N2G 4J3

2.2 Site history

The combined properties of 16 Victoria Street North, 50 & 60 Victoria Street North, and 520 & 510 King Street West have housed a number of buildings and land uses over the past 115 years including felt, boot, rubber goods and machine manufacturing, brewing; and more recently, a service station, automobile repair shops, retail sales, HVAC and plumbing goods sales, Emergency Services office, and the Brewers Retail store.

¹ See Appendix 1



Figure 2

location map

520 and 510 King Street West

At the junction of Victoria Street North and King Street West, and bordered on the west by the railway, these properties were the home of Huether's Lion Brewery (1856-1953).

The name Huether is pronounced 'Heater'. The original business was started by innkeeper/brewer Wilhelm Rebscher at the corner of King and Princess Streets in Waterloo. In 1856 Adam Huether and son Christopher from Baden, Germany, rented the premises and continued the business as the Lion Brewery. The 1861 census states that the Lion produced 728 barrels of beer valued at \$3,646, and employed three men at \$17 a month each.

Nine years later Christopher was able to purchase the property from the Rebscher estate, and build a hotel that is still operating as the Kent (now Huethers Hotel). Following family practice, Christopher's son C.N. joined the firm in the 1890s. At this time reference is occasionally made to it as the Waterloo Brewing Company.

C.N., with a new partner, then created the C.N. Huether Co. in 1894. Employing 15 men this operation was sold to the Kuntz's for malt storage after Christopher's death. C.N. moved down the street to Berlin (Kitchener).

*When C.N.'s **Berlin Lion Brewery** opened at the corner of King and Victoria Streets it brewed lager exclusively and featured, in deference to the Boer War, the Ladysmith label. This brew was soon dropped in favour of the popular Pilsener and Wuerzburger lagers. The newly named Berlin Lion Brewery Ltd. was enlarged in 1906 by the addition of an icehouse. Employing 25 hands, it could now produce 32,000 barrels annually. A Berlin Waterloo Industrial Review for 1908 boasted that:*

"Absolute purity, freedom from all deleterious ingredients are conditions that exist in the superior lager beer manufactured by the Berlin Lion Brewery".

Temperance, as to be expected, hurt business, and while it remained open, the name was changed to The Huether Brewery Ltd. in 1919. A year later it was closed and leased to a coconut-processing concern. The company was reorganized and opened in 1924 to produce strong beer for export, and

near beer for the local market. The company, however, was found to be in violation of temperance restrictions, and ordered to pay Ontario luxury tax arrears. The brewery was saved from failure in 1927 when two Windsor area businessmen, Arthur Diesbourg and William Renaud acquired it. With careful management Huether Brewing Co. Ltd. finally showed a profit of \$17,000 in 1934. Two years later they introduced Blue Top Beer. This brand proved to be so popular that the company's name was changed to match their leading brand.

In 1948 disaster struck when a foxed batch of beer reached the market. While this was not the end, the new brands, New Yorker Lager and Premium Ale, did not completely reverse the company's fortunes, and the name was changed to the Ranger Brewing Co. Ltd. in 1952. Rather than face an increasingly competitive and centralized brewing market, the firm was sold to Canadian Breweries in 1953. Operated as Dow Brewery Ltd. until 1961, the site was demolished in 1964 to make way for a Brewers Retail Store.²

The Berlin Lion Brewery building was located at 520 King Street West from c. 1898 to 1964.

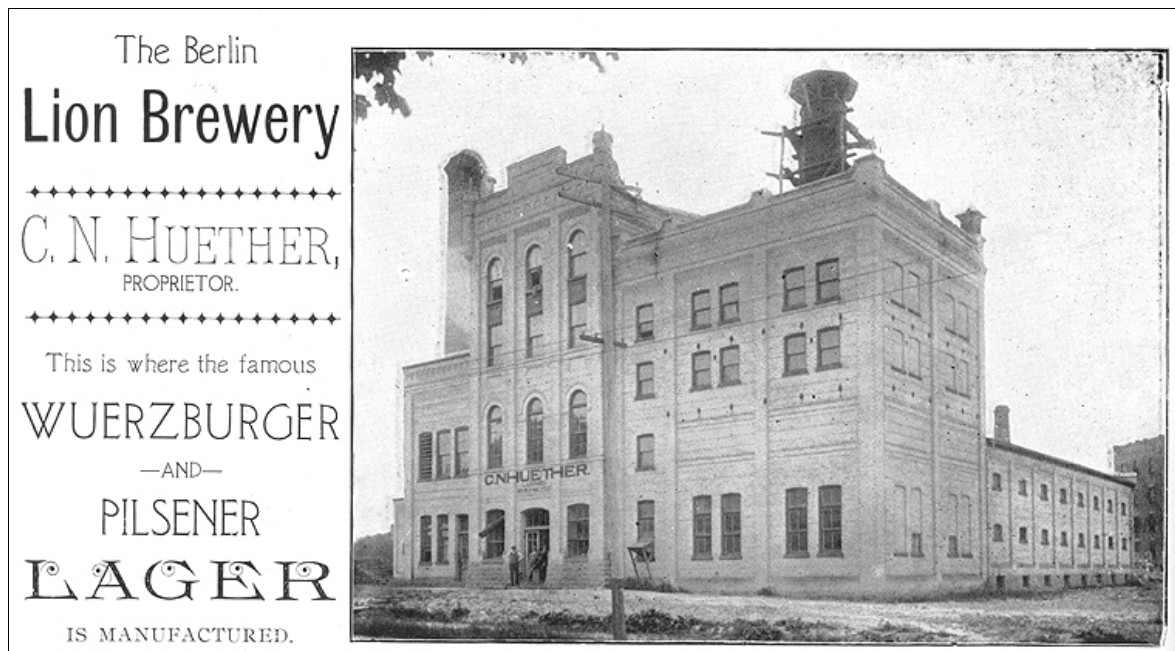


Figure 3

Toronto Public Library 1906

The Beer Store now occupies this site (Figure 8). 510 King Street West is now vacant, recently having been the site of an A-frame drive-in restaurant, converted to a grocery store. The fire insurance map from 1904 (Figure 5) shows the buildings at both 510-520 King Street West and 16 Victoria Street North.

² Canadian Brewerianist, 1984, pp. 9,10



Figure 4 Dow truck unloading 1955, Roy Purkis, photographer Waterloo Historical Society

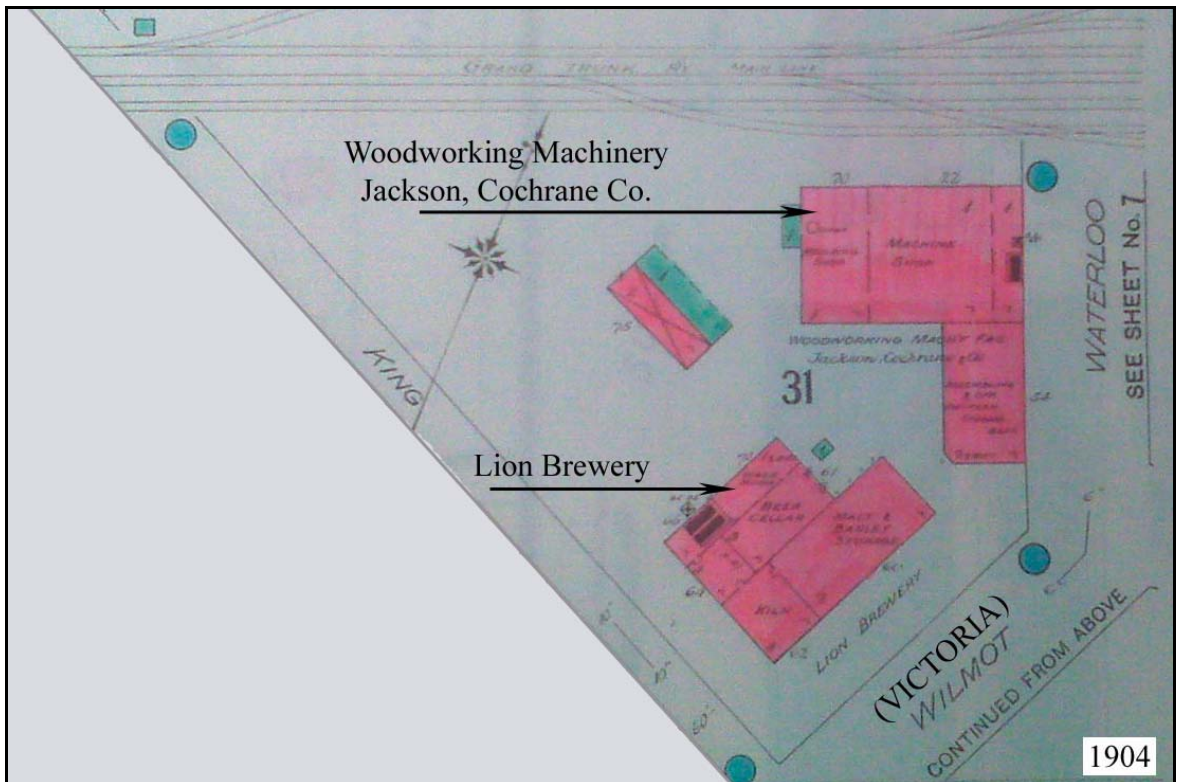


Figure 5 1904 Fire Insurance Map, Kitchener Public Library

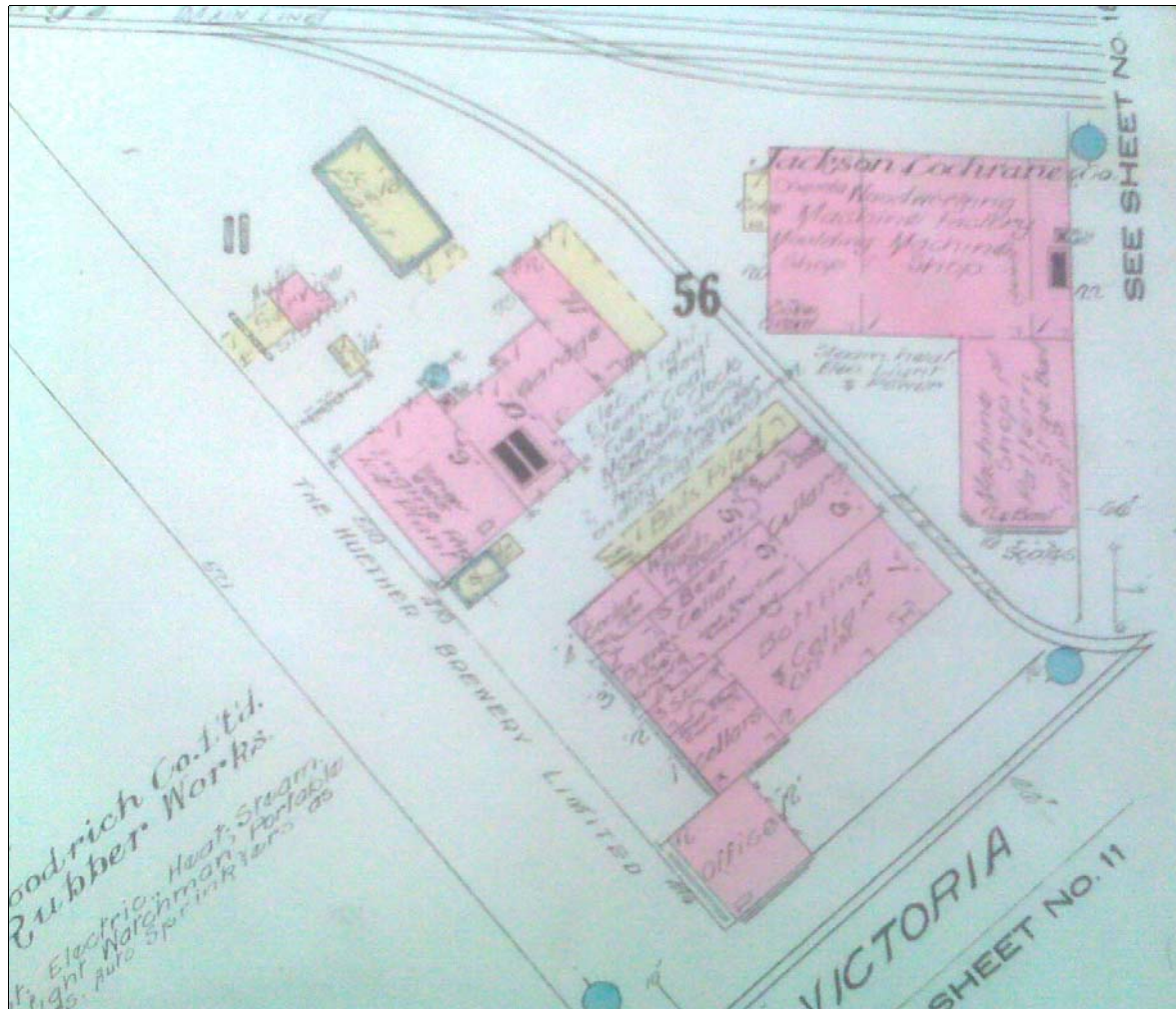


Figure 6

1925 Fire Insurance Map, Kitchener Public Library

The brewery at 510 - 520 King Street West is labelled as “The Huether Brewery Limited” on the 1925 fire insurance map. The brewery had been greatly expanded since 1904. Jackson-Cochrane & Co., continued to occupy 16 Victoria Street North. An electric railway line (Grand River Railway Co.) traversed the properties. (Figure 6)

On the 1947 fire insurance map the brewery’s name is again changed to “Blue Top Brewery” and has been expanded yet again. Jackson-Cochrane & Co. are still at the 16 Victoria Street North location and the electric railway line remains. (Figure 6)

Well-known industrial personalities have been associated with 510 - 520 King Street West including C.N. Huether, brewer and founder of C.N. Huether Co. in 1894, and Waterloo City Councilor in 1898.

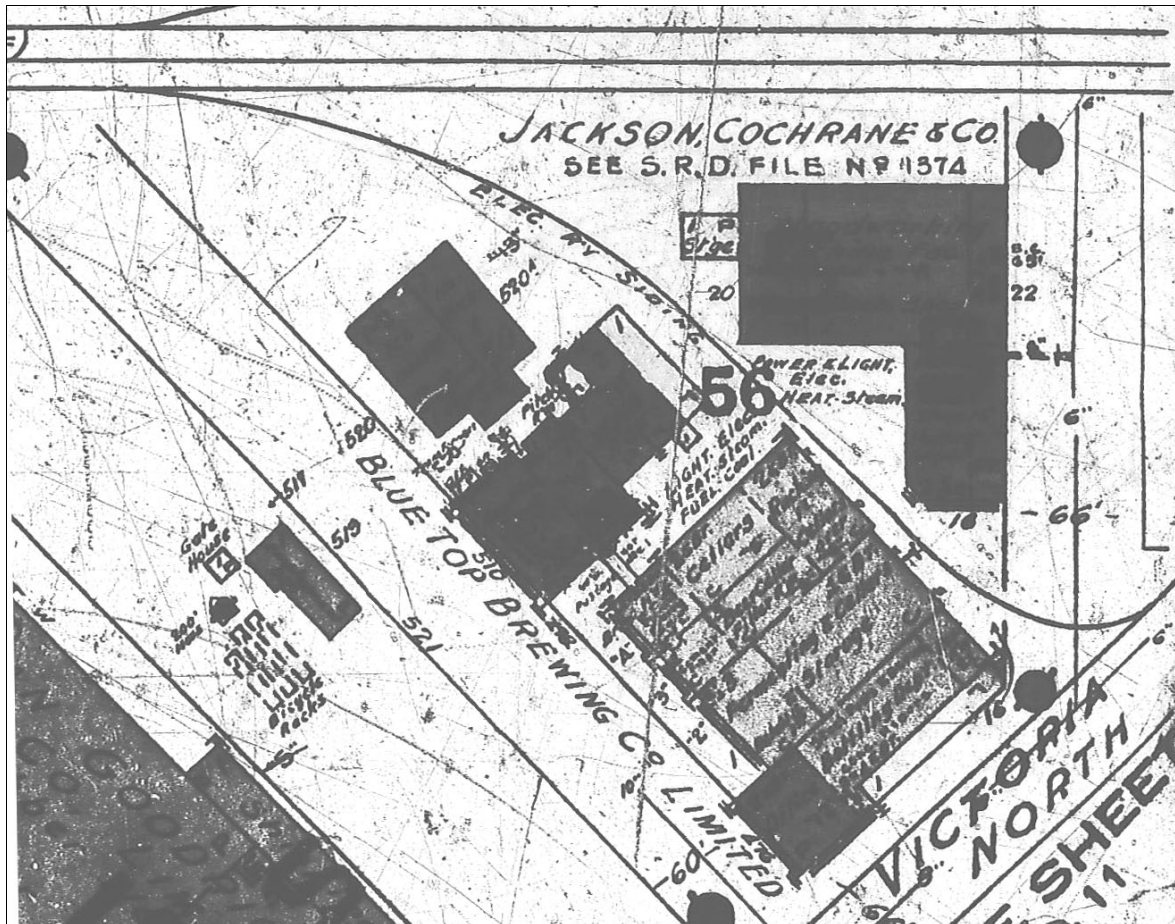


Figure 7

1947 Fire Insurance Map, Kitchener Public Library



Figure 8

The Beer Store, 2012

16 Victoria Street North

This triangular shaped lot bordered by the railway and Waterloo Street, with minimal frontage on Victoria, was part of the home of Jackson-Cochrane Company Limited. In 1953, Jackson-Cochrane changed their name to Beisinger Industries Limited (Appendix 2).

This maker of fine machinery is now almost forgotten, but at one time they made a full line of woodworking machinery. They were in business from at least 1895 and until at least 1947, occupying the premises at 16 Victoria Street North. A 1952 advertisement in a Montreal publication illustrates one of the pieces of equipment manufactured. (Figure 11)



Figure 9 1895 advertisement, *Vintage Machinery*⁴

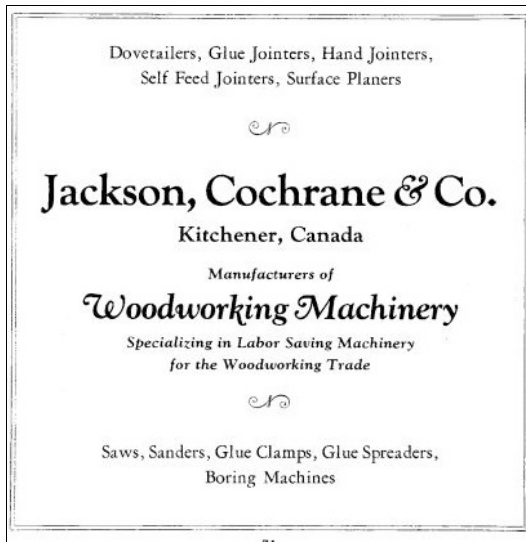


Figure 10 1929 ad, *Vintage Machinery*⁵

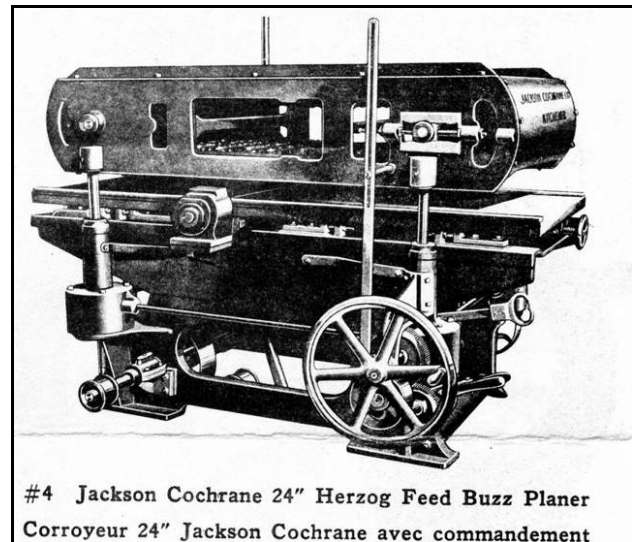


Figure 11 1952 advertisement, *Vintage Machinery*⁶

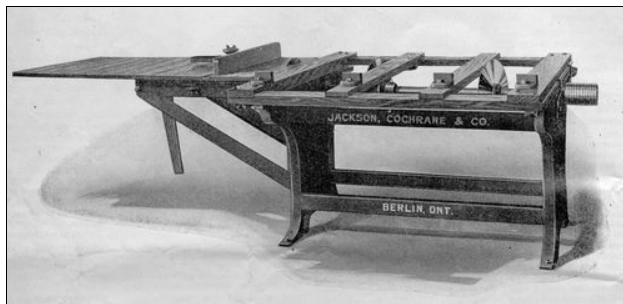


Figure 12 1914 table saw illustration, *Vintage Machinery*⁷



Figure 13 16 Victoria - 2012

Figure 12 illustrates a table saw as found in *Waterloo Outlook* in 1914. 16 Victoria Street North was most recently the home of auto repair shops in a modern block building, now mostly vacant.

³ Vintage Machinery, www.vintagemachinery.org, accessed January 31, 2012

⁴ *Ibid*

⁵ *Ibid*

⁶ *Ibid*

50 Victoria Street North

The Berlin Felt Boot Company occupied 50 Victoria Street North from 1867. The 1925 fire insurance map labels the building the Canadian Consolidated Rubber Company⁷ and in the 1940s, the Blue Top Brewing Company⁸ was the occupant. 1904 through 1947 maps (Figures 15, 16, 17) show different buildings on this property. A fire in February 1904 destroyed the first Berlin Felt Boot Company building⁹. It was re-built in 1905. The current building, circa 1940s was most recently occupied by Noble Trade, a plumbing, heating, HVAC industrial products company division of Rona.

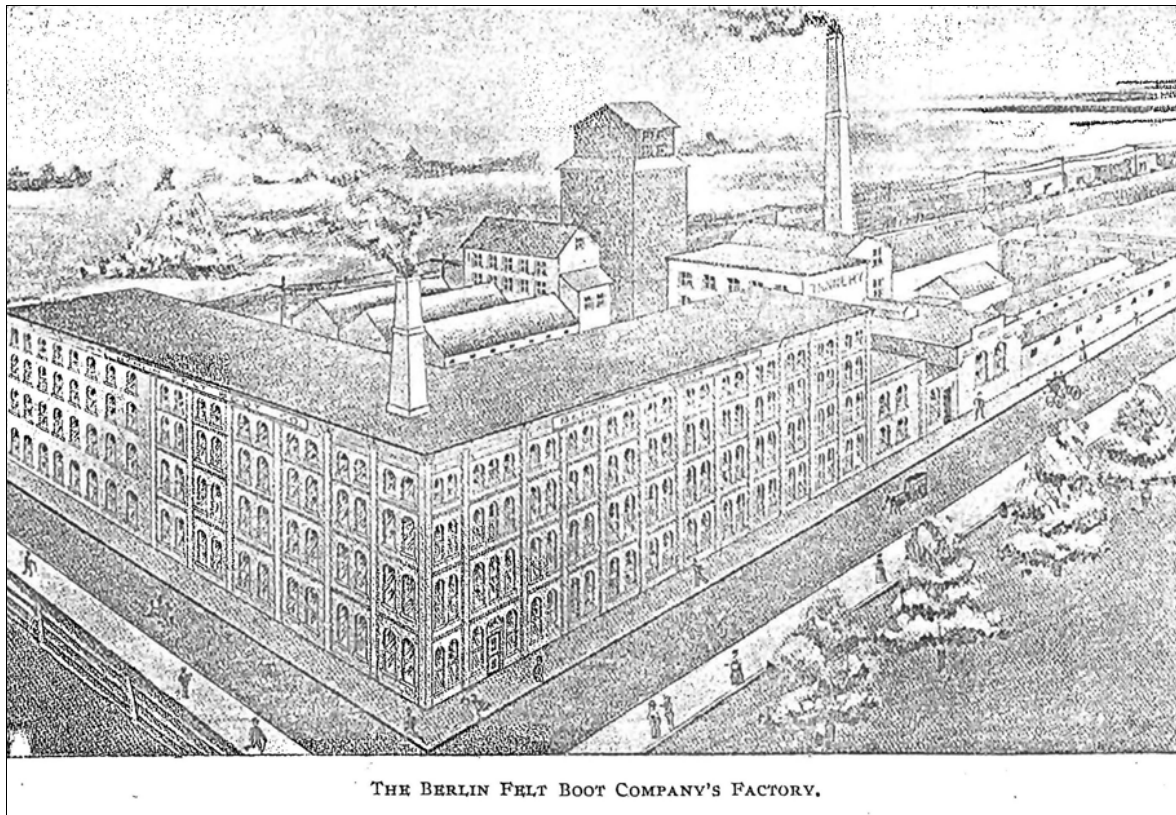


Figure 14 50 Victoria Street North, 1901, *Region of Waterloo C2011-30 RFP Addendum #1, Appendix B*

⁷ In 1875 George Rumpel bought the Berlin Felt Boot Company from Jacob Y. Shantz and the old tobacco factory at the corner of Waterloo and Victoria Streets to manufacture leather boots and felt lumberman ankle-high boots. In 1909 the Canadian Consolidated Felt Co. was formed from The Elmira Felt Co., The Kimmel Felt Co. and The Berlin Felt Boot Co. with August John Kimmel as Vice-President and General Manager. Kimmel also became associated with the larger rubber interests of Canada which later became merged in what became known as the Canadian Consolidated Rubber Company, Limited.

