

# Staff Report



Development Services Department

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**REPORT TO:** Heritage Kitchener

**DATE OF MEETING:** March 5, 2024

**SUBMITTED BY:** Garrett Stevenson, Director of Development and Housing Approvals,  
519-741-2200 ext. 7070

**PREPARED BY:** Jessica Vieira, Heritage Planner, 519-741-2200 ext. 7291

**WARD(S) INVOLVED:** Ward 9

**DATE OF REPORT:** February 13, 2024

**REPORT NO.:** DSD-2024-091

**SUBJECT:** Notice of Intention to Designate 72 Victoria Street South under Part IV of the Ontario Heritage Act

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## RECOMMENDATION:

That pursuant to Section 29 of the *Ontario Heritage Act*, the Clerk be directed to publish a Notice of Intention to Designate the property municipally addressed as 72 Victoria Street South as being of cultural heritage value or interest.

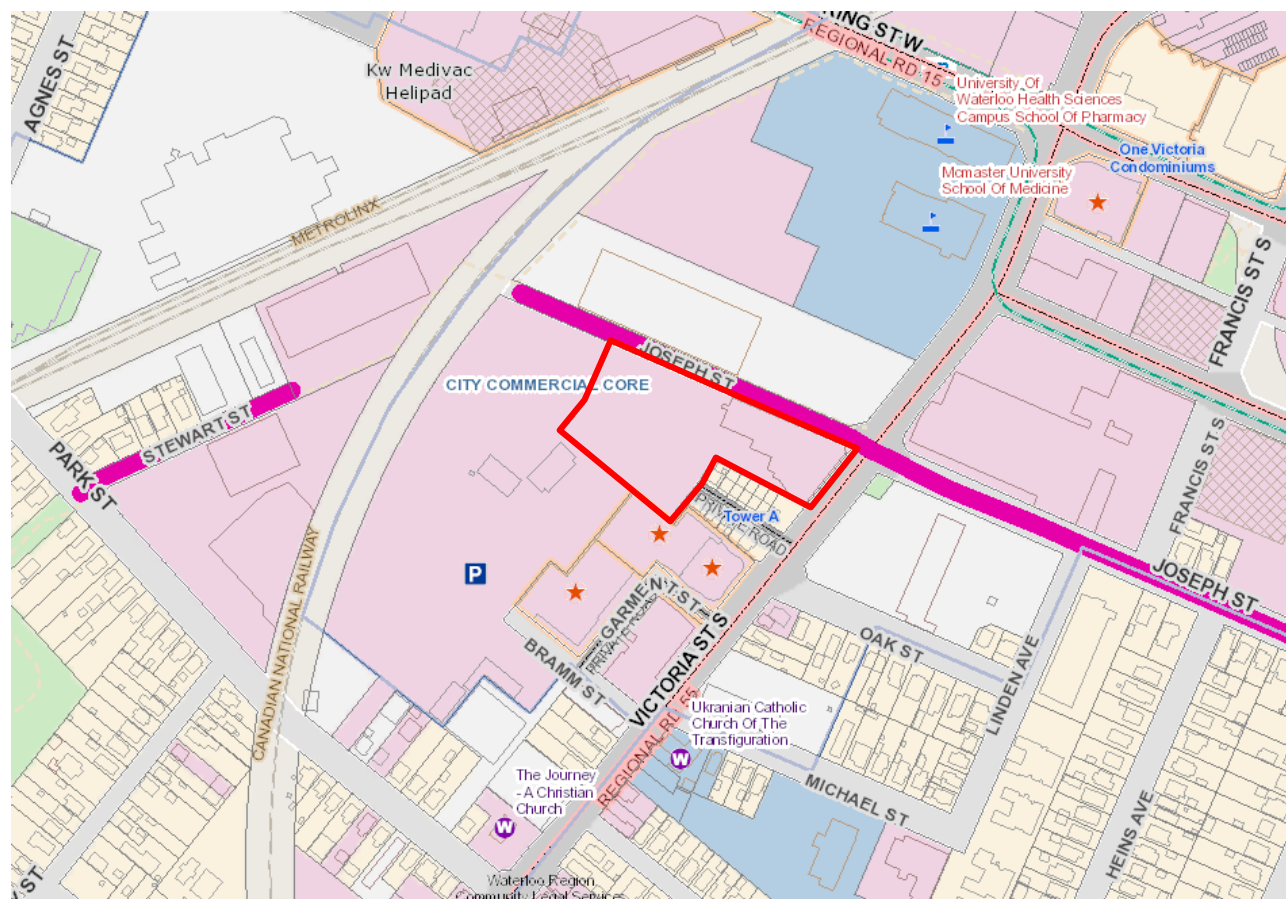
## REPORT HIGHLIGHTS:

- The purpose of this report is to request that Council direct the Clerk to publish a Notice of Intention to Designate the property municipally addressed as 72 Victoria Street South under Part IV of the *Ontario Heritage Act*.
- An updated Statement of Significance on the property's cultural heritage value was taken to the Heritage Kitchener Committee on January 9, 2023. On this meeting date, the Committee recommended that pursuant to Section 29 of the *Ontario Heritage Act*, the cultural heritage value or interest of 72 Victoria Street South be recognized and designation pursued.
- The key finding of this report is that the property municipally addressed as 72 Victoria Street South meets the criteria for designation under Ontario Regulation 9/06 (amended by Ontario Regulation 569/22) and has been confirmed to be a significant cultural heritage resource. The property is recognized for its design/physical, historical/associative, and contextual value.
- There are no financial implications.
- Community engagement included informing residents by posting this report with the agenda in advance of the Heritage Kitchener committee meeting, providing written correspondence to the property owner, and consulting with Heritage Kitchener. In addition, should Council choose to give notice of its intention to designate, such notice will be served to the Owner and the Ontario Heritage Trust.
- This report supports the delivery of core services.

\*\*\* This information is available in accessible formats upon request. \*\*\*  
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

## BACKGROUND:

The subject property is located on the southwest corner of the Joseph Street and Victoria Street South intersection. It is a four-storey early 20<sup>th</sup> century brick building constructed in the Berlin Industrial Vernacular architectural style and situated on 2.51 acres of land in the City of Kitchener within the Region of Waterloo.



**Figure 1: Location Map of Subject Property**

A full assessment of 72 Victoria Street South has been completed and included a field evaluation and detailed archival research. The findings concluded that the subject property meets the criteria for designation. An updated Statement of Significance on the property's cultural heritage value was taken to the Heritage Kitchener Committee on January 9, 2024. On this meeting date, the Committee recommended that pursuant to Section 29 of the *Ontario Heritage Act*, the cultural heritage value or interest of 72 Victoria Street South be recognized and designation pursued. This work was undertaken as part of the City of Kitchener Municipal Heritage Register (MHR) Review, initiated in February of 2023. The MHR Review is the City's response to amendments to the Ontario Heritage Act introduced in January of 2023 through Bill 23, the *More Homes Built Faster Act*. The City contacted owners of listed properties through an initial letter dated May 23, 2023, to inform them of this undertaking. Owners of properties recommended for designation were contacted via a second letter dated January 16, 2024, and invited to contact the City's Heritage Planner with any comments, questions, or concerns. The property owners of 72 Victoria Street South acknowledged receipt of this second letter but provided no further comments on the designation.

Per standard procedure, should Council support the Notice of Intention to Designate, Owners will be contacted a third time through a Notice of Intention to Designate (NOID) Letter. An ad for the NOID will also be published in a newspaper. Once the letter is served and the ad posted, there will be a 30-day appeal period in which Owners may object to the designation.

**REPORT:**

Identifying and protecting cultural heritage resources within the City of Kitchener is an important part of planning for the future, and helping to guide change while conserving the buildings, structures, and landscapes that give the City of Kitchener its unique identity. The City plays a critical role in the conservation of cultural heritage resources. The designation of property under the *Ontario Heritage Act* is the main tool to provide long-term protection of cultural heritage resources for future generations. Designation recognizes the importance of a property to the local community; protects the property’s cultural heritage value; encourages good stewardship and conservation; and promotes knowledge and understanding about the property. Designation not only publicly recognizes and promotes awareness, but it also provides a process for ensuring that changes to a property are appropriately managed and that these changes respect the property’s cultural heritage value and interest.



**Figure 2: Front Facade of 2-22 Duke Street East**

72 Victoria Street South is recognized for its design/physical, historical/associative, and contextual values. It satisfies six of the nine criteria for designation under Ontario Regulation 9/06 (amended by Ontario Regulation 569/22). A summary of the criteria that is met or not met is provided in the table below.