Waterloo Region Generations, A record of the people of Waterloo Region, Ontario

<http://generations.regionofwaterloo.ca>, ARCHEION Ontario's Archival Information Network;

www.archeion.ca/rumpel-george-1950-1916; and Uttley, William Velores. *A History of Kitchener, Ontario*, The Chronicle Press, Waterloo, Ontario, 1937. accessed February 2, 2012.

⁸ The re-named Huether Berlin Brewery, 510 & 520 King Street West. Blue Top purchased the property in 1939 (see Appendix 2)

⁹ *Decatur Herald*, February 19, 1904

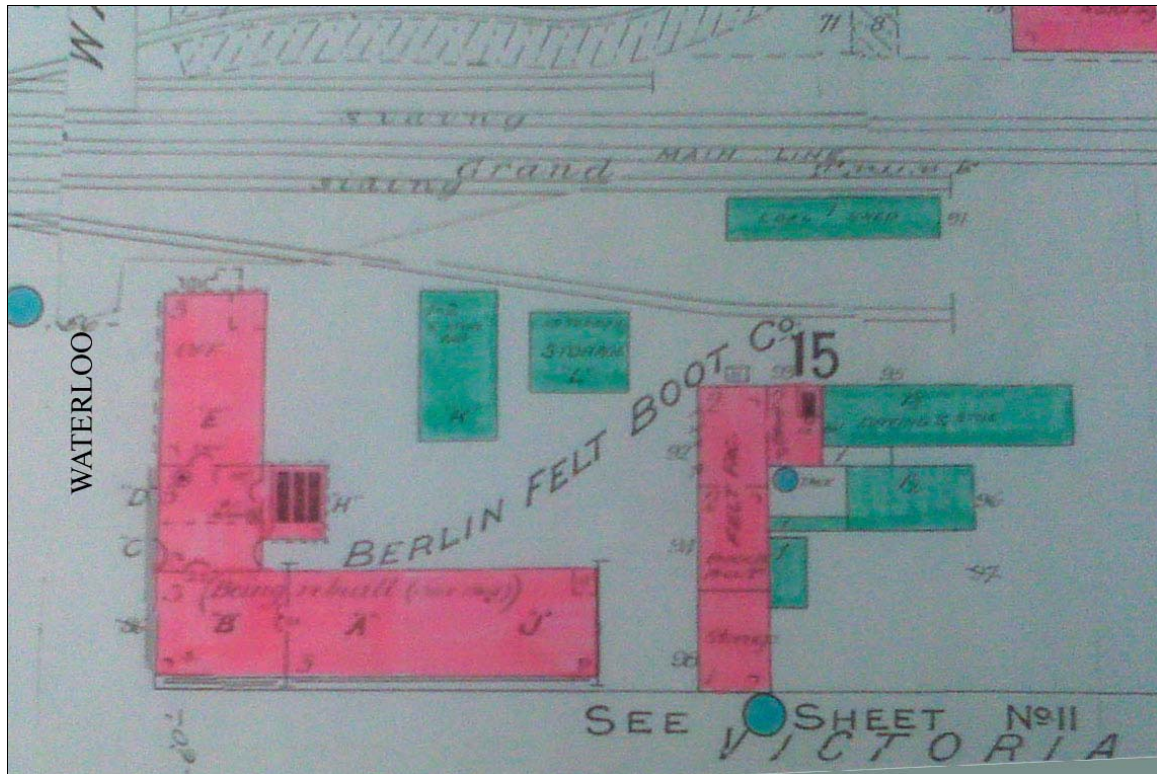


Figure 15

1904 Fire Insurance Map, Kitchener Public Library

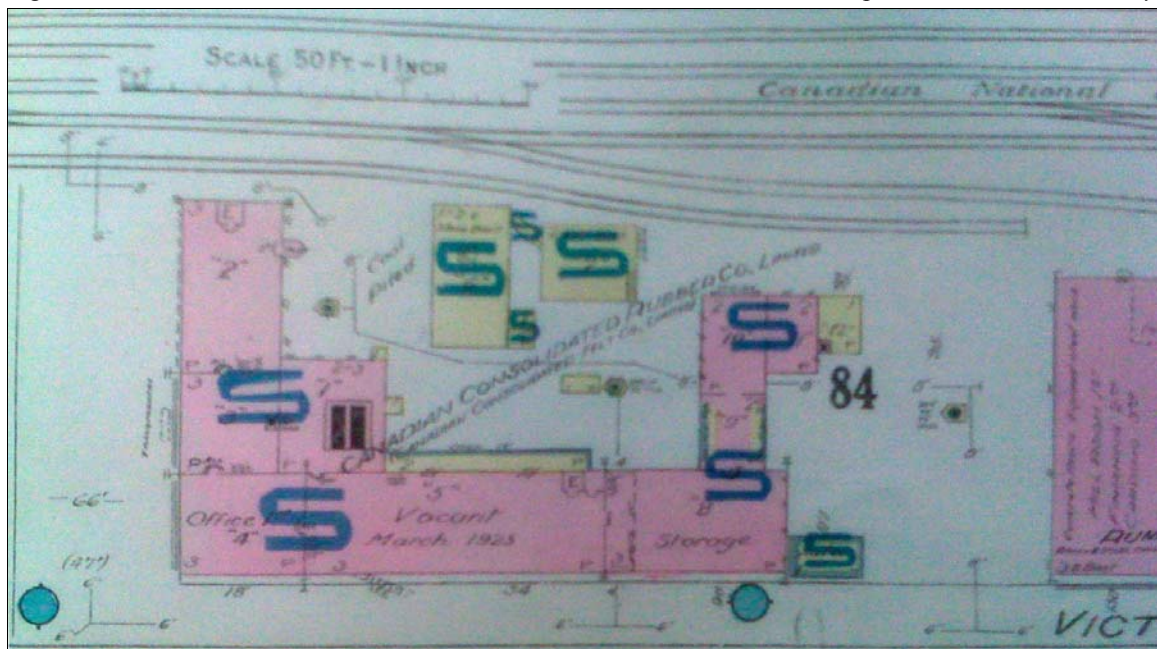


Figure 16

1925 Fire Insurance Map, Kitchener Public Library

The 1947 fire Insurance map (Figure 17) shows what is likely an addition at the rear of the 1905 building and a different occupant and use, The Blue Top Brewery *versus* Canadian Consolidated Rubber Co. Limited. This addition is likely the building that remains today, the 1905 building having been removed some time after 1955 (Figures 18 and 27).



Figure 17

1947 Fire Insurance Map, Kitchener Public Library

The Berlin Felt Company were occupants of 50 Victoria Street North from 1875. They exhibited boots at the Paris Universal Exhibition in 1878.¹⁰



Figure 18

50 Victoria Street North, 2012

A number of well-known individuals were associated with the businesses at 50 Victoria Street North including:

- George Rumpel (1850-1916), founder of the Berlin Felt Company in 1875 (see Appendix 4);
- August John Kimmel (1865-1930), Vice-President and General Manager of the Canadian Consolidated Felt Company (see Appendix 4); and
- Charles Erwin Greb and his son Erwin C. Greb, shareholders and senior executives of the Berlin Felt Boot Company in 1910. Erwin founded the Greb Shoe Company in 1912 (see Appendix 4).

¹⁰ *Catalogue of the British Colonies*, Royal Commission for the Paris Exhibition 1878, Google Books

60 Victoria Street North

The 1904 fire insurance map shows two houses on the property now occupied by the Rumpel Felt Company building (Figure 19). The street bordering the north side was called Edward Street. The name was changed to Duke Street c. 1958 when the downtown end of the original Duke Street was extended west to connect with Edward Street.¹¹



Figure 19

1904 Fire Insurance Map, *Kitchener Public Library*

A three storey (9,000 square foot - 150' x 60') felt factory building was erected beside the Canadian Consolidated Felt Co. buildings¹² at the corner of Victoria and Duke Streets, (60 Victoria Street North) in 1912-1913 by Walter Rumpel, George Rumpel's son and successor. Walter was succeeded by his son John W. Rumpel, who was succeeded by his son David Rumpel from 1966-2007. In 2007 the company closed production of felt but continued as a wholesaler from the factory until the property was purchased by The Region.

The 1925 fire insurance map (Figure 20) shows the original factory building with boiler room and outbuildings on Duke Street.

¹¹ Flash from the Past column, *Guelph Mercury*, jfear@guelphmercury.com

¹² Region of Waterloo C2011-30 RFP Addendum #1, Appendix B

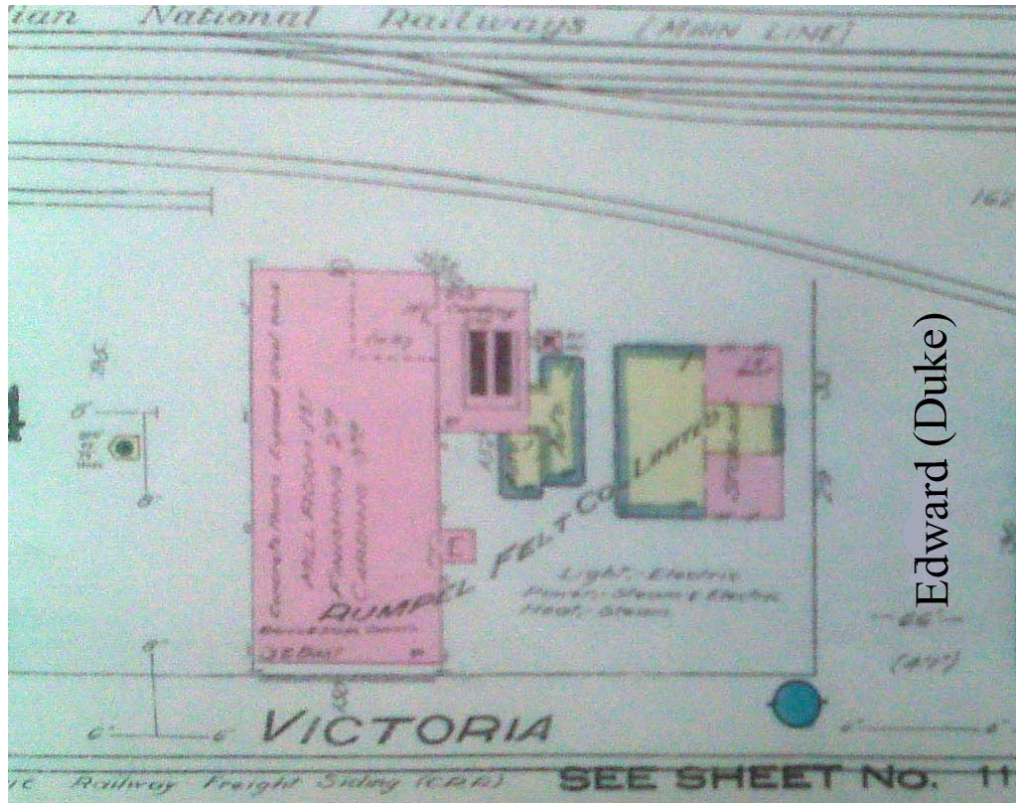


Figure 20

1925 Fire Insurance Map, Kitchener Public Library

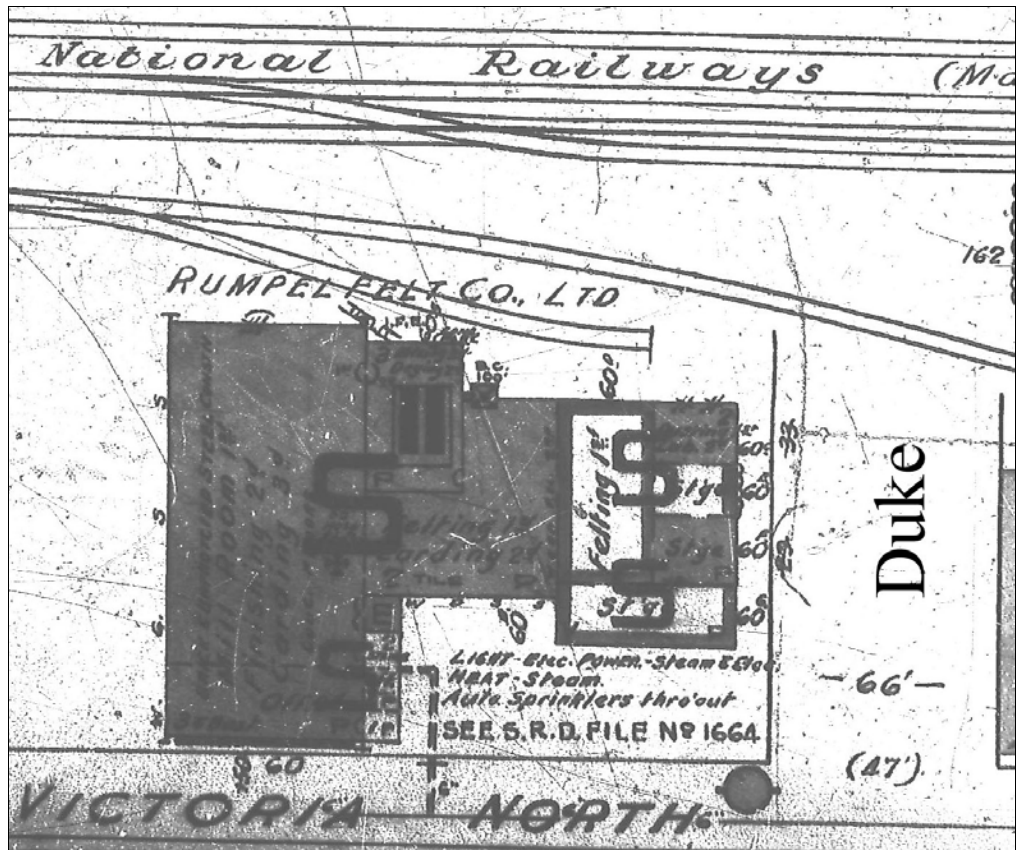


Figure 21

1947 Fire Insurance Map, Kitchener Public Library

The 1947 fire insurance map shows the 1913 building with the 1942 addition to the north and encompassing the former outbuildings. (Figure 21)

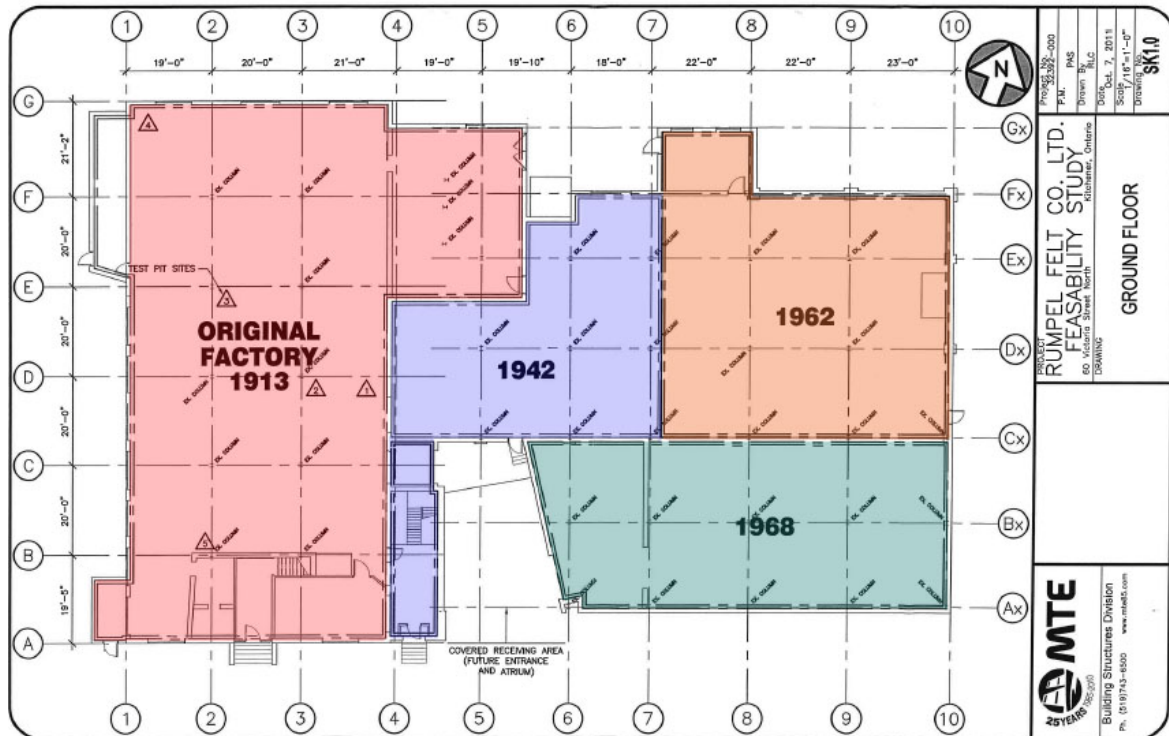


Figure 22

Rumpel Felt factory construction dates, after MTE October 7, 2011

The various phases of building addition are illustrated in Figure 22. The building is on the City’s Inventory of Heritage Buildings.

The Rumpel family dynasty was associated with the Rumpel Felt factory at 60 Victoria Street North from 1912 to 2007:

- George Rumpel (1850-1916), founder of the Berlin Felt Company in 1875 (see Appendix 4);
- Walter Rumpel (1884-19??), George Rumpel’s son - managed Rumpel Felt Co. from 1916-1944;
- John W. Rumpel, Walter Rumpel’s son - managed Rumpel Felt Co. from 1944-1966;
- David Rumpel, John Rumpel’s son - managed Rumpel Felt Co. from 1966-2007.



Figure 23

60 Victoria, west facade - 2012



Figure 24

60 Victoria, Victoria Street facade - 2012

Aerial photographs from 1930, 1945 and 1955 show some of the evolution of the Multimodal Hub site and environs (Figures 25, 26 and 27).



Figure 25 University of Waterloo, Digital Historical Air Photos of Kitchener-Waterloo http://www.lib.uwaterloo.ca/locations/umd/photos/ap_30_55.html, accessed February 6, 2012

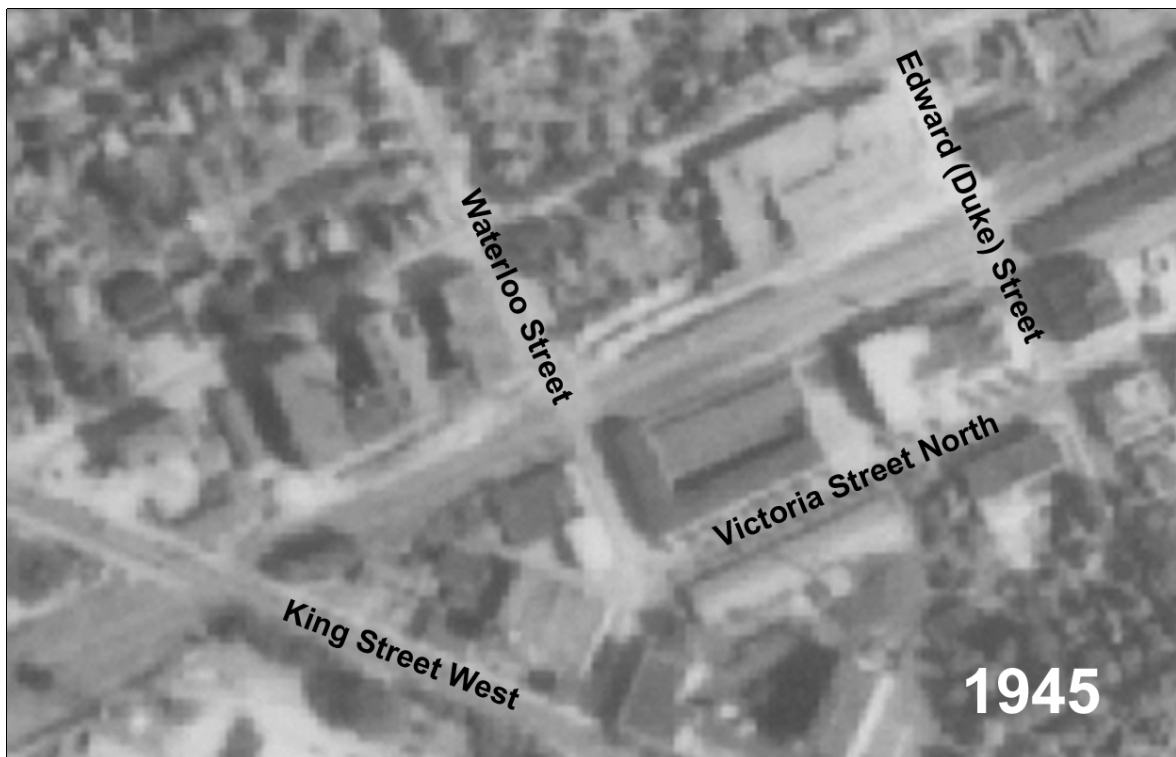


Figure 26 University of Waterloo, Digital Historical Air Photos of Kitchener-Waterloo http://www.lib.uwaterloo.ca/locations/umd/photos/ap_30_55.html, accessed February 6, 2012



Figure 27 University of Waterloo, Digital Historical Air Photos of Kitchener-Waterloo http://www.lib.uwaterloo.ca/locations/umd/photos/ap_30_55.html, accessed February 6, 2012

2.3 Listing and written description of existing structures, significance and heritage attributes

Existing Built Form

The current built form on the subject properties reflects the evolution of the overall properties and street patterns within and around it as independent and unrelated development. The existing structures are not organized to form coherent spaces between or among them that inform an historic fabric over the entire site that is the subject of this HIA. Several of the structures have a relation to the rail corridor and Victoria Street (not the subject of this HIA, but immediately adjacent to it) and inform the character of these spaces in concert with adjacent built form.

With the potential exception of the Rumpel Felt Building, the buildings on the site represent vernacular building practices only. Their dates of construction and built form have no relation to higher traditions of architectural expression or the industrial vernacular architecture that preceded them on these properties.

John MacDonald Architect conducted a preliminary review of the existing built form on January 20th, 2012. Only the Rumpel Felt Building (60 Victoria Street North) was entered, and the review did not include the building's roof areas.

Generally, the buildings appear to be in fair condition.

520 King Street Westbuilding

Present retail outlet for the Brewer's Retail, The Beer Store (Figure 8).

building materials/comments

Single storey construction of load bearing brick masonry with flat commercial roof, of *circa* 1964 with an addition in the early 1970s. The building is set back from King Street, with a depressed side loading dock area with overhead door. Angle parking with one aisle is set between the building and the street.

Majority of the building is clad in a recent renovation to Beer Store Corporate branded design, using paint coatings to the exterior brickwork.

character-defining architectural elements

The building is now typical of late 20th century stand-alone pad retail architecture, whereby the building elements are organized as corporate branding. The important elements of this architecture are its over scaled use of colour and front entry billboard massing to communicate to passing motorists.

The building has no unique architectural character, nor high quality of design and construction.

The building neither creates nor informs yard or exterior space as a heritage attribute formed by a larger grouping of structures or spaces. The portion of building above grade to the rail corridor is insufficient to define meaningful space associated with this corridor.

Therefore, neither is it a structure of significant heritage value, nor does it contribute to a grouping of structures or spaces of significant heritage value.

510 King Street Westbuilding

The site is presently vacant.

16 Victoria Street Northbuilding

Presently partly vacant, former use auto repair garage and associated sales. Portion of building used for Regional EMS Station (Figure 13).

building materials/comments

Single storey construction of load bearing grey split face concrete block masonry walls, steel roof structure, intermediate bearing walls, with flat commercial roof, of late 1980s. The building is set back from both its street lines, with glazed overhead garage bay doors.

The site contains a pylon sign typical of retail strip plazas, with backlit signage addressing Victoria Street motorists.

character-defining architectural elements

The building has no atypical attributes or architectural elements to distinguish it from typical utilitarian commercial strip construction of the latter half of the 20th century. It is undistinguished and without architectural merit.

The building neither creates nor informs yard or exterior space as a heritage attribute formed by a larger grouping of structures or spaces. Therefore, it is neither a structure of significant heritage value, nor does it contribute to a grouping of structures or spaces of significant heritage value.

50 Victoria Street Northbuilding

Single storey building set back from the street and built into the adjacent rail corridor (Figure 18). Its rear wall functions as a retaining wall for much of its height. The flat roof steps down to the rear (rail corridor side), allowing for a continuous line of clerestory window.

building materials/comments

Front and sides of the building are clad in aluminum siding, with an asphalt shingle mansard frieze area to the upper quarter of the building. Rear above-grade portions consist of exposed portions of the original building wall material, terra cotta units commonly known as “speed tile”.

The building incorporates a tapered red clay brick masonry chimney of approximately 15 metres (50') in height.

character-defining architectural elements

The building has no atypical attributes or architectural elements to distinguish it from typical commercial strip construction of the mid 20th century. It is undistinguished in this regard.

The remnant red brick chimney (*circa* 1940s?) is not distinguished by particular or unique architectural features. It is presently isolated from its historic context with respect to former structures and uses of 50 Victoria Street North. Its appearance on the skyline is minor, given the height of the Rumpel Felt Building adjacent and other structures surrounding the subject properties.

The present building forms neither a clear accessory building to a larger ensemble, nor creates nor informs yard or exterior space as a heritage attribute formed by a larger grouping of structures or spaces. The portion of building above grade to the rail corridor is insufficient to define meaningful space associated with this corridor. The building is set back from the street, in contradistinction to the other more major structures forming the district and industrial fabric.

Therefore, it is neither a structure of significant heritage value, nor does it contribute to a grouping of structures or spaces of significant heritage value.

60 Victoria Street Northbuilding

The existing Rumpel Felt building consists of an original three storey massing oriented north-south (1913), and 3 additions constructed in 1942, 1962, and 1968 respectively (Figure 22). The building is listed on the Heritage Kitchener Committee Inventory of Heritage Buildings.

The original structure consists of load bearing brick exterior walls with steel frame interior bearing columns and beams infilled with board-formed concrete floor slabs. The roof framing consists of sloping steel beam and purlin framing with joist infill. The exterior walls have regular and large arched openings (subsequently infilled with split-face architectural concrete block and window replacement). The Boiler house section of the building appears to be contiguous with the original structure and also consists of three storeys of similar construction. This portion of the massing contained further manufacturing space above the boiler room.

The first addition (1942) appears to have employed similar structural techniques, although concrete slabs are panel-formed rather than board-formed. The west face of this addition has been completely removed in subsequent additions, although at ground floor level the former foundation wall can be perceived at floor level. The south wall of this addition is still present as an interior wall at lower storeys.

The 1962 and 1968 additions complete the present building massing, and are constructed with a steel column and frame system to the exterior perimeter, rather than a load-bearing wall. The exterior walls of these portions are therefore able to express the non-load bearing character of the walls as distinct architectural features on the façade, in the form of high level continuous strip window with fibreglass translucent panes at each floor. The windows appear to have been painted at some point in the building's history (there is clear presence of green paint on a number of windows in the building). The exterior walls are constructed of multi-wythe terra cotta masonry units, commonly referred to as "speedtile". The exterior exposed surfaces of the wythes is a smooth finish. The combination of this masonry and the horizontal strip windows gives the additions a distinct character as perceived from movement along the spatial corridor of Victoria Street North (Figure 27).

building materials/comments

Equipment and manufacturing machinery has been removed, with the exception of the process salt and boiler salt storage and delivery system (Figure 28).

character-defining architectural elements

The building's surrounding context contains no distinct yard or space formed by the building or its grading in relation to other buildings on the subject property, although it does form such spaces:

- in relation to the experience of the rail corridor, in concert with the massing of 283 Duke Street West; and
- in relation to the experience of Victoria Street, which historically consisted of a spatial corridor defined by the multi-storey facades of the factories of Berlin / Kitchener's industrial and manufacturing economy.

This perceptible landscape of built form tight to the street has been largely lost through community neglect and our culture's 20th century pre-occupation with object buildings rather than the quality of "shared public experience".

Although a reasonable example of vernacular industrial construction of its time, the building does not especially distinguish itself as unique in architectural style or method of construction.

Alterations to the original 1913 facades that remain (the south, north, and west facades) have not compromised the potential for regaining the original vernacular architecture of these facades through careful adaptive re-use.

Heritage attributes / character-defining elements include:

- original 1913 facades (Victoria Street, adjacent to 50 Victoria, and rail side); (Figures 29-31)

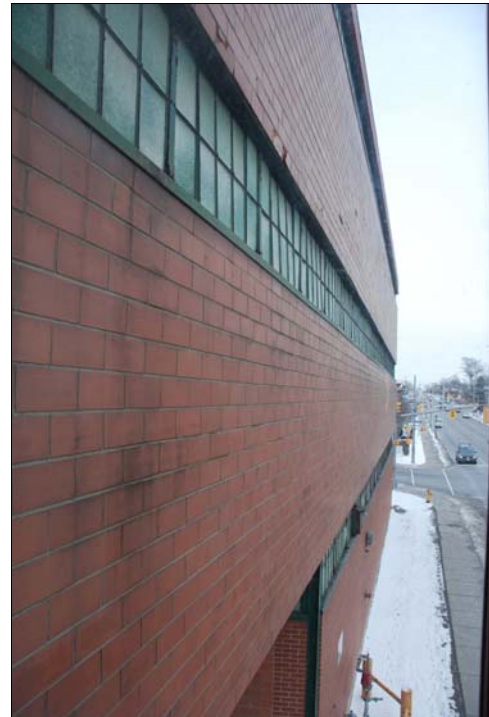


Figure 27 horizontal strip windows



Figure 28 exterior salt system

- riveted shear plate column construction; (Figure 32)
- goods lift (circa 1913); (Figure 35)
- door hardware; (Figure 33)
- original boiler; (Figure 36)
- wooden pipes (presently used as top course of north retaining wall to north parking lot);
- entry columns and architrave to the roof of the entry porch; (Figure 34)
- the massing of the building itself, for its larger contribution to public spatial and historical experience (see discussion below under 2.4).



Fig. 29 Victoria Street N. façade



Fig. 30 Victoria St. & west façade

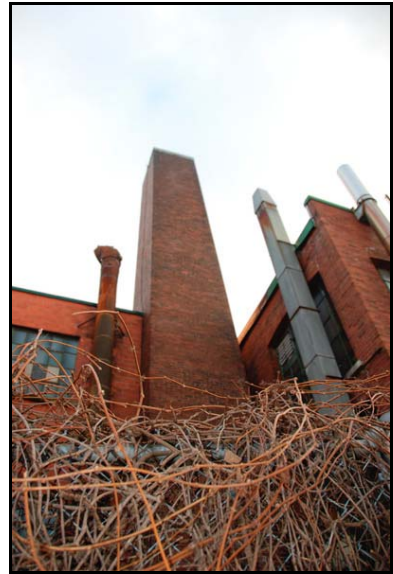


Fig. 31 rail side & chimney



Fig. 32 riveted shear plate column



Fig. 33 door hardware at stairwell



Figure 34 entry porch



Figure 35 goods lift



Figure 36 original boiler



Figure 37 interior (east) 1913 wall



Figure 38 1913 interior



Figure 39 1962 interior



Figure 40 1968 interior

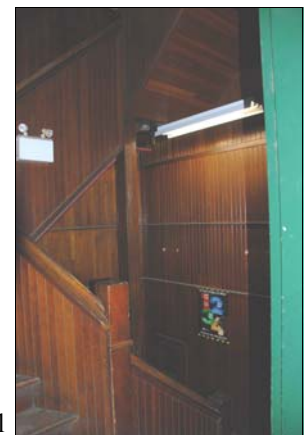


Figure 41 1942 stairwell

2.4 Environs and the cultural heritage landscape - contextual analysis

The cultural heritage landscape - General

The subject lands are situated within, and surrounded by, a landscape of industrial endeavour, built form, and history that was historically centred around the rail transportation infrastructure associated with the main rail corridor that led from the community of Berlin / Kitchener to the larger world. It contains historic factory sites, worker housing, and the homes of prominent industrialists of the day. The main rail corridor linked the local economy and community with its markets. The importance of this landscape to the history and heritage of the Berlin / Kitchener community cannot be overstated. It is one of the fundamental touchstones for the community we care for and operate within today. In recent years many of the industrial uses have been replaced by commercial and office establishments (especially along Victoria Street). Many of these have been through demolition of the original buildings and new construction, with some through adaptive re-use of the historic structures.

Boundaries for this landscape have not been determined, but they may generally be perceived as lining the east-west major rail corridor for at least a civic block on each side, from approximately Strange Street in the west to perhaps Highway 85 in the east (Figure 42). At its centre, this landscape thickens toward Downtown Kitchener to encompass Victoria Street and its surrounding blocks (Figure 43). Spur rail lines leaving the main east-west rail corridor also contribute to the size and extent of this district.



Figure 42

Industrial area cultural landscape

Development of other economic and transportation infrastructure in the latter half of the 20th century has meant that this early civic landscape has been largely supplanted, in terms of community identity and centrality, by other urban, transportation (mostly truck and private vehicle-based) and built form. Recent efforts to re-purpose the existing structures and lands within this district of Kitchener (previously *The Warehouse District* and now deemed by the City of Kitchener as *The Innovation District*) suggest a desire in planning and leadership circles to return the landscape to a central role in the life of the community. These initiatives include, for example:

- redevelopment of aspects of the Lang Tannery heritage landscape to house an economy of 21st century knowledge workers and associated technology firms (*Google*, *Desire2Learn*, the *Communitech Hub*, for example);
- similar redevelopment of 51 Breithaupt (Breithaupt Centre loft offices presently under reconstruction);
- the ongoing impetus for development of a university campus along the rail corridor (the recent School of Pharmacy, Medical School, and further such development to come); and
- the creation of the multi-modal transportation hub itself, on the subject lands, that is the subject of this HIA.



Figure 43

Immediate environs - Multimodal Site

The significance of such a heritage district, formed in the past by a larger density of such structures along the main rail line and the streets of Berlin / Kitchener's major industrial district, is a subject worthy of study and conclusion. It lies beyond the purview of any one landowner or project proponent, and this HIA.

This heritage has been recommended by Kitchener Heritage staff as worthy of study. It is our understanding that to date no action has been taken by the community to complete such study.

Determination of whether this cultural landscape qualifies as significant within the meaning of prevailing legislation, and therefore requiring conservation, may have impact upon both the need for conservation of the original Rumpel Felt Building, and redevelopment or conservation of its additions. It may guide the design of new development for the proposed multimodal hub facility in relation to such a landscape. This determination, however, is beyond the scope of this HIA.

Character-defining Elements of the cultural heritage landscape

The physical character of this district has historically been defined by multi-storey structures designed for industrial use, of three to five storeys in height, with a principal structure that may contain several additions to its massing. These structures were built tight to their street-fronting property lines and adjacent rail lines, generally of masonry or frame with masonry infill.

The massing of such structures can be attributed to the following historic development forces (as can their subsequent demise, as these forces underwent significant change in the latter half of the 20th century).

- Limited availability of rail connections and rail-fronting lands, making sites adjacent such corridors valuable enough to stimulate multi-storey, rather than sprawling single storey, development. This is in direct contrast to more recent truck-based industry, just-in-time delivery and development for knowledge-based economies. The former relies upon an extensive and publicly developed road infrastructure for movement and warehousing, while the latter requires little or no infrastructure for input and output of its high value-to-volume/weight ratio goods (discounting IT and

- communication infrastructure).
- Reliance on public transportation and walking as a primary means of travel for the labour force historically needed for such industries, further stimulating development in compact multi-storey forms, and supporting land-values in the centre of communities. Publicly funded and maintained road systems combined with rising standards of living for workers have largely decimated these development forces, except in the largest of urban centres.
 - Use of steam and then electricity as a primary source of process power that could be utilized on multiple floors. Use of emerging lift technologies that could move raw material and processed goods among floors.
 - Vernacular industrial building technology and design approaches using load-bearing walls and/or structural frames combined with heavy-timber floors and then newer concrete floor structures. These structural strategies provided the ability to withstand industrial loads on multiple levels, rather than simply the ground floor.
 - A general subscription to community form and built infrastructure as privately developed, rather than publicly subsidized, making industrial development on the outskirts of the community less attractive. Such development required electrical and utility servicing, public transport for workers and goods, and access to the rail-based transportation hub that was already available in the community core. Extension of such requirements were historically not likely to be publicly funded. The rise of the private vehicle as a primary means of worker transport, together with publicly developed road-based transport systems and the dispersion of utilities throughout the landscape, have changed this force significantly.
 - A willingness among community leadership to see industrial production as wealth-generating, and its by-products of noise, noxious smells, air pollution and health impacts, as benign or at least necessarily tolerable. The historic industrial landscape surrounding the Subject Lands contains at its periphery significant examples of residential development for both workers and industrialists alike. The rise of community planning and its drive to separate industry from housing on the basis of health and impact concerns meant the conscious development of “industrial parks”, suburbs, and post-war urban form that worked directly against the land-value forces driving the massing of built form in the historic industrial district.

Typical Historic Physical Character of Development within the Landscape

In addition to the issue of general building massing described above, the physical character of this district is also formed by a hierarchy of architectural development to each site, whereby the principal building for each property stands tightly against the public way against which it fronts, often addressing a corner with higher massing consistent with the importance of such intersections. The principal entrance to the establishment addresses the fronting street or corner, usually with architectural design and detail emphasizing such entrance.

Insurance mapping and other evidence suggests that behind this solid block of massing was usually a casually developed accretion of outbuildings, storage sheds, boiler houses, additions, and individual single storey structures, organized by informal yard and interior spaces within the block or on adjacent blocks. Development and adaptive re-use of property within the district has tended to discount the importance of such elements for the cultural landscape or development possibility, and there are few surviving examples of such hierarchy.

In addition to the relatively ornate entrance features, the architectural character of the buildings generally involves the rhythmic expression of structural bays and large fenestration to provide natural light into the factory production spaces. This expression of frame is presented in a more modern style in the Kaufman Building at 140 King Street West, but is prevalent in most of the structures, with a tendency to larger width openings in buildings of later construction (for instance, the Lang Tannery fenestration is relatively tall and narrow, with several windows in each structural bay, while later structures in the district may have larger width openings relying upon lintels of greater span).

Within the subject property, the Rumpel Felt Building is the only remaining structure that has potential heritage significance.

The massing of the Rumpel Felt Building in relation to both Victoria Street and the rail corridor reinforces the historic spatial experience of the Innovation District (formerly the Warehouse District) where multi-storey industrial buildings are constructed immediately adjacent to the property line. The building's massing thus contributes to the creation of space contributing to a heritage attribute formed by a larger grouping of structures or spaces, namely the character of the former industrial district organized along the rail lines and its adjacent spurs, and public perception of this district within the urban spaces of Victoria and King Streets.

There are a number of buildings adjacent to the Multimodal Hub site that are of heritage significance, including the following. Some of these fall outside the City's Warehouse District.

Kaufman Lofts (former Kaufman Rubber Company Factory) at 410 King Street West. (see Appendix 5).



Figure 44

Kaufman Lofts from 510 King St. W.



Figure 45

Kaufman Lofts from Waterloo Street

This six storey former shoe factory has been converted to residential condominium units. The building was designated under Part IV of the *Ontario Heritage Act* by the City of Kitchener in 1996¹³. In August 2005 a heritage permit application was made to convert the industrial building to a condominium¹⁴. The reasons for designation and a summary of its heritage attributes are noted in appendix 5. The red and black brick, steel-frame building was designed by architect Albert Kahn and was constructed in stages between 1908 and 1925. The Kaufman building flanks both Victoria Street North (directly opposite 510 King Street West and 16 Victoria Street North) and King Street West with a minimal to no setback.

¹³ Designation By-law No.96-34, April 2, 1996

¹⁴ *Heritage Permit Application Report, Kaufman Lofts*, August 5, 2005, Quadrangle Architects

Breithaupt Centre (former Merchants Rubber Co. Ltd. building) at 51 Breithaupt Street (see Appendix 6)

This four storey former factory is being converted to office space. The building is not designated, but is listed as a Non-designated Property of Cultural Heritage Value of Interest on the City's Municipal Heritage Register. The Centre consists of a series of buildings built between 1903 and 1969 with numerous additions. The original building and early additions were built in the Industrial Vernacular architectural style with later additions being more modern in appearance. It was the subject of a Heritage Impact Assessment in 2010¹⁵ and a Heritage Conservation Plan in February 2011¹⁶. Site Plan approval is in place and the building is in the process of being renovated and partially restored. Breithaupt Centre flanks Breithaupt Street, King Street West, Waterloo Street and the railway, with minimal to no setback. A summary of the building's heritage attributes and its significance is noted in Appendix 6.



Figure 46
51 Breithaupt Street
Merchants Rubber Co. Works - c. 1937

Important figures associated with this property include Jacob Kaufman, Talmon Henry Rieder, and George Schlee, all Waterloo Region Hall of Fame members.



Figure 47

51 Breithaupt Street south elevation, 2010

¹⁵ *Heritage Impact Assessment, 51 Breithaupt Street*, September 7, 2010, The Landplan Collaborative Ltd.

¹⁶ *Heritage Conservation Plan, 51 Breithaupt Street*, February, 2011, The Landplan Collaborative Ltd.



Figure 48

51 Breithaupt Street south facade, January 2012



Figure 49

Breithaupt Centre, Breithaupt Street facade, January 2012

283 Duke Street (former Hibner Furniture building) (see Appendix 7)



Figure 50

poster, *City of Kitchener files*

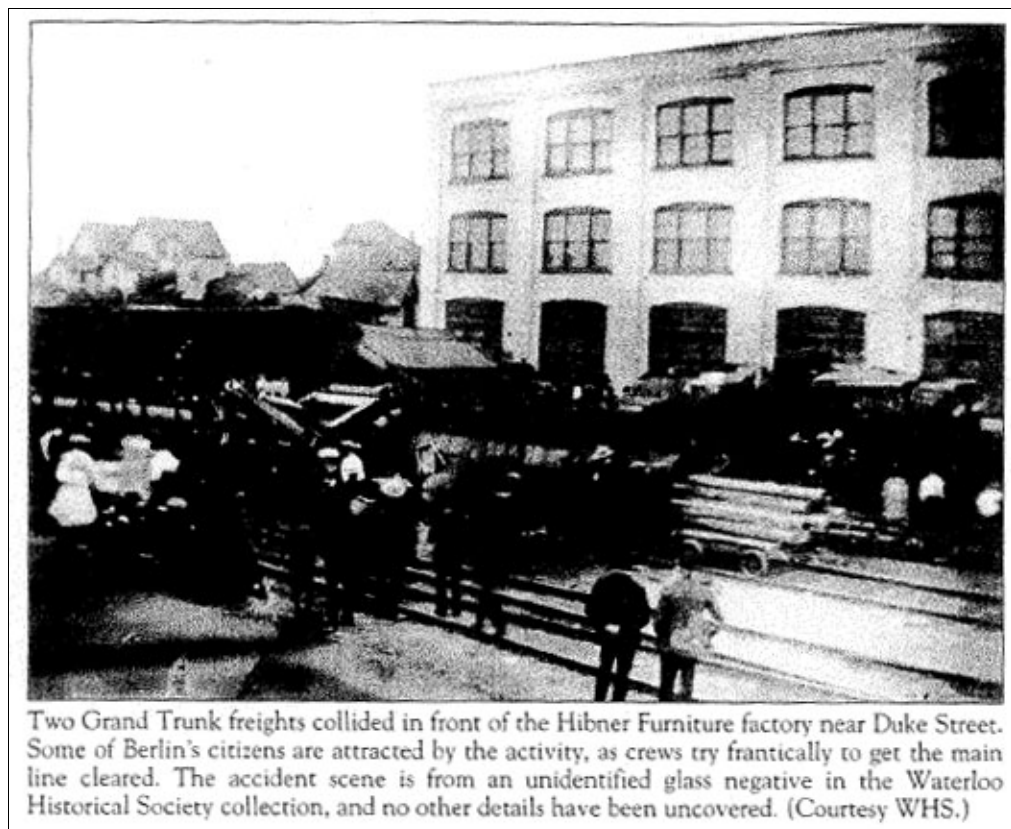


Figure 51

Waterloo Historical Society



Figure 52

283 Duke Street south facade, January 2012

This three storey factory was built in 1889 by Daniel Hibner who founded the Hibner Furniture Co in 1887. From 1920 to 1933, the factory was owned and operated by Malcolm & Hill, manufacturers of fine quality furniture.



Mayor Daniel Hibner

above - Figure 53



right - Figure 54

Malcolm & Hill advertisement, Montreal Gazette, April 25, 1930



Figure 55 Deilcraft Furniture (Electrohome) 1962¹⁸



Figure 56

283 Duke Street, Duke Street facade

¹⁷ *Doors Closed*, an exhibition highlighting items from the archives of former manufacturing companies in Waterloo Region <http://doorsclosedwaterloo.wordpress.com/electrohome/>, accessed February 6, 2012

The property was sold by the mortgage holders in 1936 to Dominion Electrohome Limited who operated from this site until 1979. The Boehmer Paperboard Sales Corporation has occupied the building since 1986 along with numerous other smaller business tenants. The building is not designated under the Ontario Heritage Act, but is listed on the Heritage Kitchener Committee Inventory of Heritage Buildings. Appendix 7 provides more detailed information as to the building's architecture, history and significance.

Important figures associated with this property include Daniel Hibner (1855-1935), who was mayor of Kitchener in 1884 - 1885¹⁸ and Carl Pollock (1903-1978) who assumed the helm of Electrohome from his father Arthur in 1926¹⁹.

2.5 The proposed development (Transit Hub Concept) and potential heritage impacts

The Region has proposed a change in land use through Official Plan and Zoning By-law Amendments for the site to accommodate the future development of a multi-modal Regional Transit Hub. The Transit Hub will be an integrated facility that accommodates and provides a seamless flow between a full range of transportation modes, including intra-regional commuter transit (GO Rail and VIA), light rail transit, local buses (GRT), inter-city buses (GO and Greyhound), taxis, bicycles, cars, car share, and pedestrians.

Site development is contemplated to be mixed-use in nature, and may combine commercial (retail, office, hotel), residential, community, institutional and public uses with the future Transit Hub.

Depending on the development program selected, the site could accommodate up to approximately 93,000 square metres (1,000,000 square feet) of total floor space. The density of the development could have a maximum floor space ratio (FSR) of 6.0:1. There are currently no height restrictions on the site. A reduced parking requirement for the development is being requested.

A specific development proposal and site plan has yet to be prepared. The Region will be seeking a development partner to implement the Transit Hub and associated mixed-use development. At that time, a more detailed and refined development proposal and site plan will be prepared based on the optimal design of the transportation facilities and relevant market conditions.

Two additional development projects related to the Transit Hub are underway and are undergoing separate development review: the King Street Underpass; and the new train platform along the rail line for intra-regional rapid transit (GO and VIA), which will cause the closure of Waterloo Street between Victoria Street and the rail line.

Potential impacts emanate from:

- proposed redevelopment of 16 Victoria Street North, 520 & 510 King Street West, and 50 Victoria Street North;
- proposed development/redevelopment of 60 Victoria Street North (Rumpel Felt building);
- the proposed closure of Waterloo Street;
- the proposed underpass on King Street; and
- proposed rail platforms.

These are addressed in this HIA. For the latter two of these projects, potential impacts only are noted in this report. It is our understanding that mitigating measures will be addressed as part of the

¹⁸ Waterloo Region Generations, A record of the people of Waterloo Region, Ontario
<http://generations.regionofwaterloo.ca/>, accessed February 7, 2012

¹⁹ See Appendix 7

development review being completed for those specific projects.

Potential Impacts - General

In general, the streetscapes of Victoria Street North and King Street West, regardless of the relative height and density, could be negatively affected unless podium massing to Victoria Street North is designed to complement the massing of the existing heritage fabric (both Rumpel Felt and Kaufman Lofts) and continue historic traditions of building to the street lines and to the corners.

New upper storey massing concentrating development height (whether shorter or taller) at the corner of Victoria and King needs to specifically address the long view to this point of the site from the long approaches from the east and west along Victoria.

Potential Impacts - Rumpel Felt Building

The legibility of the rail corridor space, as formed by Rumpel Felt and 283 Duke on each side of any new rail platforms is important. It has the ability (together with interpretive and new design elements) to communicate aspects of the community's industrial history to the public. A change in the existing grade just north of the present 60 Victoria Street Rumpel Felt Building could change the historic relationship of the building to the rail corridor.

Should insufficient space west of the 1913 Rumpel Felt building be retained, there would be an impact to the heritage character of the building. A negative impact would also result from the lack of, or insufficient setbacks of new development that would allow the west façade to continue to participate in the public experience of Victoria Street.

Additional storeys on the 1913 Rumpel Felt building and/or the later additions to the building have the potential for negative impact, reducing the opportunity for the original building height and cornice to play the principal role in defining the space of the street.

Proposed Rail Platforms

Any platform and development of the rail corridor that blocks public access at grade from the north at this location should receive careful design treatment to mitigate the effect of the change.

Potential Impacts - Closure of Waterloo Street

From the north, the closure of Waterloo Street has potential for negative effect on the heritage of the Breithaupt Block. Should pedestrian and cycle access not be maintained, there would be a negative impact.