<b>Criteria</b>	<b>Criteria Met (Yes/No)</b>
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, material, or construction method.	<b>Yes</b>
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	<b>Yes</b>
3. The property has design or physical value because it demonstrates a high degree of technical or scientific achievement.	<b>No</b>
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	<b>Yes</b>
5. The property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	<b>Yes</b>
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	<b>No</b>
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	<b>Yes</b>
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	<b>Yes</b>
9. The property has contextual value because it is a landmark.	<b>No</b>

### ***Design / Physical Value***

The design and physical values relate to the Berlin Industrial Vernacular architectural style of the building. The building is four storeys in height with an elevated stone foundation, and features: red brick walls with common bond; yellow brick; brick pilasters that separate bays; stone foundation covered by concrete; 10 (east) by 18 (north) bays; flat roof with brick corbelling at roofline; concrete sills and lintels; wide window openings; modern replacement windows; main entrance on a “cutoff” corner; Doric columned portico with simple cornice at main entrance; semi-elliptical main entrance door opening with red brick voussoirs; tie rods and anchors between each storey on the north elevation; yellow brick walls; semi-circular glass block window; red brick voussoirs; red brick chimney; and, chimney clean out. The original building was only three storeys high and half of the current length. In 1914, the building doubled in size with a massive addition to the front portion (north west elevations) of the building. The fourth storey was added in 1929 and the two rear additions were constructed c. 1957.

### *Front Façade*

In proportion to the rest of the building, the front of 72 Victoria Street is extremely narrow in width and set at an angle to both Victoria Street South and Joseph Street. It is composed of one bay with brick pilasters on each side. There is one window on the second, third, and fourth floors and each possesses a concrete sill and lintel. The entrance on the ground floor is within a semi-elliptical opening with a red brick voussoir and is framed by a Doric columned portico with a simple cornice. It is accessed by a set of concrete stairs, the first three steps of which have a curved shape.

### *Side (North) Façade*

The north side façade fronts onto Joseph Street and is comprised of eighteen bays separated by brick pilasters. Each bay contains one window opening on each of the four floors, and each window has a concrete sill and lintel. The fourth-storey windows have additional masonry detailing above the concrete lintel. Tie rods and anchors are also visible between each storey on each pilaster. The stone foundation covered by concrete is visible along the side façade. The first and second bay from the front façade differ in that there are additional window openings and windows cut into the foundation. The third and fourth bay from the front differ in that there are additional entrances on the ground floor; the entrance in the third bay is recessed within an alcove, while the entrance of the fourth bay fronts directly onto the sidewalk.

### *Side (East) Façade*

The east side façade fronts onto Victoria Street South and is comprised of ten bays separated by brick pilasters. The bays are reflective of those on the north side façade. The east side differs, however, in that within each bay except for the tenth from the opening, there is also a narrow window opening and 3-pane window in the foundation. The first-storey window of the tenth bay is also unlike those in the rest of the façade, being greater in height and lacking a concrete lintel.

### *Interior Features*

There are a number of original interior elements that remain as well. This includes but is not limited to: exposed heavy timber (post and beam) construction with 4-way steel post caps and metal stirrups, timber capital and support members; original hardwood and concrete floors; concrete and brick walls; original wood ceilings; original window on interior wall located at the ground floor loading entrance; original freight elevator; column base with concrete casings in basement; original metal door and hardware in basement leading to storage units; exposed cast iron sprinkler system; and, interior foundation wall in basement.

### *Twenty-First Century Modifications*

All the windows do not appear to be original, as they are metal and glass with few openings. The front doorway also appears to be a newer addition, as it is a glass and steel door with multi-framed side and upper panels.

### ***Historical / Associative Value***

The historic and associative values relate to the original owner and use of the property and buildings and the contribution they made to the history of Berlin. The property was the

former location of The Berlin Interior Hardwood Company, Ltd. The following information is taken from the Heritage Property Report for 72 Victoria Street South prepared by Stacey Laughlin in 2002:

*“In 1901, William T. Sass founded The Berlin Interior Hardwood Company, which was originally located behind the Dunker building (now Manulife Financial) on King Street West in Berlin. William T. Sass had previously been a foreman at Krug Furniture and received financial backing from Hartman Krug, founder of Krug Furniture to establish The Berlin Interior Hardwood Company.”*

In 1903, John A. Long, Homer Ford, and Peter Hummen became partners in The Berlin Interior Hardwood Company and the business moved to 72 Victoria Street South. This location was chosen due to its proximity to the railroad and local hardwood trees. The Berlin Interior Hardwood Company initially made furniture for banks, offices, and similar institutions including the Canadian House of Commons. It also manufactured wooden seats for arenas, theatres and auditoriums. Some arena seats are displayed inside the building. The Montreal Forum was one of the many arenas that had wooden seats manufactured by the company, as well as the Kitchener-Waterloo Auditorium. The seats in the Auditorium were only replaced in 1994. In 1916, when the City changed its name to Kitchener, the company dropped the “Berlin” from its title to become the Interior Hardwood Company. William T. Sass died in 1938 and his son Arthur Sass became President of the company.