Also from the north, the closure of Waterloo Street, combined with the proposed development, will block the public view of Kaufman Lofts. The current view is relatively recent (Figure 57), buildings on either side of Waterloo Street and on the south side of Victoria Street North having been removed; thus, creating it. This is not considered a heritage impact.



Figure 57 current view of Kaufman Lofts from Waterloo Street at the railway

Potential Impacts - Proposed King Street West Underpass at the Railway

Figures 58 - 61 are current views of Kaufman Lofts heritage resource on King Street West. These views will be significantly altered by the construction of an underpass at the railway. (Figure 62)



Fig. 58 approaching railway tracks on King



Fig. 59 approaching Victoria on King



Fig. 60 towards Kaufman from Wellington on King

Fig. 61 from Moore on King Street West

Figure 62 illustrates the proposed King Street underpass, light rail transit route, and railway platforms in the vicinity of the Multimodal Hub site. King Street West will be lowered to pass the railway tracks, coming back to grade near Victoria Street North. Views of Kaufman Lofts and the new Pharmacy Building will be changed from the current situation (Figure 59 *versus* Figure 65). As with the closure of Waterloo Street, this is not considered a heritage impact for the reasons stated therein. As well, views of Kaufman Lofts’ architectural qualities are perhaps best appreciated when passing on King Street.

Potential Impacts - Railway Platforms

The railway platforms have the potential for negative impacts on 51 Breithaupt Street and 283 Duke Street by blocking access for restoration work, repairs and maintenance to the railway side of these heritage buildings.

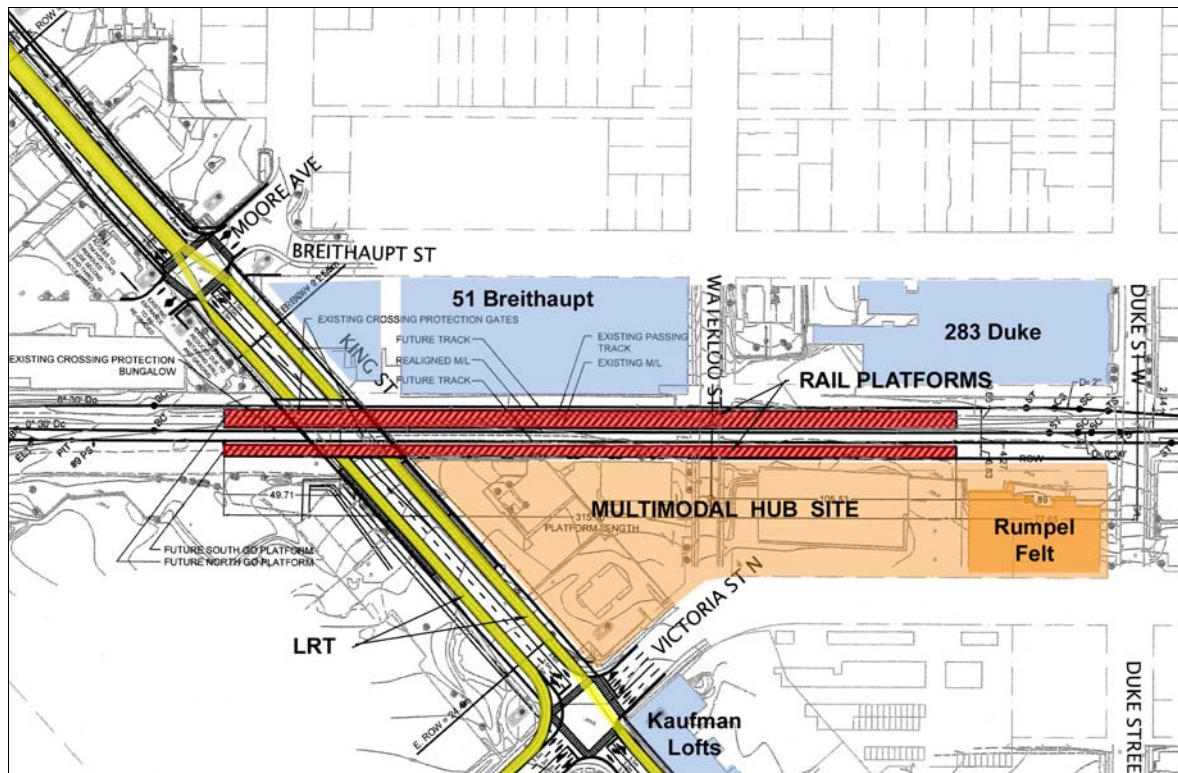


Figure 62 after: Figure 4-12a, *Transit, Transit Project Assessment King Street Grade Separation Proposed Design Alts, CN Guelph S/D, Option 5, Region of Waterloo 07/18/11*

2.6 Mitigating measures and conservation of the heritage resource

Incorporate policies, regulations and/or provisions in the proposed land use designation (OPA) and zoning by-law to provide for implementation of the recommendations found in paragraph 2.9 *Recommendations*.

2.7 Summary of conservation principles

Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, provides "General Standards" for all projects.

1. *Conserve the heritage value of an historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.*
 - With respect to this "standard", the "historic place" associated with the properties is the 1913 Rumpel Felt building. Its character-defining elements are outlined in paragraph 2.3. These should be conserved and the façades restored.
2. *Conserve changes to an historic place which, over time, have become character-defining elements in their own right.*
 - There are no changes over time associated with the building that have become character-defining elements; rather, changes over time have compromised the heritage character of the 1913 structure. These are reversible (see point 1. above).
3. *Conserve heritage value by adopting an approach calling for minimal intervention.*
 - Intervention will likely be required to adaptively re-use the building. Until an adaptive re-use is determined, the nature of the interventions is unknown. It is unlikely that any intervention that would compromise the character-defining elements would be required.
4. *Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.*
 - There is no need or known desire to add elements or combine features from this property.
5. *Find a use for an historic place that requires minimal or no change to its character-defining elements.*
 - See point 3. above.
6. *Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.*
 - The building is being maintained by the owner until it can be developed for an adaptive re-use. There are no known archaeological resources on site.²⁰
7. *Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.*
 - See point 3. above.

²⁰ Pers. Comm. Kari Feldmann, P.Eng., Sr. Project Manager, Environmental, Corporate Properties Region of Waterloo

8. *Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.*
 - See point 6. above.
9. *Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place, and identifiable upon close inspection. Document any intervention for future reference.*
 - See point 6. above.

Additional Standards Relating to Rehabilitation (see point 6. above)

10. *Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.*
11. *Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.*
12. *Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.*

Additional Standards Relating to Restoration (see point 6. above)

13. *Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.*
14. *Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.*

2.8 Proposed alterations and demolitions explained

Demolition of 16 and 50 Victoria Street North and 520 King Street West are proposed. No loss of heritage resources is expected from these demolitions. Alterations to the remaining heritage resource, 60 Victoria Street North) will likely be required for an adaptive re-use.

2.9 Recommendations

Mitigating measures with sensitivity to the historic development and heritage fabric of the Warehouse District and environs are required. Recommendations related to **new built form on 510-520 King Street West, 16 and 50 Victoria Street North and the right-of-way of Waterloo Street** are:

- build to the street line and to the corners at intersections;
- break the Victoria Street North massing into distinct buildings with frontage commensurate with existing and historic patterns;
- set upper storeys back so the space of the streetscape is primarily formed by a height of massing complementary to surrounding buildings with heritage attributes;
- avoid stepping or complex forms of massing at street level that retreat from the street edge, and from building to the street line;

- design new built form to communicate to the public streetscape a sense of today and the future, so that heritage, present context, and future are an integrally-woven whole with distinct and visible threads;
- avoid imitative architecture caricaturing the surrounding heritage, including for additional massing located at, or on existing heritage - the existing heritage will benefit by way of contrast;
- provide a high quality of design in new development to avoid establishing a context of mediocrity - such an atmosphere would impact the heritage as the remaining heritage resources within the district have been constructed with a sense of civic pride and some investment in quality;
- ensure that new development speaks to the public realm about present culture and future aspirations;
- ensure, through shadow studies to City of Kitchener Urban Design Guidelines criteria, that the adjacent heritage resources (especially 51 Breithaupt and 283 Duke) are not negatively affected;
- design railway platforms and barriers in a manner that avoids blocking access for restoration work, repairs and maintenance to the railway side of 51 Breithaupt Street and 283 Duke Street;
- commemorate the industrial heritage of the Multimodal Hub site by creating an interpretive display in a prominent location, perhaps at the intersection of King and Victoria, to explain its history and the people involved. The history of the Hub site, from the earliest days of the breweries, woodworking machinery plant, and felt making industry should be told through historic photographs, text, maps, *etc.* in a prominent public display. Consider also interpreting the surrounding industrial cultural landscape in the display once study on this has been accomplished.

Recommendations specifically related to the **Rumpel Felt building** are:

- retain the Rumpel Felt building (at least the 1913 portion) for adaptive re-use;
- retain the space (separation between buildings) immediately west of the 1913 Rumpel Felt building, to allow its west façade to continue to participate in the streetscape (especially as experienced moving east along Victoria Street North from King Street West);
- offset to the west the massing of upper storeys (above 5th floor or so) from the 1913 Rumpel Felt building and its adjacent spatial zone to cast less shadow onto the façade, and provide new massing without overwhelming the scale of the 1913 building;
- build tight to the intersection of Duke Street and Victoria Street North, either with additional floors and re-use of the Rumpel Felt additions or with new construction.
- if there is a significant grade change contemplated at the rear of 60 Victoria Street North, it would affect the grade relationship at the base of the north façade of the 1913 Rumpel Felt building - development should not incorporate a grade change that would negatively affect the existing Rumpel Felt building / rail corridor relationship;
- where the 1913 portion of the Rumpel Felt building is retained, but receives further storeys, these should be restricted to one or two additional storeys, and be set back enough from the original Victoria Street edge, so that the original building height and cornice plays the principal role in defining the space of the street;
- where the present additions to the building are retained, or retained and added to, or replaced, development should continue to build to the street and intersection lines - initial building mass should be restricted to 3 - 5 storeys, with additional height beyond that set back sufficiently from Victoria Street so that the 1913 building is not overwhelmed;
- in any adaptive re-use of the Rumpel Felt building, the heritage attributes / character-defining elements, including the original 1913 facades (Victoria Street, adjacent to 50 Victoria, and rail side) should be preserved and restored;
- keep in good order, character-defining elements that are important to the 1913 façades and those interior elements that can be utilized in an adaptive re-use scenario;
- retain original boiler in non-working, but presentable condition;
- salvage building materials such as brick to be used in repairs;
- match brick and mortar in repair / restoration work;
- retain visibility of interior structural elements where possible;

- use contemporary materials in new construction that are complementary to the historic architecture;
- list the Rumpel Felt building on the Municipal Heritage Register;
- complete and implement a Conservation Plan for the 1913 portion of the building to ensure heritage attributes are brought to an acceptable minimum standard in the short-term and that guidelines are in place to ensure any alterations follow good conservation principles and practice;
- designate the property post development under Part IV of the *Ontario Heritage Act*.

Recommendations regarding the conservation of the adjacent heritage resources and the environs are illustrated on Figures 63 and 64.

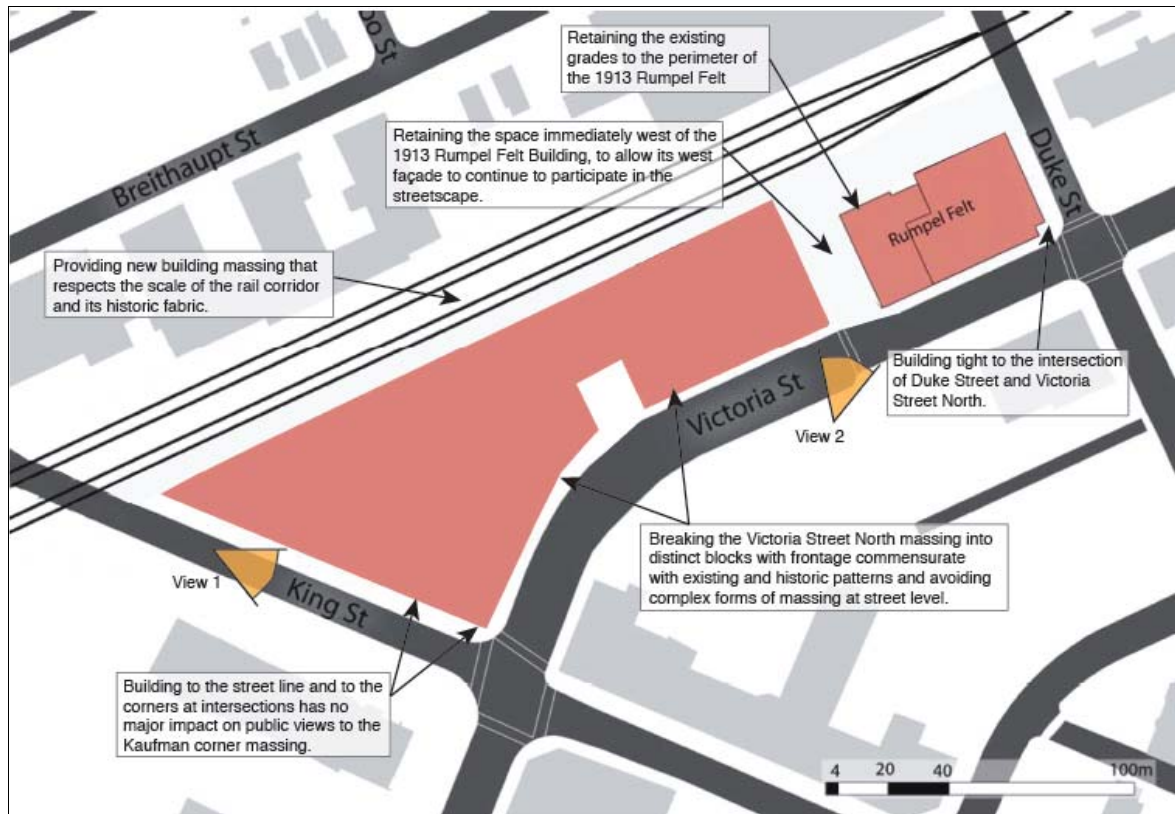


Figure 63

Recommendations (plan after: GSP, March 2012)



Figure 64

View 2 - west facade, Rumpel Felt building from Victoria Street North
after: GSP, March 2012



Figure 65

View 1 - King Street, looking south to Kaufman Lofts
after: GSP, March 2012

Further, it is recommended that:

- a Heritage Conservation Plan be prepared for the Rumpel Felt building at the appropriate time in

- the planning process ²¹; and
- a study be considered to determine whether the cultural heritage landscape within which the Multimodal Hub site is situated qualifies as significant within the meaning of prevailing legislation; therefore, requiring conservation, as this may guide the design of new development for the proposed facility in relation to such a landscape.

2.10 Qualifications of the authors completing the Heritage Impact Assessment

See Appendix 8.

3.0 SUMMARY STATEMENT AND CONSERVATION RECOMMENDATIONS

The significance and heritage attributes of 60 Victoria Street North are:

- original 1913 facades (Victoria Street, adjacent to 50 Victoria, and rail side);
- riveted shear plate column construction;
- goods lift (circa 1913);
- door hardware;
- original boiler;
- wooden pipes (presently used as top course of north retaining wall to north parking lot);
- entry columns and architrave to the roof of the entry porch;
- the massing of the building for its contribution to public spatial and historical experience.
- the association of the felt making industry and important members of that business to the community of Berlin / Kitchener;
- the contribution that this property makes to the understanding of the 20th century industrial culture in Berlin / Kitchener;
- the physical, visual and historical links of the property to its surroundings;
- the property could be considered a local landmark.

Conservation measures recommended are embodied in an adaptive re-use of the Rumpel Felt building; through the preservation of the façades and the conservation of its heritage character attributes. Measures to ensure that new built form is designed to communicate to the public streetscape a sense of today and the future, so that heritage, present context, and future are an integrally-woven whole with distinct and visible threads. Imitative architecture caricaturing the surrounding heritage is to be avoided. New development should provide a high quality of design, to avoid establishing a context of mediocrity.

4.0 MANDATORY RECOMMENDATION

Regulation 9/06 of the Ontario Heritage Act criteria for designation vis-à-vis 60 Victoria Street North
A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. *The property has design value or physical value because it,*
 - I. *is a rare, unique, representative or early example of a style, type, expression, material or construction method,*

The 1913 portion of the property is a representative example of a style, type, materials and

²¹ A Heritage Conservation Plan addresses how the cultural heritage resources and attributes located at 60 Victoria Street North, identified and described in this *Heritage Impact Assessment* (HIA), will be conserved. It identifies the conservation principles; provides an assessment of current heritage attributes conditions and deficiencies; and recommends conservation measures and interventions in the short-, medium- and long-term to ensure preservation of the property's cultural heritage significance.

construction method, typical of many such early 20th century industrial complexes in the City of Kitchener. It is not rare, unique, or early.

ii. displays a high degree of craftsmanship or artistic merit,

The craftsmanship is typical of industrial buildings of the era and place. The building does not display a high degree of artistic merit.

iii. demonstrates a high degree of technical or scientific achievement.

The structural system does not exhibit a high degree of technical or scientific achievement.

2. *The property has historical value or associative value because it,*

I. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,

The felt manufacturing industry and numerous important members of that business and others in the community of Berlin / Kitchener have been associated with the property.

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture,

The history of this property contributes to the understanding of the 20th century industrial culture in Berlin / Kitchener.

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

The designer is not known.

3. *The property has contextual value because it,*

I. is important in defining, maintaining or supporting the character of an area,

The property is within the industrial landscape that originally bordered both sides of the Canadian National Railway line (now Goderich & Exeter Railway). Although industrial uses are being supplanted by other land uses, the building, in concert with others such as 283 Duke Street and 51 Breithaupt Street, helps to define and anchor the character of the area.

ii. is physically, functionally, visually or historically linked to its surroundings,

The property is physically, visually and historically linked to its surroundings.

iii. is a landmark.

Because of its location and its presence, the property could be considered a local landmark

4. *Does the property meet the criteria for heritage designation under the Ontario Regulation 9/06 of the Ontario Heritage Act? Why or why not?*

The property meets criteria for heritage designation under the *Ontario Heritage Act*. The 1913 portion has design or physical value because it is a representative example of a style, type, materials and construction methods typical of many such early 20th century industrial complexes in the City of Kitchener. The 1913 portion with additions has historical or associative value because the felt making industry and numerous important members of that business and the community of Berlin / Kitchener have been associated with the property. The history of this property contributes much to the understanding of the 20th century industrial culture in Berlin / Kitchener.

Ontario Regulation 9/06 of the *Ontario Heritage Act* criteria are satisfied; thus, the property warrants designation under the *Act*.

The 1913 component of the property warrants conservation per the definition in the *Provincial Policy Statement, 2005* (PPS) for the reasons stated above. The PPS defines “significant”. For built heritage resources to be significant or have cultural heritage value or interest, they must be **“valued for the important contribution they make to our understanding of the history of a place, an event, or a people.”**²²

In the PPS, “conserved” means “the identification, protection, use and/or management of cultural heritage resources in such a way that their heritage values, attributes and integrity are retained.”²³

In our opinion, an adaptive re-use for 60 Victoria Street North has the potential to conserve the heritage values, attributes and integrity of the property, subject to the preparation and implementation of a Heritage Conservation Plan. Designation under Part IV of the *Ontario Heritage Act* may be initiated once the exact nature of an adaptive re-use is determined, and upon the completion of a Conservation Plan that dictates the alterations and restoration plans for the property. The building is an excellent candidate for adaptive reuse, for reasons in addition to its heritage significance being part of the larger industrial landscape. It is a useable and adaptable space that can be incorporated into future development.

This Heritage Study and Heritage Impact Assessment is respectfully submitted:

THE LANDPLAN COLLABORATIVE LTD.



Owen R. Scott, OALA, FCSLA, CAHP

with

JOHN MacDONALD ARCHITECT inc.

²² *Provincial Policy Statement (PPS, 2005)* Cultural Heritage and Archaeology Policies 2.6, InfoSheet #5, Heritage Impact Assessments and Conservation Plans, Winter 2006

²³ *ibid*

REFERENCES

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**City of Kitchener
Community Services Department - Planning Division
510, 520 KING STREET WEST; 50, 60 VICTORIA STREET NORTH
Official Plan Amendment & Zone Change Applications
Heritage Impact Assessment - Terms of Reference**

1.0 Introduction

The City of Kitchener requires the submission of a **Heritage Impact Assessment (HIA)** as part of a complete application for Official Plan and Zoning By-law Amendments for properties municipally addressed 510, 520 King Street West and 50, 60 Victoria Street North.

A Heritage Impact Assessment is a study to determine if any cultural heritage resources are impacted by a specific proposed development or site alteration. The study results in a report which identifies and evaluates known cultural heritage resources; outlines the subject application or proposal and its potential impacts on those cultural heritage resources and attributes; and makes recommendations toward mitigative measures that would avoid or minimize negative impacts.

The HIA shall comply with these Terms of Reference which have been prepared based on the proposal presented at the pre-submission consultation meeting of September 20, 2011. The subject applications intend to prepare the subject lands for redevelopment as a mixed use project incorporating various transportation facilities.

2.0 Subject Property & Cultural Heritage Resources

Existing and potential cultural heritage resources are located either on or adjacent the subject properties.

The property municipally addressed **60 Victoria Street North** (former Rumble Felt Company building) and forming part of the subject properties, is listed on the Heritage Kitchener Committee Inventory of Heritage Buildings.

The property municipally addressed **410 King Street West** (former Kaufman Footwear building) is located adjacent the subject properties and is designated under Part IV of the Ontario Heritage Act.

The property municipally addressed **51 Breithaupt Street** (Breithaupt Block) is located adjacent the subject properties and is listed as a Non-Designated Property of Cultural Heritage Value of Interest on the City's Municipal Heritage Register.

The property municipally addressed **283 Duke Street West** (former D. Hibner Furniture Company building) is located adjacent the subject properties and is listed on the Heritage Kitchener Committee Inventory of Heritage Buildings.

The subject properties are located within an area commonly known as the **Warehouse District** which has been identified as a candidate Cultural Heritage Landscape of Regional significance.

3.0 Policy Context

Section 2 of the Planning Act indicates that Council shall have regard to matters of Provincial interest such as the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest. In addition, Section 3 of the Planning Act requires that decisions of Council shall be consistent with the Provincial Policy Statement.

Policy 2.6.1 of the Provincial Policy Statement requires that **significant built heritage resources and significant cultural heritage landscapes shall be conserved**. The Provincial Policy Statement defines a *built heritage resource* as one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. Such resources may be designated under the Ontario Heritage Act or listed by local jurisdictions. *Cultural heritage landscapes* are defined as a geographic area of heritage significance which has been modified by human activities and is valued by a community. *Significant* is defined as resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people and notes that while some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

Policy 2.6.3 of the Provincial Policy Statement states that development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. The definition of *development* in the Provincial Policy Statement includes a change in land use requiring approval under the Planning Act.

Regional and municipal policies and guidelines also address the conservation of cultural heritage resources. These policies establish the requirement for the submission of studies as part of complete applications, including Heritage Impact Assessments and Conservation Plans.

The Heritage Impact Assessment must consider the proposed Official Plan Amendment and Zone Change Applications in relation to all applicable Provincial, Regional and Municipal policies, guidelines and principles, including: the Provincial Policy Statement; the Regional Official Policies Plan or Regional Official Plan; the City's Official Plan; and, recognized conservation principles (see Section 4.9 of the Heritage Impact Assessment Terms of Reference).

4.0 Heritage Impact Assessment Requirements

The subject Heritage Impact Assessment shall provide and address the following information and requirements:

- 4.1 Present owner contact information for properties municipally addressed 510, 520 King Street West and 50, 60 Victoria Street North.

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Terms of Reference

- 4.2 A site history of the subject properties to include a listing of owners from the Land Registry Office and a history of site use(s) associated with any identified cultural heritage resources.
- 4.3 A written description of any cultural heritage resources on the subject properties. This shall include a description of building elements, building materials, architectural and interior finishes, as well as any natural heritage elements. The description will identify specific attributes which are of cultural heritage value or interest, and include a chronological history of any significant alterations, additions or demolitions to identified cultural heritage resources.
- 4.4 A written description of the heritage significance and attributes associated with the adjacent protected heritage property located at 410 King Street West.
- 4.5 A written description of the heritage significance and attributes of any cultural heritage landscape associated with the subject properties, and in particular the features on and adjacent the subject property which contribute to the significance of any identified cultural heritage landscape.
- 4.6 Documentation of the subject properties to include current photographs and a site plan drawn at an appropriate scale to understand the context of the site, buildings, landscape and surrounding streetscape. Where cultural heritage resources have been identified, documentation shall also include detailed photographs of the cultural heritage resources and related attributes (e.g. photographs of all building elevations, current floor plans, historical photos, drawings or other available and relevant archival material).
- 4.7 An outline of the proposed project concept (proposed OP designation and Zoning), and how the proposed project concept may impact cultural heritage resources and attributes on the subject properties; on the adjacent protected heritage property located at 410 King Street West; and on any identified cultural heritage landscape associated with the subject properties.

The Heritage Impact Assessment must consider potential negative impacts as identified in the Ministry of Culture's Ontario Heritage Tool Kit (Heritage Resources in the Land Use Planning Process – InfoSheet #5). Negative impacts may include but are not limited to changes in land use (which could result in incompatible development/alterations); direct or indirect obstruction of views / vistas, etc.

- 4.8 Where the potential for impact on a cultural heritage resource(s) and specific attributes is identified, the HIA shall consider, evaluate and recommend appropriate conservation, and/or avoidance measures to mitigate impact. Such measures may include but are not limited to: preservation in-situ of a cultural heritage resource; adaptive reuse of a cultural heritage resource; alternative development approaches; isolating development and site alteration from significant built heritage resources and significant cultural heritage landscapes; establishing appropriate height, density and FSRs; preparing design guidelines addressing appropriate massing, setbacks, setting, location and orientation of buildings, building setbacks and angular planes, and compatible infill and

Appendix 1
Terms of Reference

additions. Implementation measures could include special policy provisions in the amendment to the Official Plan, special regulations in the amendment to the Zoning By-law, and the formulation of design guidelines for example.

- 4.9 Recommended mitigative measures must be evaluated on the basis of established principles, standards and guidelines for heritage conservation. A summary of these conservation principles, standards and guidelines and how they are being used must be identified in the HIA. Appropriate conservation principles may be found in publications such as: Parks Canada – Standards and Guidelines for the Conservation of Historic Places in Canada; Eight Guiding Principles in the Conservation of Building Heritage Properties, Ontario Ministry of Culture; and, the Ontario Ministry of Culture's Ontario Heritage Tool Kit (all available online). Examples of conservation principles include but are not limited to: respect for historic material, respect for original fabric, reversibility, legibility, maintenance.
- 4.10 Recommendations on conservation options and mitigative measures shall be as specific as possible, using written descriptions and illustrations where appropriate.
- 4.11 The qualifications and background of the person(s) completing the Heritage Impact Assessment shall be included in the report. The author(s) must demonstrate a level of professional understanding and competence in the heritage conservation field of study. The report will also include a reference for any literature cited, and a list of people contacted during the study and referenced in the report.

5.0 Summary Statement and Conservation Recommendations

A summary statement is required and should provide a full description of:

- The cultural heritage significance of the subject properties and area of interest (e.g. associated cultural heritage landscape).
- The identification of any impact the proposed project concept (OP Amendment and Zoning By-law Amendment) will have on the cultural significance and heritage attributes of the subject properties / area of interest.
- An explanation of what conservation options, mitigative measures or alternative development approaches are recommended, and whether they are reflected and incorporated in the proposed project concept.
- If applicable, clarification as to why some conservation options, mitigative measures or alternative project concepts are not appropriate.

6.0 Mandatory Recommendation

The consultant must provide a recommendation as to whether any of the subject properties are worthy of heritage designation in accordance with the heritage designation criteria per Regulation 9/06 of the Ontario Heritage Act. Should the

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Terms of Reference

consultant not support heritage designation then it must be clearly stated as to why the subject properties do not meet the criteria as stated in Regulation 9/06.

The following questions must be answered in the final recommendation of the report:

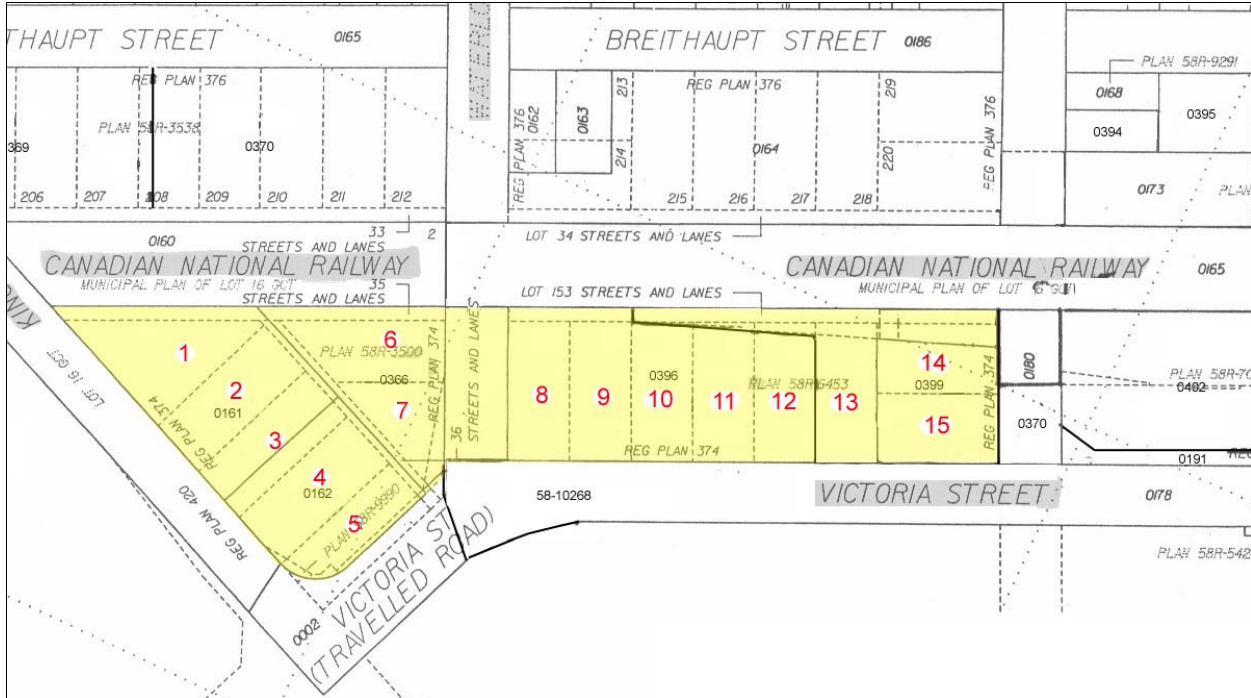
1. Do any of the properties meet the criteria for heritage designation under Ontario Regulation 9/06 of the Ontario Heritage Act? Why or why not?
2. If any of the subject properties do not meet the criteria for heritage designation then it must be clearly stated as to why they do not.
3. Regardless of the failure to meet criteria for heritage designation, do any the properties warrant conservation as per the definition in the Provincial Policy Statement? Why or why not and what method of conservation is recommended?

7.0 Approval Process

Fifteen (15) hard copies of the Heritage Impact Assessment and one electronic pdf format burned on CD shall be provided to Heritage Planning staff. Both the hard and electronic copies shall be marked with a "DRAFT" watermark background. The Heritage Impact Assessment will be reviewed by City staff to determine whether all requirements have been met and to review the preferred option(s). Following the review of the Heritage Impact Assessment by City staff, five (5) hard copies and one electronic copy of the final Heritage Impact Assessment ("DRAFT" watermark removed) will be required. The copies of the final Heritage Impact Assessment will be considered by the Director of Planning. Note that Heritage Impact Assessments may be circulated to the City's Heritage Kitchener Committee for information and discussion.

Heritage Impact Assessments may be subject to a peer review to be conducted by a qualified heritage consultant at the expense of the City of Kitchener. The applicant will be notified of Staff's comments and acceptance, or rejection of the report. An accepted Heritage Impact Assessment will become part of the further processing of a Planning application under the direction of the Planning Division. The recommendations within the final approved version of the Heritage Impact Assessment may be incorporated into development related legal agreements between the City and the proponent at the discretion of the municipality.

**Appendix 2
Chains of Title**



Property Index Map
lot numbers in red

Blocks 22318 & 22319, City of Kitchener
Ontario Ministry of Consumer and Commercial Relations

520 KING STREET WEST			current active PIN 22318-0161
LOT 1, Grange's Survey S. of G.T.R. & N. of King St., Town of Berlin / Plan 374, City of Kitchener			
date	instrument	from - to	instrument no.
27 July 1896	deed	Estate of Margaretha Backer to Frank Frank	12740
25 Sept 1906	deed	Frank Frank to Christopher M. Huether	20664
1 Dec 1908	deed	Christopher M. Huether to Huether Lion Brewery Ltd.	23628
15 Feb 1927	grant	Huether Brewery Ltd. to Huether Brewing Company Ltd.	58916
		no recitals re: change of name	
10 Aug 1962	grant	Dow Brewery (Ontario) Ltd. to Brewers' Warehousing Co. Ltd.	243979
3 Dec 1964	grant	Brewers' Warehousing Co. Ltd. to Brewers' Warehousing Stores Ltd.	290048

LOT 2, Grange's Survey S. of G.T.R. & N. of King St., Town of Berlin / Plan 374, City of Kitchener			
date	instrument	from - to	instrument no.
24 Dec 1885	deed	Estate of Edward Fitzgerald to Edward G. Fitzgerald	6548
19 Aug 1899	deed	Edward G. Fitzgerald to Christopher M. Huether	14441
1 Dec 1908	deed	Christopher M. Huether to Huether Lion Brewery Ltd.	23628
15 Feb 1927	grant	Huether Brewery Ltd. to Huether Brewing Company Ltd.	58916
		no recitals re: change of name	
10 Aug 1962	grant	Dow Brewery (Ontario) Ltd. to Brewers' Warehousing Co. Ltd.	243979
3 Dec 1964	grant	Brewers' Warehousing Co. Ltd. to Brewers' Warehousing Stores Ltd.	290048

LOT 3, Grange's Survey S. of G.T.R. & N. of King St., Town of Berlin / Plan 374, City of Kitchener			
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Appendix 2
Chains of Title

date	instrument	from - to	instrument no.
24 Dec 1885	deed	Estate of Edward Fitzgerald to Edward G. Fitzgerald	6548
19 Aug 1899	deed	Edward G. Fitzgerald to Christopher M. Huether	14441
1 Dec 1908	deed	Christopher M. Huether to Huether Lion Brewery Ltd.	23628
15 Feb 1927	grant	Huether Brewery Ltd. to Huether Brewing Company Ltd.	58916
		no recitals re: change of name	
10 Aug 1962	grant	Dow Brewery (Ontario) Ltd. to Brewers' Warehousing Co. Ltd.	243979
3 Dec 1964	grant	Brewers' Warehousing Co. Ltd. to Brewers' Warehousing Stores Ltd.	290048
510 KING STREET WEST		current active PIN 22318-0162	
18 Dec 1963	grant	Dow Brewery (Ontario) Ltd. to Forbes Holdings Ltd.	268851
30 Dec 1963	deed	Grand River Railway Co. to Forbes Holdings Ltd.	269515
18 April 1966	lease	Forbes Holdings Ltd. to Wideman Restaurant Enterprises Ltd. <i>et al.</i>	327390
June 1966	lease	Wideman Restaurant to William Bardeau, Gustav Maue, Bruce Castator & Murray Tucker	334651
6 Oct 1966	lease	William Bardeau, <i>et al.</i> to Frostop (Kitchener) Ltd.	339768
23 March 1972	lease	Frostop (Kitchener) Ltd. To Tim Donut Ltd.	469388
15 May 1972	lease	Tim Donut Limited to Patrick & Daphne Nornoha	491477
30 Sept 1983	grant	Forbes Holdings Ltd. to Byung-Joo Seu	764192
30 April 1987	grant	Byung-Joo Seu & Young-Hee Seu to Edwin Trautrim	893923
30 June 2000	transfer	Edwin Trautrim to Shin Kwon Kim	1462919
29 Oct 2010	transfer	Shin Kwon Kim to Frank Volpini	WR576985
24 Dec 2011	transfer	Frank Volpini to Regional Municipality of Waterloo	WR591277

LOT 4, Grange's Survey S. of G.T.R. & N. of King St., Town of Berlin / Plan 374, City of Kitchener			
6 Nov 1899	deed	John A. Mackie in trust to Christopher M. Huether	14506
1 Dec 1908	deed	Christopher M. Huether to Huether Lion Brewery Ltd.	23628
15 Feb 1927	grant	Huether Brewery Ltd. to Huether Brewing Company Ltd.	58916
		no recitals re: change of name	
10 Aug 1962	grant	Dow Brewery (Ontario) Ltd. to Brewers' Warehousing Co. Ltd.	243979
18 Dec 1963	grant	Dow Brewery (Ontario) Ltd. to Forbes Holdings Ltd.	268851
30 Dec 1963	deed	Grand River Railway Co. to Forbes Holdings Ltd.	269515
3 Dec 1964	grant	Brewers' Warehousing Co. Ltd. to Brewers' Warehousing Stores Limited	290048
18 April 1966	lease	Forbes Holdings Ltd. to Wideman Restaurant Enterprises Ltd. <i>et al.</i>	327390
June 1966	lease	Wideman Restaurant to William Bardeau, Gustav Maue, Bruce Castator & Murray Tucker	334651
6 Oct 1966	lease	William Bardeau, <i>et al.</i> to Frostop (Kitchener) Ltd.	339768
23 March 1972	lease	Frostop (Kitchener) Ltd. To Tim Donut Ltd.	469388
15 May 1972	lease	Tim Donut Limited to Patrick & Daphne Nornoha	491477
30 Sept 1983	grant	Forbes Holdings Ltd. to Byung-Joo Seu	764192

Appendix 2
Chains of Title

date	instrument	from - to	instrument no.
30 April 1987	grant	Byung-Joo Seu & Young-Hee Seu to Edwin Trautrim	893923
11 March 1996	transfer	Edwin Trautrim to Regional Municipality of Waterloo	1286090

LOT 5, Grange's Survey S. of G.T.R. & N. of King St., Town of Berlin / Plan 374, City of Kitchener			
6 Nov 1899	deed	John A. Mackie in trust to Christopher M. Huether	14506
1 Dec 1908	deed	Christopher M. Huether to Huether Lion Brewery Ltd.	23628
15 Feb 1927	grant	Huether Brewery Ltd. to Huether Brewing Company Ltd.	58916
		no recitals re: change of name	
18 Dec 1963	grant	Dow Brewery (Ontario) Ltd. to Forbes Holdings Ltd.	268851
30 Dec 1963	deed	Grand River Railway Co. to Forbes Holdings Ltd.	269515
27 July 1965	grant	Forbes Holdings Ltd. to City of Kitchener	296767
18 April 1966	lease	Forbes Holdings Ltd. to Wideman Restaurant Enterprises Ltd. <i>et al.</i>	327390
June 1966	lease	Wideman Restaurant to William Bardeau, Gustav Maue, Bruce Castator & Murray Tucker	334651
6 Oct 1966	lease	William Bardeau, <i>et al.</i> to Frostop (Kitchener) Ltd.	339768
23 March 1972	lease	Frostop (Kitchener) Ltd. To Tim Donut Ltd.	469388
15 May 1972	lease	Tim Donut Limited to Patrick & Daphne Normoha	491477
30 Sept 1983	grant	Forbes Holdings Ltd. to Byung-Joo Seu	764192
30 April 1987	grant	Byung-Joo Seu & Young-Hee Seu to Edwin Trautrim	893923
11 March 1996	transfer	Edwin Trautrim to Regional Municipality of Waterloo	1286090

16 VICTORIA STREET NORTH		current active PIN 22318-0366	
LOT 6, Grange's Survey S. of G.T.R. & N. of King St., Town of Berlin / Plan 374, City of Kitchener			
31 May 1890	deed	Henry F. S. Jackson to Robert Lee Jackson & John Cochrane	9067
1 Feb 1930	deed	Estate of John Cochrane and Robert Jackson to Jackson-Cochrane Ltd.	64137
1953		name change from Jackson-Cochrane to Beisinger Industries	289682
8 Nov 1972	deed	Beisinger Industries Limited to Court J., Jeanette H. & Bernd C. Beisinger	481575
17 Oct 1988	deed	Court J. Beisinger <i>et al.</i> to Eugene O'Neill	965980
17 Nov 1988	deed	Eugene O'Neill to Bernadette O'Neill	970101
27 Jan 1989	deed	Bernadette O'Neill to O'Neill Holdings (Ontario) Inc.	978793
1 Nov 1989	deed	O'Neill Holdings (Ontario) Inc. to 742873 Ontario Inc. in trust	1015462
10 March 2006	deed	742873 Ontario Inc. to 1484967 Ontario Inc.	1582244
30 May 2008	deed	1484967 Ontario Inc. to Frank Volpini	WR385573
23 Dec 2010	deed	Frank Volpini to Regional Municipality of Waterloo	WR589136

LOT 7, Grange's Survey S. of G.T.R. & N. of King St., Town of Berlin / Plan 374, City of Kitchener			
31 May 1890	deed	Henry F. S. Jackson to Robert Lee Jackson & John Cochrane	9067

Appendix 2
Chains of Title

date	instrument	from - to	instrument no.
1 Feb 1930	deed	Estate of John Cochrane and Robert Jackson to Jackson-Cochrane Ltd.	64137
1953		name change from Jackson-Cochrane to Beisinger Industries	289682
8 Nov 1972	deed	Beisinger Industries Limited to Court J., Jeanette H. & Bernd C. Beisinger	481575
17 Oct 1988	deed	Court J. Beisinger <i>et al.</i> to Eugene O'Neill	965980
17 Nov 1988	deed	Eugene O'Neill to Bernadette O'Neill	970101
27 Jan 1989	deed	Bernadette O'Neill to O'Neill Holdings (Ontario) Inc.	978793
1 Nov 1989	deed	O'Neill Holdings (Ontario) Inc. to 742873 Ontario Inc. in trust	1015462
10 March 2006	deed	742873 Ontario Inc. to 1484967 Ontario Inc.	1582244
30 May 2008	deed	1484967 Ontario Inc. to Frank Volpini	WR385573
23 Dec 2010	deed	Frank Volpini to Regional Municipality of Waterloo	WR589136

50 VICTORIA STREET NORTH			current active PIN 22318-0396
LOT 8, Grange's Survey S. of G.T.R. & N. of King St., Town of Berlin / Plan 374, City of Kitchener			
11 July 1882	deed	Berlin Pioneer Tobacco Mfg. Co. to George Rumpel	5149
10 April 1905	deed	George Rumpel to Berlin Felt Boot Company Ltd.	18845
12 April 1910	deed	Berlin Felt Boot Co. Ltd. to Canadian Consolidated Felt Co. Ltd.	25165
15 April 1910	lease	Canadian Consolidated Felt Co. Ltd. to Berlin Felt Boot Company Ltd.	25166
4 Nov 1939	grant	Canadian Consolidated Felt Co. Ltd. to Blue Top Brewing Co. Ltd.	77134
31 Dec 1941	quit claim	Canadian National Railway Company to Blue Top Brewing Co. Ltd.	80925
12 Oct 1962	grant	Dow Brewery (Ontario) Ltd. to Forbes Holdings Ltd.	245795
29 Dec 1969	grant	Forbes Holdings Ltd. to The Rumpel Felt Co. Ltd.	416263
7 June 1985		change in name from Rumpel Felt Co Ltd. to Rumpel Holdings Limited	
15 March 1989	deed	Canadian National Railway Company to The Rumpel Felt Co. Ltd.	983885
18 March 1989	deed	City of Kitchener to The Rumpel Felt Co. Ltd.	983868
11 April 2008	lease	The Rumpel Felt Co. Ltd. to Noble Trade Inc.	WR374138
19 Dec 2008	deed	Rumpel Holdings Limited to Frank Volpini	WR435776
23 Dec 2008	deed	Frank Volpini to Regional Municipality of Waterloo	WR589141

Appendix 2
Chains of Title

date	instrument	from - to	instrument no.
LOT 9, Grange's Survey S. of G.T.R. & N. of King St., Town of Berlin / Plan 374, City of Kitchener			
11 July 1882	deed	Berlin Pioneer Tobacco Mfg. Co. to George Rumpel	5149
10 April 1905	deed	George Rumpel to Berlin Felt Boot Company Ltd.	18845
12 April 1910	deed	Berlin Felt Boot Co. Ltd. to Canadian Consolidated Felt Co. Ltd.	25165
15 April 1910	lease	Canadian Consolidated Felt Co. Ltd. to Berlin Felt Boot Company Ltd.	25166
4 Nov 1939	grant	Canadian Consolidated Felt Co. Ltd. to Blue Top Brewing Co. Ltd.	77134
31 Dec 1941	quit claim	Canadian National Railway Company to Blue Top Brewing Co. Ltd.	80925
12 Oct 1962	grant	Dow Brewery (Ontario) Ltd. to Forbes Holdings Ltd.	245795
29 Dec 1969	grant	Forbes Holdings Ltd. to The Rumpel Felt Co. Ltd.	416263
7 June 1985		change in name from Rumpel Felt Co Ltd. to Rumpel Holdings Limited	
15 March 1989	deed	Canadian National Railway Company to The Rumpel Felt Co. Ltd.	983885
18 March 1989	deed	City of Kitchener to The Rumpel Felt Co. Ltd.	983868
11 April 2008	lease	The Rumpel Felt Co. Ltd. to Noble Trade Inc.	WR374138
19 Dec 2008	deed	Rumpel Holdings Limited to Frank Volpini	WR435776
23 Dec 2008	deed	Frank Volpini to Regional Municipality of Waterloo	WR589141

LOT 10, Grange's Survey S. of G.T.R. & N. of King St., Town of Berlin / Plan 374, City of Kitchener			
9 Feb 1878	deed	Edmund Arthur Cairncross to John Arthur Mowat	5237
5 Dec 1883	deed	John A. Mowat to George Rumpel	5823
31 Dec 1888	deed	George Rumpel to The Berlin Elevator Company	8320
10 Mar 1896	deed	The Berlin Elevator Company to George Rumpel	13050
28 June 1904	deed	George Rumpel to The Grand Trunk Railway Company	17409
10 April 1905	deed	George Rumpel to Berlin Felt Boot Company Ltd.	18845
12 April 1910	deed	Berlin Felt Boot Co. Ltd. to Canadian Consolidated Felt Co. Ltd.	25165
15 April 1910	lease	Canadian Consolidated Felt Co. Ltd. to Berlin Felt Boot Company Ltd.	25166
4 Nov 1939	grant	Canadian Consolidated Felt Co. Ltd. to Blue Top Brewing Co. Ltd.	77134
31 Dec 1941	quit claim	Canadian National Railway Company to Blue Top Brewing Co. Ltd.	80925
12 Oct 1962	grant	Dow Brewery (Ontario) Ltd. to Forbes Holdings Ltd.	245795
29 Dec 1969	grant	Forbes Holdings Ltd. to The Rumpel Felt Co. Ltd.	416263
7 June 1985		change in name from Rumpel Felt Co Ltd. to Rumpel Holdings Limited	
15 March 1989	deed	Canadian National Railway Company to The Rumpel Felt Co. Ltd.	983885
18 March 1989	deed	City of Kitchener to The Rumpel Felt Co. Ltd.	983868
11 April 2008	lease	The Rumpel Felt Co. Ltd. to Noble Trade Inc.	WR374138
19 Dec 2008	deed	Rumpel Holdings Limited to Frank Volpini	WR435776
23 Dec 2008	deed	Frank Volpini to Regional Municipality of Waterloo	WR589141

LOT 11, Grange's Survey S. of G.T.R. & N. of King St., Town of Berlin / Plan 374, City of Kitchener			
9 Feb 1878	deed	Edmund Arthur Cairncross to John Arthur Mowat	5237
5 Dec 1883	deed	John A. Mowat to George Rumpel	5823

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date	instrument	from - to	instrument no.
31 Dec 1888	deed	George Rumpel to The Berlin Elevator Company	8320
31 Dec 1894	deed	George Rumpel to William Oelschlager	10748
13 Sept 1895	deed	William Oelschlager to George Rumpel	12354
10 Mar 1896	deed	The Berlin Elevator Company to George Rumpel	13050
28 June 1904	deed	George Rumpel to The Grand Trunk Railway Company	17409
10 April 1905	deed	George Rumpel to Berlin Felt Boot Company Ltd.	18845
12 April 1910	deed	Berlin Felt Boot Co. Ltd. to Canadian Consolidated Felt Co. Ltd.	25165
15 April 1910	lease	Canadian Consolidated Felt Co. Ltd. to Berlin Felt Boot Company Ltd.	25166
4 Nov 1939	grant	Canadian Consolidated Felt Co. Ltd. to Blue Top Brewing Co. Ltd.	77134
31 Dec 1941	quit claim	Canadian National Railway Company to Blue Top Brewing Co. Ltd.	80925
12 Oct 1962	grant	Dow Brewery (Ontario) Ltd. to Forbes Holdings Ltd.	245795
29 Dec 1969	grant	Forbes Holdings Ltd. to The Rumpel Felt Co. Ltd.	416263
7 June 1985		change in name from Rumpel Felt Co Ltd. to Rumpel Holdings Limited	
15 March 1989	deed	Canadian National Railway Company to The Rumpel Felt Co. Ltd.	983885
18 March 1989	deed	City of Kitchener to The Rumpel Felt Co. Ltd.	983868
11 April 2008	lease	The Rumpel Felt Co. Ltd. to Noble Trade Inc.	WR374138
19 Dec 2008	deed	Rumpel Holdings Limited to Frank Volpini	WR435776
23 Dec 2008	deed	Frank Volpini to Regional Municipality of Waterloo	WR589141