At its peak, the company employed 80 people, but orders began to decline in the late 1950s and the company closed in 1960. In 1961, the building was sold to Robert Hamblin, secretary-treasurer of the candy store Smiles ‘n Chuckles Ltd. Two floors of the plant were used as a warehouse for the candy store products, while the rest of the space was rented to other firms including Frame Neckware Co Ltd (1962-1979), Terry Williams Knitters Ltd (1963-1993), and Victoria Industries and Warehousing (1964-1994). The building was renovated in 2000 to accommodate office space.

The original owner of 72 Victoria Street South, William T. Sass, was an active member of the community as well. Mr. Sass served on Kitchener City Council in 1917, 1918 and 1919, and for four years was a member of the K.-W. Collegiate Board. From 1922 to 1924, he was chairman of the Kitchener Board of Trade. On the wane at the time, rejuvenation of the board was said due solely to Mr. Sass' initiative. Under his term of office, membership of the all important group grew to over 300.

Sass served as president of the Kitchener-Waterloo Manufacturers' Association and was a director of Queen-Lebel Mines Ltd He was a charter member of the First English Lutheran Church as well as a past grand of the Grand Union Lodge, I.O.O.F..

### ***Contextual Values***

The contextual value relates to the building's physical, historical, functional and visual link to its surroundings. The building is representative of the ties among industrial entrepreneurs in the early 1900s and it illustrates the connections between industry and the railroad as well as between industry and workers housing. Originally, a spur line went

along the East elevation to Victoria, currently Joseph Street since it was important to have rail access close to the point of manufacture.

72 Victoria Street South also has contextual value in that it maintains and supports the character of the area. The subject property is located within the Warehouse District Cultural Heritage Landscape (CHL). This CHL is the result of the rapid industrial growth – and subsequent rapid population growth – experienced within the City in the early twentieth century. Supported by the convergence of the rail lines in the area, the Warehouse District contains a number of large, historic warehouse and factory buildings formerly used for the manufacturing, storage, and exportation of raw material and products across Canada. These original factory complexes include the Huck Glove Factory, located to the south, and the Lang Tanning Company, located to the east.

### ***Heritage Attributes:***

The heritage value of 72 Victoria Street South resides in the following heritage attributes:

- Exterior elements related to the Berlin Industrial Vernacular architectural style of the building, including:
  - All elevations of the building and additions; red brick walls; brick pilasters that separate the bays;
  - Roof and roofline, including: flat roof; brick corbelling at the roofline;
  - Window openings; concrete sills and lintels; brick voussoirs;
  - Main entrance portico, including Doric columns; brick voussoirs; semi-elliptical opening; rounded concrete steps.

### **STRATEGIC PLAN ALIGNMENT:**

This report supports the delivery of core services.

### **FINANCIAL IMPLICATIONS:**

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

### **COMMUNITY ENGAGEMENT:**

INFORM – This report has been posted to the City’s website with the agenda in advance of the Heritage Kitchener committee meeting.

CONSULT– Heritage Planning staff have consulted with the Heritage Kitchener committee regarding designation under the *Ontario Heritage Act*. Property owners were invited to consult via two separate letters dated May 23, 2023 and January 16, 2024.

Section 29(2) of the *Ontario Heritage Act* requires Council to consult with the Municipal Heritage Committee (Heritage Kitchener) before giving notice of its intention to designate a property. Heritage Kitchener will be consulted via circulation and consideration of this report (see INFORM above). Members of the community will be informed via circulation of this report to Heritage Kitchener and via formal consideration by Council. In addition, should Council choose to give notice of its intention to designate, such notice will be served on the property owner and the Ontario Heritage Trust, and published in the local newspaper (The Record). Once notice has been served, the owner has the right of appeal to the Ontario Land Tribunal. It should be noted that should Council decide not to proceed with a Notice of Intention to Designate, that the building will remain on the City's Municipal Heritage Register until January 1, 2025, after which it will be removed according to the changes enacted by Bill 23. Once removed, it cannot re-listed on the Register again for five (5) years, i.e. January 1, 2030.

**PREVIOUS REPORTS/AUTHORITIES:**

- *Ontario Heritage Act, 2022*
- Municipal Heritage Register Review Project – January 2024 Update (DSD-2024-022)

**APPROVED BY:** Justin Readman, General Manager, Development Services Department

**ATTACHMENTS:**

Attachment A – Statement of Significance for 72 Victoria Street South