LOT 12, Grange's Survey S. of G.T.R. & N. of King St., Town of Berlin / Plan 374, City of Kitchener			
9 Feb 1878	deed	Edmund Arthur Cairncross to John Arthur Mowat	5237
5 Dec 1883	deed	John A. Mowat to George Rumpel	5823
31 Dec 1888	deed	George Rumpel to The Berlin Elevator Company	8320
10 Mar 1896	deed	The Berlin Elevator Company to George Rumpel	13050
28 June 1904	deed	George Rumpel to The Grand Trunk Railway Company	17409
10 April 1905	deed	George Rumpel to Berlin Felt Boot Company Ltd.	18845
12 April 1910	deed	Berlin Felt Boot Co. Ltd. to Canadian Consolidated Felt Co. Ltd.	25165
15 April 1910	lease	Canadian Consolidated Felt Co. Ltd. to Berlin Felt Boot Company Ltd.	25166
4 Nov 1939	grant	Canadian Consolidated Felt Co. Ltd. to Blue Top Brewing Co. Ltd.	77134
31 Dec 1941	quit claim	Canadian National Railway Company to Blue Top Brewing Co. Ltd.	80925
12 Oct 1962	grant	Dow Brewery (Ontario) Ltd. to Forbes Holdings Ltd.	245795
29 Dec 1969	grant	Forbes Holdings Ltd. to The Rumpel Felt Co. Ltd.	416263
7 June 1985		change in name from Rumpel Felt Co Ltd. to Rumpel Holdings Limited	
15 March 1989	deed	Canadian National Railway Company to The Rumpel Felt Co. Ltd.	983885
18 March 1989	deed	City of Kitchener to The Rumpel Felt Co. Ltd.	983868
11 April 2008	lease	The Rumpel Felt Co. Ltd. to Noble Trade Inc.	WR374138
19 Dec 2008	deed	Rumpel Holdings Limited to Frank Volpini	WR435776
23 Dec 2008	deed	Frank Volpini to Regional Municipality of Waterloo	WR589141

Appendix 2
Chains of Title

date	instrument	from - to	instrument no.
60 VICTORIA STREET NORTH			current active PIN 22318-0399
LOT 13, Grange's Survey S. of G.T.R. & N. of King St., Town of Berlin / Plan 374, City of Kitchener			
9 Feb 1878	deed	Edmund Arthur Cairncross to John Arthur Mowat	5237
5 Dec 1883	deed	John A. Mowat to George Rumpel	5823
23 June 1904	deed	George Rumpel to The Grand Trunk R. R. Company	17409
1 Nov 1913	deed	George Rumpel to Minna Rumpel <i>et al.</i>	31185
22 Dec 1915	deed	Minna Rumpel to George Rumpel	34850
30 Dec 1920	grant	Trustees of George Rumpel estate to The Rumpel Felt Co.	44479
15 March 1989	deed	Canadian National Railway Company to The Rumpel Felt Co. Ltd.	983885
19 Dec 2008	deed	Rumpel Holdings Limited to Frank Volpini	WR435776
23 Dec 2008	deed	Frank Volpini to Regional Municipality of Waterloo	WR589141

LOT 14, Grange's Survey S. of G.T.R. & N. of King St., Town of Berlin / Plan 374, City of Kitchener			
9 Feb 1878	deed	Edmund Arthur Cairncross to John Arthur Mowat	5237
5 Dec 1883	deed	John A. Mowat to George Rumpel	5823
23 June 1904	deed	George Rumpel to The Grand Trunk R. R. Company	17409
27 Nov 1913	grant	Walter Rumpel to Corporation of City of Berlin	31245
30 Dec 1920	grant	Trustees of George Rumpel estate to The Rumpel Felt Co.	44479
15 March 1989	deed	Canadian National Railway Company to The Rumpel Felt Co. Ltd.	983885
19 Dec 2008	deed	Rumpel Holdings Limited to Frank Volpini	WR435776
23 Dec 2008	deed	Frank Volpini to Regional Municipality of Waterloo	WR589141

LOT 15, Grange's Survey S. of G.T.R. & N. of King St., Town of Berlin / Plan 374, City of Kitchener			
9 Feb 1878	deed	Edmund Arthur Cairncross to John Arthur Mowat	5237
5 Dec 1883	deed	John A. Mowat to George Rumpel	5823
27 Nov 1913	grant	Walter Rumpel to Corporation of City of Berlin	31245
30 Dec 1920	grant	Trustees of George Rumpel estate to The Rumpel Felt Co.	44479
15 March 1989	deed	Canadian National Railway Company to The Rumpel Felt Co. Ltd.	983885
19 Dec 2008	deed	Rumpel Holdings Limited to Frank Volpini	WR435776
23 Dec 2008	deed	Frank Volpini to Regional Municipality of Waterloo	WR589141

Appendix 3

Appendix B Site History - Property History (Rumpel Felt 16 Victoria N and 50 & 60 Victoria N.) City of Kitchener



Historical Significance

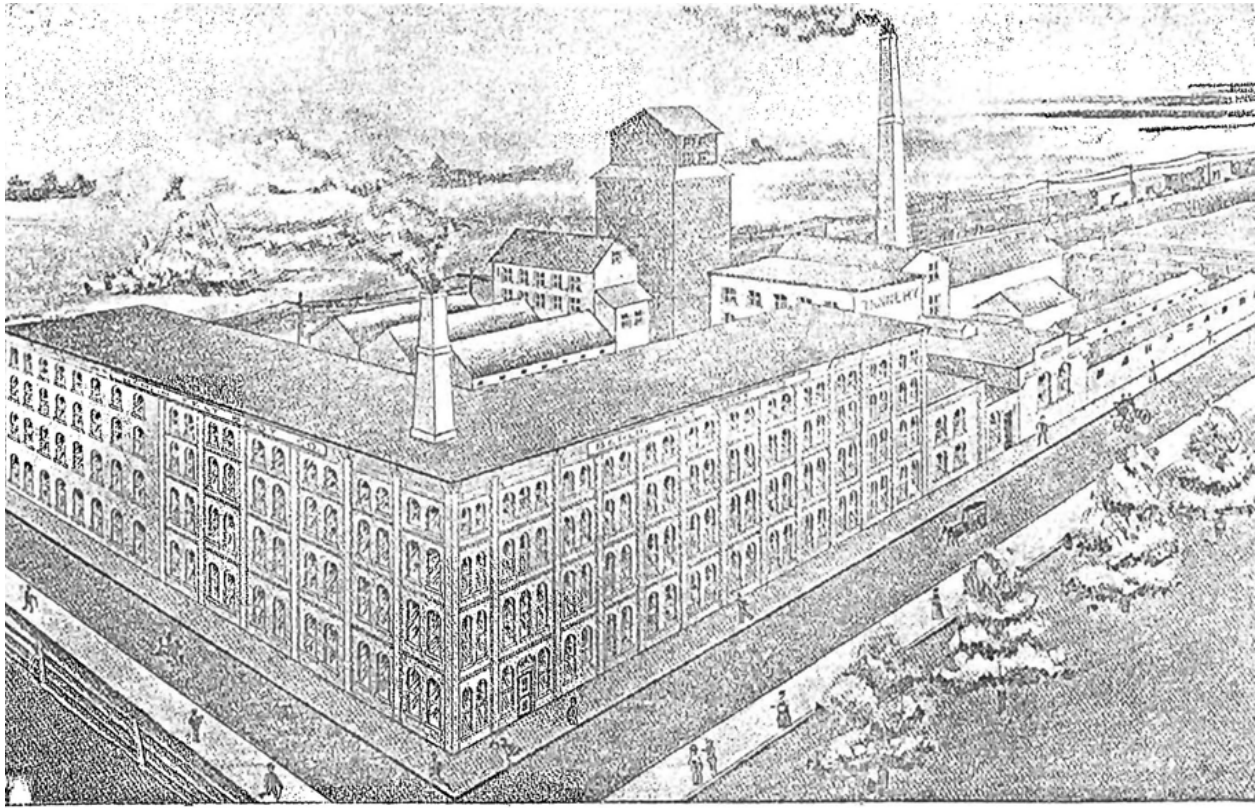
Berlin (now Kitchener) is the birthplace of felt manufacturing in Canada. George Rumpel was known as the father of the industry (2) and is referred to as the “Felt King of Canada” in several publications.



The Berlin Felt Boot Company was established on this site in 1867 by Mr J. Feick who later merged with Mr. Jacob Y. Shantz (1). In 1875 the company was bought by Mr. George Rumpel (shown left) whom had moved to Canada seven years earlier at the age of 18 (1). By 1886 the Berlin Felt Boot Co. employed over 75 workers making felt boots to wear under rubber or leather boots, as well as leather boots (1). George Rumpel was active in civic affairs. He served six years on council, was elected reeve in 1897 and elected mayor in 1898. During his term as mayor he led the controversial decision to purchase the public water works system (2). He also served on the Parks Board and Water Commission. In local histories, the Rumpel name is found alongside the other community business and civic leaders of the time: such as Kaufman, Lang, Krug and Breithaupt. In 1903 George and his sons travelled to Germany to learn about felt manufacturing and applied it to their business (2).

Appendix 3

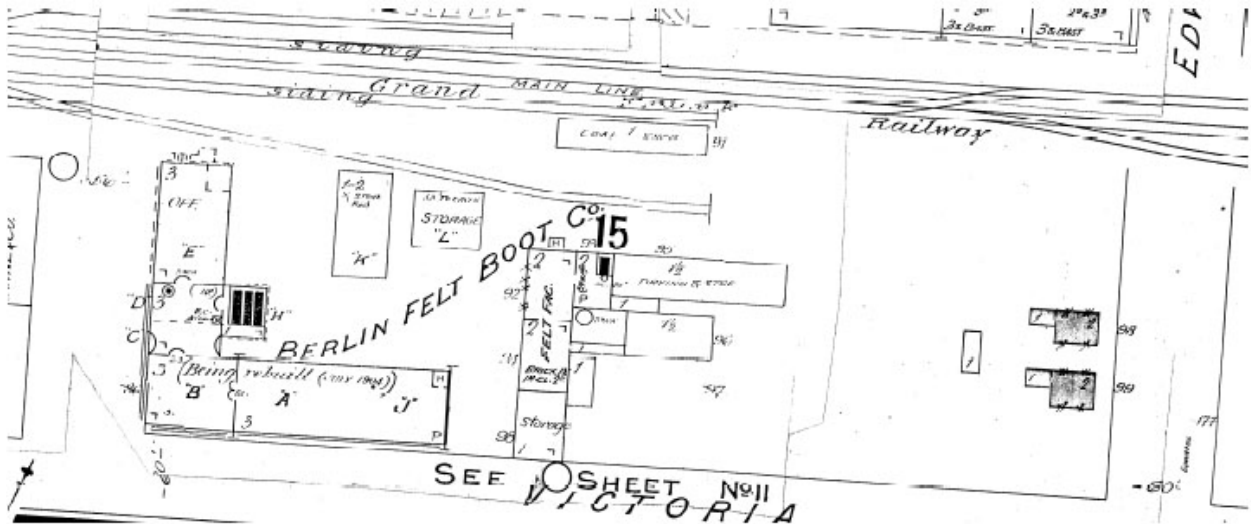
Appendix B Site History - Property History (Rumpel Felt 16 Victoria N and 50 & 60 Victoria N.)
City of Kitchener



THE BERLIN FELT BOOT COMPANY'S FACTORY.

Twentieth century number of "Busy Berlin" publication (1901)

The Berlin site was destroyed by fire and rebuilt in the same location around the year 1905 (1). By 1909 the company had expanded to Baden and had over 300 employees (2).



Fire Insurance Map (Aug 1894, with 1904 updates)

Appendix 3

Appendix B Site History - Property History (Rumpel Felt 16 Victoria N and 50 & 60 Victoria N.) City of Kitchener

John Kimmel was associated with the Berlin Felt Boot Co. for 15 years. In 1900 he left to organize the Elmira Felt Company. In 1907 Mr. Kimmel built the Kimmel Felt Company in Berlin. In 1909 the Berlin Felt Boot Co, the Kimmel Felt Co. and the Elmira Felt Co. were all bought by the Canadian Consolidated Felt Co (1). George Rumpel was named the president of the Canadian Consolidated Felt Co. and John Kimmel was made vice president and general manager (6).



“Busy Berlin” Map by M. S. Boehm & Co. Ltd. (1912) –Berlin Felt Co. is no. 60, Kimmel Felt Co. is no.19.

In 1912, George Rumpel left the role of president of the Consolidated Felt Co. and formed the Rumpel Felt Co. A 3 storey (9,000 square foot (150 x 60 ft (2)) building was erected beside the Canadian Consolidated Felt Co. buildings at the corner of Edward (now Duke) St. and Victoria St. (3). Rumpel Felt Co. exported felt to Britain, South Africa, Australia, New Zealand, Mexico and South America (1). A later 3 storey addition was added at some point pre 1925 that measured 40 x 50 ft(2).

George Rumpel had two sons. Oscar Rumpel, studied business and worked with the business until 1913 at which time he bought the old shirt factory at Courtland and Queen (now the Bread & Roses Co op) and produced felt slippers (2). W. G. studied mechanical engineering and worked with the business until taking it over in 1920 following George’s death (2). The company was passed to the third generation John W. Rumpel in 1944 following W. G.’s death (1).

In 1968, another 3 storey (15,000 square foot) addition was added to the Rumpel Felt Co. site to accommodate the growing synthetic felt division (4). Felt production at the 60,000 square foot facility ceased in 2008 when the property was sold by Rumpel Felt Co. president David Rumpel (5).

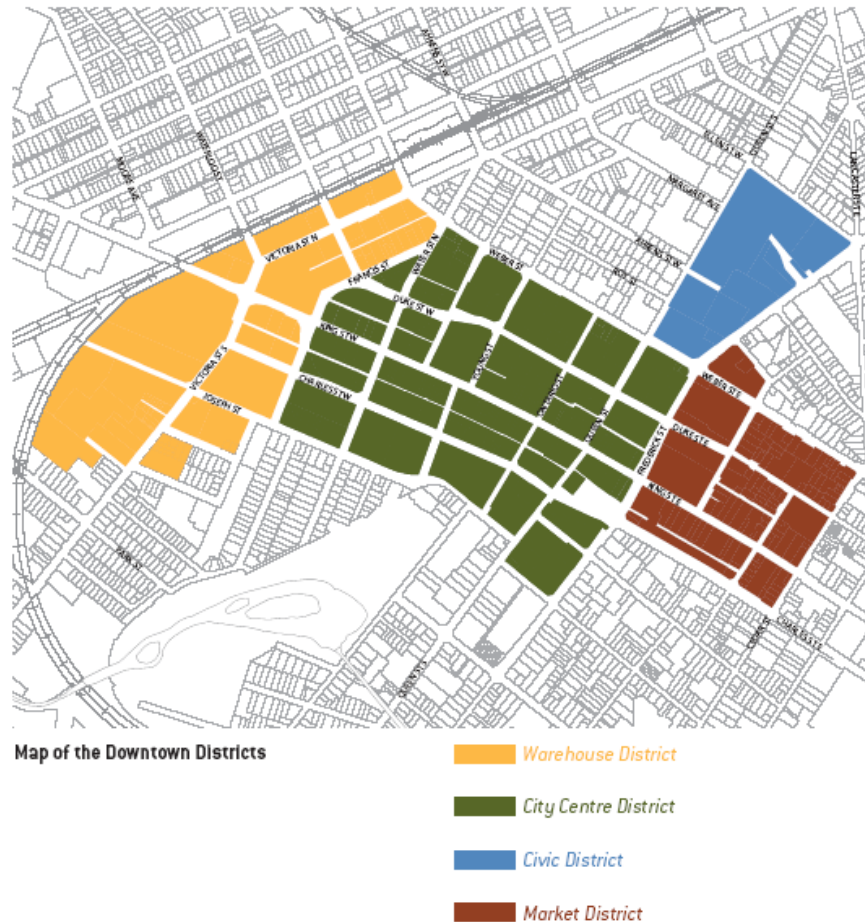
Planning Context

Heritage Protection - The Rumpel Felt Co. building is listed on the Heritage Kitchener Inventory of Historic Buildings. Any development application is therefore subject to the submission of a Heritage Impact Assessment and/or Conservation Plan. The property is also being considered for the next round of evaluations for the Municipal Heritage Register (MHR). Listing on the MHR would provide an interim level of protection from demolition. The property is also adjacent to the Kaufman Lofts, an Ontario Heritage Act designed structure.

Appendix 3

Appendix B Site History - Property History (Rumpel Felt 16 Victoria N and 50 & 60 Victoria N.) City of Kitchener

Cultural Heritage Landscape (CHL) - The Rumpel Felt Co. building is located in the Warehouse District of the City of Kitchener downtown. The downtown districts have been used by the City to promote and guide redevelopment in the core area.



According to the Downtown Strategic Plan (vol. 3), the Warehouse District is being redeveloped using the following strategies:

- Establish a new university campus
- Use existing historic buildings to create opportunities
- Identify, preserve and enhance features that define and associate the Warehouse District with Kitchener's unique industrial heritage and the moniker "Busy Berlin".
- Create a new "Industrial Artifacts Museum" and provide space for the display of industrial artifacts
- Build upon what already exists: large stock of historic warehouse industrial buildings, major site redevelopment opportunity
- Improve access to transit, trails and parks
- Recruit complementary uses to support the core functions and anchors
- Develop the district at a density that complements the existing density of historic warehouse industrial buildings (buildings close to property lines, three to six stories in height)

Appendix 4
Notes - Important individuals associated with the properties

George Rumpel (1850-1916)

The Rumpel Felt Company was established in 1912 by George Rumpel. A German immigrant, George Rumpel came to Canada in 1868 and lived in Hamilton as a shoemaker for five years. In 1875 he founded the Berlin Felt Boot Company with 3 employees which manufactured leather boots and felt lumberman ankle-high boots. In 1903 George and his two sons Walter and Oscar returned to Germany to study advanced felt making. With the implementation of this applied knowledge, the company grew rapidly. When he sold the company to the Consolidated Felt Company in 1909, the company employed 300 workers. George Rumpel continued as president until 1912 when he started the successful Rumpel Felt Company. George Rumpel was a prominent member of Berlin society by serving as member of the Park Board, the Water Commission, and Town Council for five years. He was Reeve in 1897 and mayor in 1898. The family also owned an asbestos mine in northern Quebec, The Berlin Asbestos Mine, which was managed by George's son Oscar Rumpel. Walter Rumpel, George Rumpel's son and successor managed the Rumpel Felt Company from 1916-1944. Walter established a felt factory at the corner of Victoria and Duke Streets in Kitchener, Ontario where it has operated ever since. From 1944-1966 Walter was succeeded by his son John W. Rumpel, who was succeeded by his son David Rumpel from 1966-2007. In 2007 the company closed production of felt but continue as a wholesaler from the factory.

ARCHEION Ontario's Archival Information Network, www.archeion.ca/rumpel-george-1950-1916

Berlin was the birthplace of felt manufacturing in Canada and the father of the industry was George Rumpel, a native of Germany. He came to Canada in 1868 when eighteen years of age and lived in Hamilton as a shoemaker for five years.

He moved to Berlin in 1871 and in 1875 established the Berlin Felt Boot Company, with three employees. He then also manufactured leather boots. Rumpel went to Germany to study felt making and after he returned and applied the knowledge he had gained his business grew rapidly. When he sold it to the Consolidated Felt Company in 1909 there were 300 employees. He continued as president but in 1912 started the very successful Rumpel Felt Company.

Rumpel was a member of the Park Board, the Water Commission and the Town Council, which he served for five years. He was reeve in 1897 and mayor in 1898.

Waterloo Region Hall of Fame <http://waterlooregionmuseum.com/region-hall-of-fame/inductees>



*This summer residence was called "Wee Forest Hill" & was built in about 1885 by **George Rumpel** of Berlin Ontario [now Kitchener]. He had named it after their home in Berlin "Forest Hill". The Rumpel's for years, packed up the kids, servants, and went by train to spend the summer on Penetang Bay. The Rumpels, Breithaupts, Langs, MacKellars, Seagrams, and Pieries [spelling looks wrong] were all industrialists from Berlin who established connections with Penetang. Breithaupt was in the leather business and used the Penetang cedar bark in tanning his leathers for the shoe industries of Berlin. Rumpel's & MacKellar's were in the shoe business and the felt manufacturing for boots, athletic equipment, horses, etc. The Penetang Becks were somehow connected to the Becks*

Appendix 4

Notes - Important individuals associated with the properties

of Waterloo Co and Sir Adam Beck of Baden & Hydro fame. He was a great pal of George Rumpel. These movers & shakers from Berlin were a strong German force in early Penetang. The "Wee Forest Hill" & the big white [now yellow] house on Fox St on the other side of Broad St, [called "Cedar Knoll"] were both owned after 1916 by the sons of George Rumpel - Walter Rumpel & Oscar Rumpel respectively. In 1929, Oscar Rumpel sold his "Cedar Knoll" to Thomas Seagram of Seagram Distillers, Waterloo, and the deal included Walter Rumpel selling "Wee Forest Hill" to the Pieries of Kitchener who were great friends of Seagrams. A daughter, Marg Pierie, then married the Meyers of New Zealand's Meyers Rum. So --- those 2 houses on Fox St at Broad St were owned for several years by people entrenched in two of the world's best known liquor companies. Not bad for lil ol' Penetang! The property and the 2 cottages have been in the Wolfson Family for over 30 years. Fond Memories continue to be made.

Georgian Bay Cottage History <http://www.cottage.zoomshare.com/2.shtml> Thursday, 22 Feb. 2007

August John Kimmel (1865-1930)

A. J. Kimmel was a noted industrialist in Berlin, Ontario who greatly aided in the development of the city. He was associated with the Berlin Felt Boot Company for fifteen years and in 1900 organized the Elmira Felt Company. In 1907 he built the Kimmel Felt Company at Berlin. When the Canadian Consolidated Felt Company was formed in 1909, consolidating the Elmira company, the Kimmel company and the Berlin Felt Boot Company, he became vice-president and general manager of the new organization. He also became associated with the large rubber interests in Canada which later merged to become the Canadian Consolidated Rubber Company Limited.

Kimmel became a director of many industrial organizations in Berlin and throughout Ontario and Quebec. With T.H. Rieder he founded the Dominion Rubber Company which became a very successful national organization.

Waterloo Region Hall of Fame, <http://waterlooregionmuseum.com/region-hall-of-fame/inductees>

As typical of the kind of men that have vastly aided in the upbuilding of Berlin stands A. J. Kimmel. Born in Berlin 47 years ago no man is better known in our city and no man has figured less in printed matter; for he is a man who shuns publicity of a personal nature. To write his biography for the past 25 years would be to tell of many of the biggest things clone in commercial interests in our city. He was with the Berlin Felt Boot Co., Berlin for fifteen years, first as Shipping Clerk and later as Sales Manager.

In 1900 he organized the Elmira Felt Co., Elmira, which Company was remarkably successful. In 1907, together with Mr. D. Lorne McGibbon and T. H. Rieder, he purchased the entire share capital of The Elmira Felt Co. and the following year built The Kimmel Felt Co. Works at Berlin. In 1909 the Canadian Consolidated Felt Co. was formed with a capital of two million dollars, taking in the factories of The Elmira Co., The Kimmel Co. and The Berlin Felt Boot Co. with Mr. Kimmel as Vice-President and General Manager. In the meantime he had also become associated with the larger rubber interests of Canada which later became merged in what is now known as the Canadian Consolidated Rubber Company, Limited.

He is President and Manager, The Kimmel Felt Co., Berlin; President and Manager The Elmira Felt Co., Elmira; Director Berlin Felt Boot Co., Berlin; Vice-President and General Manager The Canadian Consolidated Felt Co.; Director Canadian Consolidated Rubber Co., Ltd., Montreal; Director Merchants Rubber Co., Berlin; Director Maple Leaf Rubber Co., Port Dalhousie; Director Berlin Rubber Co., Berlin; also Director in Berlin Pyrofugant Flooring Co. ; Berlin Bedding Co. ; Merchants Printing Co. ; Grosch Felt Shoe Co.

Appendix 4

Notes - Important individuals associated with the properties

At the time this book is being prepared for press (1911), he with Mr. T. H. Rieder is engaged in an effort to install in Berlin a \$250,000 Rubber Tire Factory, which will add materially to the industrial growth of our city.

Waterloo Region Generations, A record of the people of Waterloo Region, Ontario

<http://generations.regionofwaterloo.ca>

The KODIAK® name traces its ancestry to the sweltering summer heat of 1910, when Charles Erwin Greb and his son Erwin C. Greb were installed as shareholders and senior executives of the Berlin Felt Boot Company. That fledgling enterprise would soon be renamed, by its new owners, as the GREB SHOE COMPANY.

From its earliest days, GREB SHOES was motivated by a commitment to designing and making quality footwear for ordinary working people. GREB's customers relied on that footwear to fit right and last a good long time — and it did.

When GREB introduced the world's first truly waterproof boot, the KODIAK® name was born. Today, KODIAK® continues to be associated with authentic, durable safety footwear trusted by workers everywhere.

Kodiak Boots web page, <http://www.kodiakboots.com/>

Greb Industries Limited was a shoe and boot manufacturing company based in Kitchener, Ontario. Charles E. Greb, who had moved to Berlin (now Kitchener) from Zurich, Ontario, in 1909, became the secretary-treasurer of the Berlin Shoe Manufacturing Company when it was incorporated in 1910. His son Erwin Greb joined the company as book-keeper. In 1912, Charles and Erwin acquired the company, and in 1916 it received a new charter of incorporation under the name Greb Shoe Company Limited, with Charles as president and Erwin as secretary-treasurer. In 1918, Erwin bought the controlling interest in the company from his father, who remained involved with the business in an advisory capacity.

The Greb Shoe Company, which had plants on Queen Street and at the corner of Mansion and Chestnut Streets in Kitchener, was again reorganized and received a new charter in 1930. In 1938, it acquired Valentine and Martin Limited, a Waterloo manufacturer of work boots, shoes, and dress shoes, which continued to operate as a separate business until it was merged with the Greb Shoe Company in 1951. Operations by that time were consolidated at a plant on Breithaupt Street in Kitchener. When Erwin Greb died in 1954, his son Harry D. Greb took over as company president. Erwin's other sons were also involved in the company as directors; Arthur was in senior management and Charles was a plant manager and eventually became executive vice-president (1969-1976).

In 1959, the company purchased the Canada West Shoe Manufacturing Company of Winnipeg, including its popular Kodiak brand boots. The expansion into Western Canada began a period of tremendous growth for the company. Manufacturing facilities were expanded, and the company made several other acquisitions, including Bauer Canadian Skate; Tebbutt Shoe and Leather Company of Trois-Rivieres, Quebec; and Collins Safety Shoes of Peterborough. A skate and boot plant was eventually opened in Bangor, Maine. The most significant factor in the company's growth through the 1960s was the popularity of Hush Puppies brand of casual shoes, which Greb began manufacturing under license from Wolverine World Wide of Rockford, Michigan, in the early 1960s. The mascot for this line of footwear, a basset hound named Velvet, was a popular symbol for the brand. In 1966, Greb Industries Limited became a publicly-traded company, and by the early 1970s it had grown to become Canada's largest footwear manufacturer, employing 1200 people in Kitchener and another 1100 in Winnipeg, Trois-Rivieres, and Bangor. In 1974, the company was purchased by Warrington Products Limited of Mississauga.

Appendix 4

Notes - Important individuals associated with the properties

Grebe Industries Limited continued to manufacture footwear under the new owners, with several changes in operations, including the closure of several plants and a move for the head office from its Ardelt Avenue location in Kitchener to Mississauga. In 1987, Warrington sold the Grebe division, which consisted mainly of Hush Puppies and Kodiak shoes and boots, to Taurus Footwear of Montreal. Production of Hush Puppies ended in 1989 when the licence was surrendered to Wolverine. The Bauer skate division, operating as Canstar Sports, had been relocated to Cambridge and sold to Nike. The last Grebe plant in Kitchener, a Kodiak boot plant on Hayward Avenue, closed in 1991. In 1992, the Royal Bank took control of Taurus Footwear and formed Grebe International to market the Kodiak brand domestically and internationally. In 2000 this company became Kodiak Group Holdings Inc., and in 2005, it purchased Terra Footwear in Newfoundland and has factories in Markdale, Ontario; Harbour Grace, Newfoundland; and in Asia

Briggs, T. and Grebe, C. E., *The Grebe Story, Kitchener: Grebco Holdings Ltd.*, 2008

Harry Douglas Grebe (1916-1998)

Harry Douglas Grebe was born in Kitchener. For more than thirty years, he guided Grebe Industries Limited, the family business founded by his father Erwin Grebe in 1912. Grebe began his career as a bookkeeper with the company in 1932. His father retired in 1940, and Harry took over active management of the company. He became President of the company in 1954, upon the death of his father. When he sold the company in 1975, it was the largest independent shoe company in Canada.

Grebe is credited as the first manufacturer in the Region to give his employees two weeks holiday with pay. He acquired plants in across Canada and in the USA. He developed the Kodiak Boot, was Canadian licensee for Hush Puppies, supplied footwear to the Ontario Provincial Police, farmers in Western Canada, and thousands of pairs of boots for the Canadian and British military.

He was Director of Equitable Life Insurance Company for twenty-six years. He was a lifetime and active member of St. Peter's Lutheran Church, Kitchener. A man of great energy, Grebe served ten years as Chairman of the Board of Waterloo Lutheran University. He was honoured with an LLD degree in 1971. He served as President of the Shoe Manufacturers of Canada, President of the Shoe Information Bureau, and President of the Shoe and Leather Council of Canada. Grebe was a member of the Waterloo County Shrine Club, Mocha Temple for fifty-five years; Grand River and Scottish Rite Masonic Lodges for sixty-two years; Kitchener Rotary Club for fifty-five years; and ExOfficer of Sea Cadet Corps RCSCC Warspite - Kitchener.

Grebe married Dorothy Spain of Galt in 1938. They have one son, Douglas, a daughter Barbara, and nine grandchildren. Grebe was an active sailor all his life and skippered five different vessels.

Waterloo Region Hall of Fame <http://waterlooregionmuseum.com/region-hall-of-fame/inductees>

Appendix 4
Notes - Important individuals associated with the properties

Charles E. Greb (1929-2009)

Charles E. Greb was born in Kitchener. He started his business career with Greb Shoes Limited, a family company that grew into Canada's largest shoe manufacturing company by the time it was sold in 1976. Greb later became CEO of Musitron Communications which under his presidency became part of Grebco Holdings Ltd. He was also director and chairman of Skyjack Inc. of Guelph; director and chairman of Virtek Vision International Inc. of Waterloo; and managing partner of Woodside Fund, a California Venture Capital Partnership.

Greb was a life member and former chairman of the National Council of YMCAs of Canada; a director for 50 years and President of the YMCA of Kitchener-Waterloo; an Honorary Life Member of the K-W Hospital Foundation; president of Kitchener Chamber of Commerce; a founding director and secretary of the Chamber of Commerce of Kitchener & Waterloo; chairman of the Ontario Summer Games; a founding member and president of K-W Oktoberfest; vice-chairman of CAA Ontario; chairman of CAA Mid-Western Ontario; president of Junior Achievement of the Waterloo Region; chairman of Junior Achievement of Canada; founding chairman Rotary Community Resource Village; a member of the Board of Governors of St. Paul's College, University of Waterloo, and member of the Board of Regents of Luther College, University of Regina; chairman of Kitchener Memorial Auditorium Board of Management; chairman of Kitchener Economic Development Board.

He received many awards including Kitchener Citizen of the Year; Province of Ontario Bicentennial Medal; Ontario Volunteer Service gold award; Canada 125th Anniversary medal for contributions to Canada; Companion of the Fellowship of Honour YMCA Canada; Lou Buckley Award - K-W YMCA; and Paul Harris Fellow of Rotary International for work with youth.

Waterloo Region Hall of Fame <http://waterlooregionmuseum.com/region-hall-of-fame/inductees>

Appendix 5
Kaufman Lofts

Construction Date(s)

1908/01/01 to 1925/01/01

Statement of Significance

Description of Historic Place

The Kaufman Rubber Company Limited is located at 410 King Street West, between Victoria and Francis Streets, in the City of Kitchener. The five-storey red and black brick, steel-frame building was designed by architect Albert Kahn and was constructed in stages between 1908 and 1925.

The property was designated, for its historic and architectural value, by the City of Kitchener, under Part IV of the Ontario Heritage Act (By-law 96-34).

Heritage Value

The Kaufman Rubber Company Limited was influential on Kitchener's industrial development. The Kaufman Rubber Company had a major impact on the local economy and has been the workplace of thousands of Kitchener's citizens over the years, often for successive generations. It has been a physical landmark in Kitchener for close to a century, dominating the intersection of King Street and Wilmot Street (now Victoria) and serving as a "gateway" to the downtown, as one approaches from Waterloo. The Kaufman's are one of Kitchener's most prominent families, well regarded for their business acumen, innovation, public service and philanthropy.

The Kaufman Rubber Company Limited is an excellent example of early industrial modernist architecture and represents the work of one of the 20th century's greatest architects, Albert Kahn (1869-1942). Built over a period of 17 years, the building is representative of the evolving construction methods of the era and of the changes in industrial production, including the organization of work, greater attention to the welfare of the workforce and the dramatic growth of industries at the turn of the century. The Kaufman Footwear building is an example of the "Kahn System" of building which included reinforced concrete bars that provided support for uninterrupted floor space, along with increased fireproofing and natural lighting. Kahn's façades were typically organized in a grid-like pattern as successive floor slabs were interfaced with the structure's exterior columns. The use of red brick on the façade, at the spandrels, served to accentuate the grid structure, as did the inclusion of large steel sash windows. Together, the four building phases maintain a unity of style and scale. The massing of the 1908-1925 complex provides a powerful focus within Kitchener's downtown. It is uniquely significant architecturally and is representative of the history of industrial architecture in Canada.

Sources: *City of Kitchener By-law 96-34; Historic Buildings Inventory*, Patti Shea, August 1989.

Character-Defining Elements

Character defining elements that contribute to the heritage value of the Kaufman Rubber Company Limited include its:

- exposed concrete frame, window openings, cornice and dentil mouldings and porticos of the 1908 and 1911 building phases
- primary leading roofline to the height of the 1908 and 1911 building frame
- exposed concrete frame, brick and concrete block infill panels (spandrels) of the 1920 building phase
- concrete lintels and sills of the 1920 building phase
- glass and metal enclosed entranceway with closed transom of the 1920 building phase
- limestone Doric columns of the 1920 building phase
- window openings cornice and dentil mouldings, roof and roofline of the 1920 building phase
- reception counter line of the northwest wall from the floor to the underside of the height of the existing wall opening of the 1920 building phase
- exposed concrete frame and brick and concrete block infill panels (spandrels) of the 1925 building phase
- window openings, cornice and dentil mouldings, roof and roofline of the 1925 building phase

Appendix 5
Kaufman Lofts

- elements of the entrance foyer of the 1920 building phase
- frieze with the inscription reading “Kaufman Rubber Co. Ltd.” of the 1920 building phase
- siting at the gateway to the downtown from Waterloo

Canada’s Historic Places web site <http://www.historicplaces.ca/en/home-accueil.aspx>, accessed February 6, 2012

Appendix 6 Breithaupt Centre

Cultural Heritage Resources and Statement of Cultural Heritage Value and Interest

The buildings at 51 Breithaupt were built in a series of stages with architectural details that vary with the age of the buildings (Figure 1). The original building near the corner of Breithaupt Street and Waterloo Street is *circa* 1903 with additions, new buildings, and major renovations being made in 1908, 1909, 1912, 1918, 1929-30, 1955, 1966, 1969, 1999, 2000 and 2001. The significant cultural heritage resources consist of the 1903 through 1918 buildings. With respect to cultural heritage value and interest, the property at 51 Breithaupt Street is representative of the founding and progression of the industrial age in the City of Kitchener, with the earliest building dating from 1903 and the latest addition of 2001. The Merchants Rubber Company and its successors occupied the buildings from 1903 to 1981, employing many local residents over its 78 year history. Prominent Kitchener citizens Jacob Kaufman, Talmon Henry Rieder, and George Schlee, all Waterloo Region Hall of Fame members, have been associated with the property.

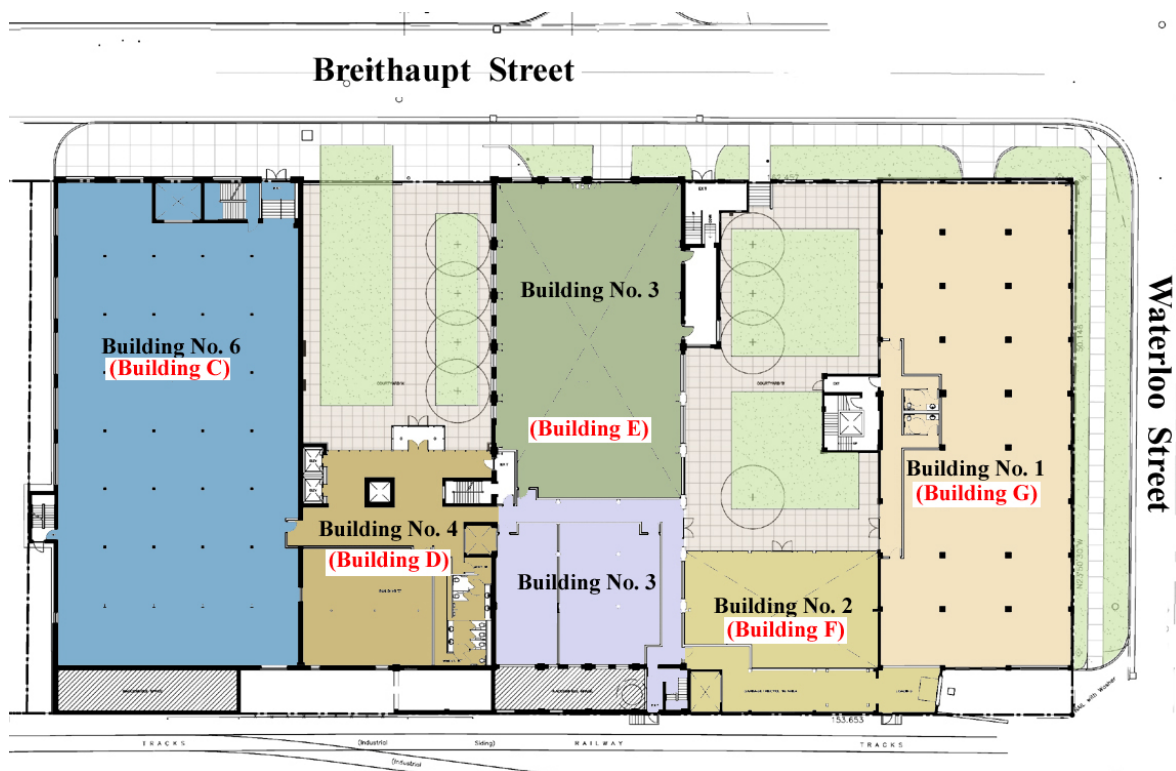


Figure 1 Buildings with Heritage Attributes at 51 Breithaupt Street

Heritage Attributes

Building No. 1 (Building G)- 1908

- buff (“white”) brick
- concrete pilasters
- brick lintels & concrete sills
- 6/6 double hung windows
- concrete post, concrete beam construction

Building No. 2 (Building F) - 1909

- buff (“white”) brick
- brick pilasters
- concrete lintels & sills

Appendix 6
Breithaupt Centre

- 6/6 double hung windows (front)
- steel framed multi-pane industrial windows (rear)
- stair/elevator tower at rear
- steel framed, brick bearing wall construction designed to carry heavy loads

Buildings No. 3 & 4 (Buildings D & E) - 1903

- buff (“white”) brick
- brick pilasters, frieze & east facade arches
- concrete lintels & sills
- 6/6 double hung windows
- wood post & beam construction - steel post & beam, brick bearing wall construction
- vertical steel tank at rear

Building No. 6 (Building C) - 1918

- buff (“white”) brick
- brick pilasters & cornice with central tower
- concrete lintels & sills
- 6/6 double hung windows with 3 light transom
- date stone (1918)
- wood post & beam construction, brick bearing wall, designed to carry heavy loads¹

¹ Conservation Plan, 51 Breithaupt Street, Kitchener, ON, The Landplan Collaborative Ltd., February 2011

Appendix 7
283 Duke Street

from City of Kitchener files - information compiled 1984 - 1985:

NAME: D. Hibner Furniture/Electrohome

ADDRESS: 283 Duke St. W.

PROPERTY DATA

PLAN: 376

LOT: pt 213-214, 215-220, 34 Sts & Lns

ASSESSMENT ROLL: 010-004-075

ZONING: LI **SITE AREA:** 1.76 Ac.

FRONTAGE: 164.80

DATE OF CONSTRUCTION: 1896

CURRENT OWNER 1985: Boehmer Paperboard Sales Corp., P.O. Box 845,
460 Belmont St. W., Kitchener

PREVIOUS OWNERS: 1) The D. Hibner Furniture Co. Ltd (1889-1920)

2) Malcolm & Hill Ltd. (1920-1933)

3) Dominion Electrohome Ltd. (1936-1979)

THREATS TO BUILDING: none known

RECOMMENDATIONS: Immediate designation on account of the building's age and historical significance

ARCHITECTURAL DESCRIPTION:

BUILDING MATERIALS: off-white brick

FOUNDATION:

STOREYS: 3

WINDOWS: double-hung rectangular 6-over-6, 2 separated per bay

BAY WIDTH FACADE: 10 (facing Duke St.) **SIDE** 20 (facing Breithaupt)

ROOF: flat and slightly sloping

ALTERATIONS AND ADDITIONS:

ARCHITECTURAL IMPORTANCE:

COMMENTS:

- rhythm achieved through repeating windows
- only slight brick detailing under eaves
- shallow buttressing
- entrance marked by simple protruding block of building

Appendix 7
283 Duke Street

TITLE SEARCH

<u>Type</u>	<u>Inst.#</u>	<u>Date</u>	<u>Grantor to Grantee</u>	<u>Details</u>
B & S	8584	1889	Exrs & Wid. of G. Davidson <u>to</u> Daniel Hibner & Ida M. Doolittle	0.8 Ac. - lots 217-220
Mtge	8585	1899	Daniel S. Hibner et ux & Ida Doolittle et mar <u>to</u> Canada Perm. L. & S. Co.	\$7500. - lots 217-220
QC Deed	9932	1892	Ida M. Doolittle <u>to</u> Salon L. Doolittle	- lots 217-220
B & S	10703	1894	Solon L. Doolittle et ux <u>to</u> Daniel Hibner	- lots 217-220
Mtge	10708	1894	Daniel Hibner, wid. <u>to</u> Can. Perm. Loan & Saving Co.	\$8000. - lots 217-220
Mtge	10712	1894	Daniel Hibner wid. <u>to</u> Salon L. Doolittle	\$4000. less \$1000. to be paid - lots 217-220
Mtge	13086	1897	Daniel Hibner et ux <u>to</u> Can. Perm. Loan & Saving Co.	\$8000. - lots 217-220
Mtge	13113	1897	Daniel Hibner et ux <u>to</u> Jacob Kaufman	\$4000. - lots 217-220
B & S	14619	1900	George Schlee et ux <u>to</u> Daniel Hibner	\$315. - pt lots 213-214
B & S	14655	1900	Ludwig Kerbitz et ux <u>to</u> Daniel Hibner	\$100. - pt lot 215
B & S	15492	1901	Anthony Lisewski et ux <u>to</u> Daniel Hibner	\$1300. - lot 216
B & S	15658	1902	Ludwig Kerbitz et ux <u>to</u> Daniel Hibner	\$1000. - lot 215
Mtge	15763	1902	Daniel Hibner et ux <u>to</u> M.C. Oberholtzer, P.S. Lautenschlager & E.P. Clement, Exrs of Gleason V. Oberholtzer	\$2000. - lots 215-216
Mtge	16835	1903	Daniel Hibner et ux <u>to</u> The Canada Perm. Mortgage Corp.	\$15000. - lots 217-220 - machinery, plant, etc.
Mtge	17743	1904	D. Hibner et ux <u>to</u> The Canada Perm. Mortgage Corp.	\$21000. - pt lots 213-214 - lots 215-216-and mach.
B & S	22596	1907	D. Hibner et ux <u>to</u> The D. Hibner Furniture Co. Ltd.	\$53540. - pt lots 213-214 - lots 215-220
Mtge	26708	1911	The D. Hibner Furn. Co. <u>to</u> The	\$29000. - pt lots 213-214 - lots 215-220 & Mach etc
Mtge	28549	1912	The D. Hibner Furn. Co. Ltd. & D. Hibner <u>to</u> The Manufacturers Life Ins. Co.	\$8000. - pt lots 213-214 - lots 215-220 & Mach.
Mtge	34222	1915	The D. Hibner Furn. Co. Ltd. <u>to</u> The Merchants Bank of Canada	premises + \$1.00 - pt lots 213-214, lts 215-220
B & S	41703	1920	The D. Hibner Furn. Co. Ltd. <u>to</u> Malcolm & Mill Ltd.	\$1.00 - pt lots 213-214 - lots 215-220 + plant + mach.
Mtge	59426	1927	Malcolm & Hill Ltd. <u>to</u> The Manuf. Life Ins. Co.	\$25000. - pt lots 213-214 - lts 215-220 +plant+mach
Grant	69556	1933	Geoffrey T. Clarkson, Trustee of Malcolm & Hill Ltd. <u>to</u> H. & S. Rotenberg & W. Agranove	- mtge + \$25.00 - pt lts 213-214 - lots 215-220 - plant, etc.
C.U.P. Sale	72141	1936	Manufacturers Life Ins. Co. <u>to</u> Dominion Electrohome Indus. Ltd.	- pt lots 213-214, - lots 215-220, plant&mach. etc.
Mtge	72142	1936	Dominion Electrohome Ind. Ltd. <u>to</u> Manufacturers Life Ins. Co.	\$24500. - pt lots 213-214 lots 215-220, plant mach. etc.
Mtge	89423	1946	Dominion Electrohome Ind. Ltd. <u>to</u> Montreal Trust Co.	bonds - pt lots 213-214 - lots 215-220

Appendix 7
283 Duke Street

<u>Type</u>	<u>Inst.#</u>	<u>Date</u>	<u>Grantor to Grantee</u>	<u>Details</u>
Trust Deed	171586	1958	Dominion Electrohome Ind. Ltd. <u>to</u> The Waterloo Trust & Savings Co.	- pt lots 213-214 - lots 215-220
Deed T.M.	307091	1965	Dominion Electrohome Ind. Ltd. <u>to</u> The Waterloo Trust & Savings Co.	Deed of Trust & Mortgage - bonds - pt lots 213-214 - lots 215-220
Deed T.M.	471365	1972	Electrohome Ltd. <u>to</u> The Canada Trust Co.	\$1.00 - pt lots 213-214 - lots 215-220
Deb.	617644	1977	Electrohome Ltd. <u>to</u> The Royal Bank of Canada	\$25,000,000. - pt lots 213-214 - lots 215-220
Mtge	651163	1979	Boehmer Paperboard Sales Corp. <u>to</u> Electrohome Ltd.	\$330,000. - pt lots 213- 214 - lots 215-220
Grant	651164	1979	Electrohome Ltd. <u>to</u> Boehmer Paperboard Sales Corp.	\$2.00 - pt lots 213-214 - lots 215-220
Mech Lien	741765	1983	Roy Sepaul Home Alterations Ltd. <u>vs</u> Boehmer Paperboard Sales Corp. Boehmer Box Corp.	\$5035. - pt lots 213-214 - lots 215-220

HISTORICAL INFORMATION:

- Daniel Hibner founded his first factory in 1889. He later became a mayor (picture Uttley, 1937: 217)
- picture of the D. Hibner Furnitruue Co. in "Berlin: A Celebration of Cityhood"
- in 1892, and addition to the D. Hibner furniture factory was granted an exemption from taxes for 10 years
- in 1896, the new D. Hibner factory about to be rebuilt (it had burned down) was exempted from taxes for eight years, provided that not less than 50 hands were employed and a \$5000 bonus was granted to the D. Hibner factory destroyed by fire
- it is possible that the factory was established before 1889 as in August 1889, the first factory is described "a commodious three-storey and basement, 100x100 feet, white brick
mises...fitted up as it is with new and improved machinery" - the second factory seems to have been constructed in a very similar form to the first
- Electrohome Ltd. was founded in 1907 by Arthur Collock - pioneered in hornless phonographs, radio and television in Canada - manufactured elegant wood cabinetry for these items - also manufactured hundreds of custom motor designs - in 1936, most Electrohome operations were located in the Duke St. building
- Boehmer Paperboard Sales occupies only a small part of the building, with approximately 30 small businesses occupying the rest of the building

REFERENCES:

- North Waterloo Registry Office
- English & McLaughlin Kitchener: An Illustrated History, 1983: 238, 239
- Berlin: A Celebration of Cityhood 1912
- W.V. Uttley, A History of Kitchener 1937: 213,217

RESEARCHER: Diane Kolaritsch, Malcolm Horne

DATE OF RESEARCH: Aug./84, Feb-Mar/85

Appendix 7
283 Duke Street

From *Roll Back The Years*, by Edward Moogk, National Library of Canada, 1975:

*The Pollock Manufacturing Company of Berlin, Ontario (the city patriotically changing its name to Kitchener in 1916) was manufacturing talking machines labeled 'Phonola' before June 1914 when they began importing Fonotopia, Odeon and Jumbo records. Records would later be produced under the Phonola label. In 1915 they began constructing speakers "based on the principle of the pipe organ...The series of chambers employed were in varied sizes determined by scientific calculation. The new Phonola model...[was] called the Organola....In the Fall of 1919, the General Phonograph Corporation of New York...purchased Pollock's phonograph factory in Kitchener. Arthur B. Pollock was to remain manager of the factory...In August, 1925, the Phonola Company of Canada, Elmira, began to manufacture the Grimes receiving sets for the Canadian Trade."*²

The following is an excerpt from *Radios of Canada* by Lloyd Swackhammer:

*Grimes Radio Corporation Limited / Grimes Batteryless Manufacturing
Victoria Street North, Kitchener, Ontario.*

The first radios were the Inverse Duplex line (or brand?). Manufacture began on the top floor at the Victoria Street address in Kitchener in June of 1925. In September 1925, they began manufacturing cabinets and installing the chassis, which was still being made on Victoria Street, into the cabinets in Elmira. At this time they changed the name to the Phonola Company of Canada.

In the Fall of 1928 they moved to Breithaupt Street in Kitchener. The name was again changed, this time to Dominion Electrohome Company Limited and is presently Electrohome Industries Limited.

Dominion Electrohome later moved to the old Malcolm and Hill Furniture factory on Duke Street in Kitchener; a company dating back to the early days of radios, when they made cabinets for the Atwater Kent Company in Canada.

"Electrohome" was the brand name that appeared in the 1946-47 model year on their own tube radios. It had been used for some time on their home appliances.

*Electrohome was a company that made radios for many other companies, as well as for their own dealers. This brought many brand names into being in the radio industry. The "Viking" was made for Eatons, "Serenader" for Simpsons, "Dictator" for the Hudson Bay Company, "Arcadia" for McLeod in the West, "Munro" in the Maritimes, and many more. There were also brands of radios made for distributors and retailers whose names have unfortunately been lost in the passage of time.*³

Carl Arthur Pollock, OC (1903 – August 16, 1978) was a Canadian businessman. Born in Kitchener, Ontario, graduated from the University of Toronto in electrical engineering. A scholarship from the Massey Foundation financed two years at Oxford University, England. At university he showed exceptional talent in track and rowing.

He taught for a short time at the University of Toronto, but his father's (Arthur Pollock) illness led him to choose a career in business and industry at Electrohome in Kitchener, employing 3,100. Pollock joined the firm and was president for many years. He was also the founder of several media outlets in Kitchener,

² The Canadian Antique Phonograph Project, <http://keithwright.ca/CAPP/Phonola/phonola.html>, accessed February 7, 2012

³ on-line Radio Museum, http://www.radiomuseum.org/dsp_hersteller_detail.cfm?company accessed February 7, 2012

Appendix 7
283 Duke Street

including CKKW, CFCA and CKCO.

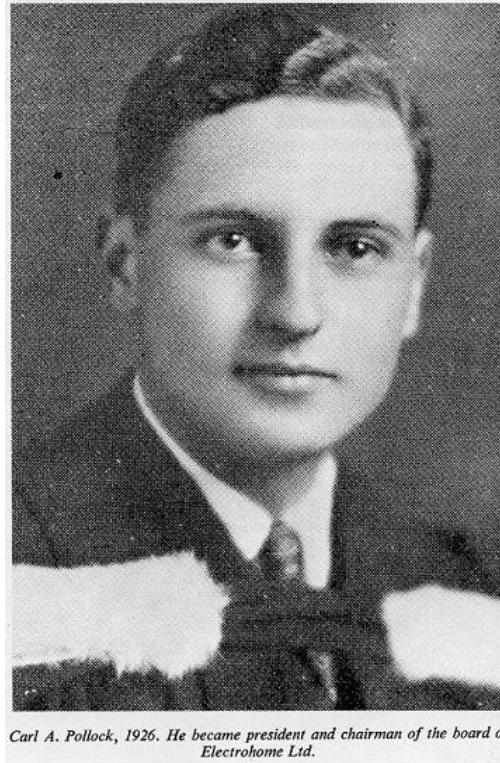
Pollock was a member of the National Design Council and in 1963 he became president of the Canadian Manufacturers' Association. He was convinced that Canadian technology and industry would take no second place. His own firm led in introducing several firsts in the electronics field.

In 1975, he was made an Officer of the Order of Canada "for his many services to industry, particularly in the field of electronics and for a variety of community activities." He was a founder of the University of Waterloo, chairperson of the board of governors for eleven years and chancellor from 1975 to 1978. He was a founder of the Stratford Festival of Canada and supported musical groups, including the Kitchener-Waterloo Symphony Orchestra.⁴



*A. B. Pollock, head of the Pollock Manufacturing Co. Ltd.,
Berlin, Ontario, 1914*

Arthur Pollock, 1914



*Carl A. Pollock, 1926. He became president and chairman of the board of
Electrohome Ltd.*

Carl Pollock, 1926

⁴ Wikipedia, the free encyclopedia, http://en.wikipedia.org/wiki/Carl_Pollock accessed February 7, 2012

Appendix 8
Qualifications of the Authors

OWEN R. SCOTT, OALA, FCSLA, CAHP

Education:

Master of Landscape Architecture (M.L.A.) University of Michigan, 1967
Bachelor of Science in Agriculture (Landscape Horticulture), (B.S.A.) University of Guelph, 1965

Professional Experience:

1977 - present President, The Landplan Collaborative Ltd., Guelph, Ontario
1965 - present President, Canadian Horticultural Consulting Company Limited, Guelph, Ontario
1977 - 1985 Director, The Pacific Landplan Collaborative Ltd., Vancouver and Nanaimo, BC
1975 - 1981 Editor and Publisher, *Landscape Architecture Canada*, Ariss, Ontario
1969 - 1981 Associate Professor, School of Landscape Architecture, University of Guelph
1975 - 1979 Director and Founding Principal, Ecological Services for Planning Limited, Guelph, Ontario
1964 - 1969 Landscape Architect, Project Planning Associates Limited, Toronto, Ontario

Historical Research, Heritage Landscape Planning and Restoration Experience and Expertise

Current Professional Heritage Associations Affiliations:

Member: Alliance for Historic Landscape Preservation
Member: Canadian Association of Heritage Professionals
Member: Association for Preservation Technology
Member: Architectural Conservancy of Ontario

Community and Professional Society Service (Heritage):

Director: Canadian Association of Heritage Professionals (CAHP), 2002-2003
Member: Advisory Board, Architectural Conservancy of Ontario, (ACO) 1980-2002
Member: City of Guelph Local Architectural Conservation Advisory Committee (LACAC), 1987-2000 (Chairman 1988-1990)
Member: Advisory Council, Centre for Canadian Historical Horticultural Studies, 1985-1988

Personal and Professional Honours and Awards (Heritage):

National Award 2009 Heritage Canada Foundation National Achievement, Alton Mill, Alton, ON
Award of Merit 2009 Canadian Association of Heritage Professionals Awards, Alton Mill, Alton, ON
Award 2001 Ontario Heritage Foundation Certificate of Achievement
Award 1998 Province of Ontario, Volunteer Award (10 year award)
Award 1994 Province of Ontario, Volunteer Award (5 year award)
Regional Merit 1990 Canadian Society of Landscape Architects (CSLA), Britannia School Farm Master Plan
National Honour 1990 CSLA Awards, Confederation Boulevard, Ottawa
Citation 1989 City of Mississauga Urban Design Awards, Britannia School Farm Master Plan
Honour Award 1987 *Canadian Architect*, Langdon Hall Landscape Restoration, Cambridge, ON
Citation 1986 *Progressive Architecture*, The Ceremonial Routes (Confederation Boulevard), Ottawa,
National Citation 1985 CSLA Awards, Tipperary Creek Heritage Conservation Area Master Plan, Saskatoon, SK
National Merit 1984 CSLA Awards, St. James Park Victorian Garden, Toronto, ON
Award 1982 Ontario Ministry of Municipal Affairs Ontario Renews Awards, Millside, Guelph, ON

Selected Heritage Publications (Heritage):

Scott, Owen R., The Southern Ontario "Grid", *ACORN* Vol XXVI-3, Summer 2001. *The Journal of the Architectural Conservancy of Ontario*.
Scott, Owen R. *19th Century Gardens for the 20th and 21st Centuries*. Proceedings of "Conserving Ontario's Landscapes" conference of the ACO, (April 1997). Architectural Conservancy of Ontario Inc., Toronto, 1998.
Scott, Owen R. *Landscapes of Memories, A Guide for Conserving Historic Cemeteries*. (19 of 30 chapters) compiled and edited by Tamara Anson-Cartright, Ontario Ministry of Citizenship, Culture and Recreation, 1997.
Scott, Owen R. Cemeteries: A Historical Perspective, *Newsletter, The Memorial Society of Guelph*, September 1993.

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Qualifications of the Authors

- Scott, Owen R. The Sound of the Double-bladed Axe, Guelph and its Spring Festival. edited by Gloria Dent and Leonard Conolly, The Edward Johnson Music Foundation, Guelph, 1992. 2 pp.
- Scott, Owen R. Woolwich Street Corridor, Guelph. *ACORN* Vol XVI-2, Fall 1991. Newsletter of the Architectural Conservancy of Ontario Inc.
- Scott, Owen R. guest editor, *ACORN*, Vol. XIV-2, Summer 1989. Cultural Landscape Issue, Newsletter of the Architectural Conservancy of Ontario Inc.
- Scott, Owen R. Cultivars, pavers and the historic landscape. *Historic Sites Supplies Handbook*. Ontario Museum Association, Toronto, 1989. 9 pp.
- Scott, Owen R. Landscape preservation - What is it? *Newsletter*, American Society of Landscape Architects - Ontario Chapter, vol. 4 no.3, 1987.
- Scott, Owen R. Tipperary Creek Conservation Area, Wanuskewin Heritage Park. *Landscape Architectural Review*, May 1986. pp. 5-9.
- Scott, Owen R. Victorian Landscape Gardening. Ontario Bicentennial History Conference, McMaster University, 1984.
- Scott, Owen R. Canada West Landscapes. *Fifth Annual Proceedings Niagara Peninsula History Conference (1983)*. 1983. 22 pp.
- Scott, Owen R. Utilizing History to Establish Cultural and Physical Identity in the Rural Landscape. *Landscape Planning*, Elsevier Scientific Press, Amsterdam, 1979. Vol. 6, No. 2, pp. 179-203.
- Scott, Owen R. Changing Rural Landscape in Southern Ontario. *Third Annual Proceedings Agricultural History of Ontario Seminar (1978)*. June 1979. 20 pp.
- Scott, Owen R., P. Grimwood, M. Watson. George Laing - Landscape Gardener, Hamilton, Canada West 1808-1871. *Bulletin, The Association for Preservation Technology*, Vol. IX, No. 3, 1977, 13 pp. (also published in *Landscape Architecture Canada*, Vol. 4, No. 1, 1978).
- Scott, Owen R. The Evaluation of the Upper Canadian Landscape. Department of Landscape Architecture, University of Manitoba. 1978. (Colour videotape).

Following is a **representative listing of some of the many heritage landscape projects undertaken by Owen R. Scott** in his capacity as a landscape architect with Project Planning Associates Ltd., as principal of Owen R. Scott & Associates Limited, and as principal of The Landplan Collaborative Ltd.

- Acton Quarry Cultural Heritage Landscape & Built Heritage Study & Assessment Peer Review, Acton, ON
- Alton Mill Landscape, Caledon, ON
- Belvedere Terrace - Peer Review, Assessment of Proposals for Heritage Property, Parry Sound, ON
- Black Creek Pioneer Village Master Plan, Toronto, ON
- Britannia School Farm Master Plan, Peel Board of Education/Mississauga, ON
- Confederation Boulevard (Sussex Drive) Urban Design, Site Plans, NCC/Ottawa, ON
- Doon Heritage Crossroads Master Plan and Site Plans, Region of Waterloo/Kitchener, ON
- *Downtown Guelph Private Realm Improvements Manual*, City of Guelph, ON
- *Downtown Guelph Public Realm Plan*, City of Guelph, ON
- Dundurn Castle Landscape Restoration Feasibility Study, City of Hamilton, ON
- Elam Martin Heritage Farmstead Master Plan, City of Waterloo, ON
- Exhibition Park Master Plan, City of Guelph, ON
- George Brown House Landscape Restoration, Toronto, ON
- Government of Ontario Light Rail Transit Route Selection, Cultural and Natural Resources Inventory for Environmental Assessment, Hamilton/Burlington, ON
- *Grand River Corridor Conservation Plan*, GRCA/Regional Municipality of Waterloo, ON
- Hespeler West Secondary Plan - Heritage Resources Assessment, City of Cambridge, ON
- John Galt Park, City of Guelph, ON
- Judy LaMarsh Memorial Park Master Plan, NCC/Ottawa, ON
- Lakewood Golf Course Cultural Landscape Assessment, Tecumseh, ON
- Landfill Site Selection, Cultural Heritage Inventory for Environmental Assessment, Region of Halton, ON
- Langdon Hall Gardens Restoration and Site Plans, Cambridge, ON
- MacGregor/Albert Heritage Conservation District Study and Plan, City of Waterloo, ON
- Museum of Natural Science/Magnet School 59/ Landscape Restoration and Site Plans, City of Buffalo, NY
- Muskoka Pioneer Village Master Plan, MNR/Huntsville, ON
- Peel Heritage Centre Adaptive Re-use, Landscape Design, Brampton, ON
- Phyllis Rawlinson Park Master Plan (winning design competition), Town of Richmond Hill, ON

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Qualifications of the Authors

- Prime Ministerial Precinct and Rideau Hall Master Plan, NCC/Ottawa, ON
- Queen/Picton Streets Streetscape Plans, Town of Niagara-on-the-Lake, ON
- Regional Heritage Centre Feasibility Study and Site Selection, Region of Waterloo, ON
- Rockway Gardens Master Plan, Kitchener Horticultural Society/City of Kitchener, ON
- South Kitchener Transportation Study, Heritage Resources Assessment, Region of Waterloo, ON
- St. George's Square, City of Guelph, ON
- St. James Park Victorian Garden, City of Toronto, ON
- Tipperary Creek (Wanuskewin) Heritage Conservation Area Master Plan, MVA/Saskatoon, SK
- University of Toronto Heritage Conservation District Study, City of Toronto, ON
- Waterloo Valleylands Study, Heritage and Recreational Resources mapping and policies, Region of Waterloo
- Woodside National Historic Park Landscape Restoration, Parks Canada/Kitchener, ON
- 255 Geddes Street, Elora, ON, heritage opinion evidence - Ontario Superior Court of Justice

Heritage Impact Assessments, Heritage Impact Statements and Heritage Conservation Plans:

- Barra Castle Heritage Impact Assessment, Kitchener, ON
- Biltmore Hat Factory Heritage Impact Assessment, Guelph, ON
- 140 Blue Heron Ridge Heritage Impact Assessment, Cambridge, ON
- 51 Breithaupt Street Heritage Impact Assessment, Kitchener, ON
- 51 Breithaupt Street Heritage Conservation Plan, Kitchener, ON
- Cambridge Retirement Complex on the former Tiger Brand Lands, Heritage Impact Assessment, Cambridge, ON
- 27-31 Cambridge Street, Heritage Impact Assessment, Cambridge, ON
- 3075 Cawthra Road Heritage Impact Statement, Mississauga, ON
- City Centre Heritage Impact Assessment, Kitchener, ON
- 175 Cityview Drive Heritage Impact Assessment, Guelph, ON
- Cordingly House Heritage Impact Statement, Mississauga, ON
- 264 Crawley Road Heritage Impact Assessment, Guelph, ON
- 31-43 David Street (25 Joseph Street) Heritage Impact Assessment, Kitchener, ON
- 35 David Street (Phase II) Heritage Impact Assessment, Kitchener, ON
- Grey Silo Golf Course/Elam Martin Farmstead Heritage Impact Assessment, City of Waterloo, ON
- GRCA Lands, 748 Zeller Drive Heritage Impact Assessment Addendum, Kitchener, ON
- Hamilton Psychiatric Hospital Conservation Plan, for Infrastructure Ontario, Hamilton, ON
- Hancock Woodlands Cultural Heritage Assessment and Heritage Impact Statement, City of Mississauga, ON
- 117 Liverpool Street Heritage Impact Assessment, Guelph, ON
- 30 - 40 Margaret Avenue Heritage Impact Assessment, Kitchener, ON
- 1245 Mona Road, Heritage Impact Statement, Mississauga, ON
- 324 Old Huron Road Heritage Impact Assessment, Kitchener, ON
- 40 Queen Street South Heritage Impact Statement, Mississauga, (Streetsville), ON
- Rockway Holdings Limited Lands north of Fairway Road Extension Heritage Impact Assessment, Kitchener, ON
- Thorny-Brae Heritage Impact Statement, Mississauga, ON
- University of Guelph, Trent Institute Cultural Heritage Resource Assessment,, Guelph, ON
- University of Guelph, 1 and 10 Trent Lane Cultural Heritage Resource Assessments, Guelph, ON
- University of Guelph, Gordon Street Houses, Heritage Impact Assessment, Guelph, ON
- 927 Victoria Road South Heritage Impact Assessment, Guelph, ON
- Winzen Developments Heritage Impact Assessment, Cambridge, ON

Expert Witness Experience (Heritage):

Owen R. Scott has been called as an expert witness at a number of trials and hearings. These include **Ontario Municipal Board Hearings**, civil and criminal trials, **Conservation Review Board Hearings**, and **Environmental Assessment Board** and **Environmental Protection Act Board** Hearings. The heritage landscapes evidence he has presented has been related to cultural heritage issues where historical and landscape resources were evaluated.



Appendix 8
Qualifications of the Authors

JOHN MacDONALD, B.Arch., OAA, RAIC

Born in 1959 in Elliot Lake, Canada, John received his early education in Northern Ontario. He attended the University of Waterloo School of Architecture from 1978, graduating Dean's Honour List in 1985. John has gathered considerable expertise and a broad range of experience in over 25 years of work in the industry, both in Canada and abroad. Since 1988 John has lived and contributed to the Kitchener-Waterloo community through public service and as a senior project architect with a local firm. Since the founding of his own practice in 1995, John has stood personally behind the firm's high level of client service.

<p>Architectural Registration Requirements, completed 1992 University of Waterloo, Dean's Honour List, B. Arch., 1985 University of Waterloo, B.E.S., 1982 Member of Ontario Association of Architects Member of the Royal Architectural Institute of Canada</p>	<p>Education</p>
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<p>Ontario Association of Architects, Good Design is Good Business Award of Excellence, 2005 First Place, Innovation Award, Airport Management Conference of Ontario, 2004 City of Kitchener Provincial Nominee, Community Service Award, 1996 University of Waterloo, American Institute of Architects Gold Medal, 1985 University of Waterloo, Lieutenant Governor General of Ontario Medal, 1985 Calgary Municipal Building Competition, Merit Award (with D. McConnell Architect), 1981</p>	<p>Major Awards</p>
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<p>Adjunct Lecturer, Urban Design, University of Waterloo School of Urban and Regional Planning, 1992 Assistant, Design, Carleton University School of Architecture, Rome Program, 1986</p>	<p>Academic Work</p>
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<p>Architectural and Urban Design Project Leadership and Client Facilitation Co-ordination of Project Teams Construction Contract Administration and Project Management Liaison with Government Authorities and Project Approvals Technical and Cost Evaluation for all Phases of Project Development</p>	<p>Specific Expertise</p>
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<p>Urban Issues Columnist, Business Times, 2006-present Mayor's Task Force, Downtown Revitalisation & Renewal, City of Kitchener, 1995 Founding Organiser, Festival of Neighbourhoods, City of Kitchener, 1994-present Select Soccer Co-ordinator, Kitchener Youth Soccer, 2003/04</p>	<p>Public Service</p>
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<p>The Common Place, Kitchener Downtown Bus. Assoc. newspaper, 1994/95 Chair, Victoria Park Neighbourhood Association, City of Kitchener, 1994/95/96 Adaptive Re-use of Industrial Buildings Committee, City of Kitchener, 1993-98 Official Plan and Zoning Review Study Panel, City of Kitchener, 1992</p>	<p>Professional Experience</p>
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<p>Principal, John MacDonald Architect inc., Kitchener</p>	<p>from 1995</p>
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<p>Project Architect, Joe Somfay Architect Inc., Waterloo Junior Architect, Arthur Erickson Architect, Toronto Junior Architect, Garwood-Jones and Van Nostrand Architects, Toronto Job Captain, Junior Designer, Mathers and Haldenby Architects, Toronto Designer, Faresin Associati, Vicenza, Italy Junior Designer, Inskip & Rybczinski Architects, London, U.K.</p>	<p>1998 to 1995 1998 1997 to 1998 1986 1983 to 1986 1983</p>
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Qualifications of the Authors

	Project Experience
Harry Class Community Pool Renovation, Kitchener	Institutional
Niagara Region Recycling Centre 2010 Green Retrofit, Niagara Falls	
Butcher Shop Alterations, Doon Heritage Crossroads, Kitchener	
Niagara Region Recycling Centre 2009 Green Retrofit, Niagara Falls	
Region of Waterloo International Airport Terminal Outbound Expansion, Breslau	
Region of Waterloo Materials Recycling Centre Expansion, Waterloo	
Region of Waterloo Mannheim Water Division Operation Centre (LEED Silver), Kitchener	
Region of Waterloo International Airport Terminal Inbound Addition, Breslau	
Region of Waterloo International Airport Terminal Building, Breslau ***	
Blacksmith Shop, Doon Heritage Crossroads, Kitchener	
Regional Curatorial Centre, Doon Heritage Crossroads, Kitchener **	
Region of Waterloo 99 Regina St S, Interior Signage, Waterloo	
Region of Waterloo 150 Main Street, Interior Signage, Cambridge	
Accessibility Changes & Hall of Fame Entrance, Doon Heritage Crossroads, Kitchener	
Kitchener Downtown Community Health Centre, Renovation, Kitchener	
Zion United Church, Fire Code Upgrade, Kitchener	
Independent Living Centre of Waterloo Region, Tenant Upgrades, Kitchener	Commercial
Peter Martin's 20 King Restaurant, Kitchener	
T. T Supermarket Expansion and Renovation, Hamilton	
Iglesia Bautista Nueva Jerusalén, Kitchener	
Vault Restaurant & Lounge, Waterloo	
Williams Coffee Pub, 18 locations across Ontario	
The Strand Restaurant/Pub, Kitchener	
141 Whitney Place Renovation, Kitchener	
Minit Canada, Personally Yours, 30 locations across Canada	
Minit Canada, Things Engraved stores and kiosks, 36 locations across Canada	
Minit Canada, House of Knives Stores, 14 locations across Canada	
Minit Canada, Sears kiosks, 9 locations across Canada	
Rosen & Associates, Office Renovations, Toronto	
Just Between Us Clothing and Gifts, Kitchener	
Chalmers Street School Staff/Work Room Renovation, Cambridge	Educational
Bluevale Collegiate Institute, Fire Code Upgrade, Waterloo	
Bluevale Collegiate Institute, Port-a-Pak Addition, Waterloo	
Bluevale Collegiate Institute, High School Science Lab, Waterloo	
New Academic Building, Wilfrid Laurier University, Waterloo **	
Chemistry 1 Addition, University of Waterloo, Waterloo **	
Cambridge Children's Centre Renovation and Expansion, Cambridge	Child Care
Conestoga College Child Care & Early Childhood Education Training Facility, Waterloo**	
Waterloo Infant-Toddler Daycare, Waterloo **	
Minit Canada Distribution Centre and Offices, Kitchener	Industrial
City of Guelph, Wet/Dry Recycling Facility, Guelph **	
Smart Choice Building Project Opportunities Analysis, Ottawa	Other Studies
127 Victoria St. S. Building Project Opportunities Analysis, Kitchener	
Needs Assessment Study, Independent Living Centre of Waterloo, Waterloo	
Goudies Centre Feasibility Study, Kitchener	
Wilfrid Laurier University Students' Union Building, Design Study **	
King Street Reconstruction, Streetscape Lighting Design, Kitchener	Urban Design and Lighting
Quinte West Urban Design Gridlines, Quinte West	
Kitchener Downtown Lighting Study, 1995	
Lighting Design Implementation Projects., Kitchener, 1995- present, City of Kitchener	
City of Guelph City Hall and Spectator Ice Facility Study, Guelph **	