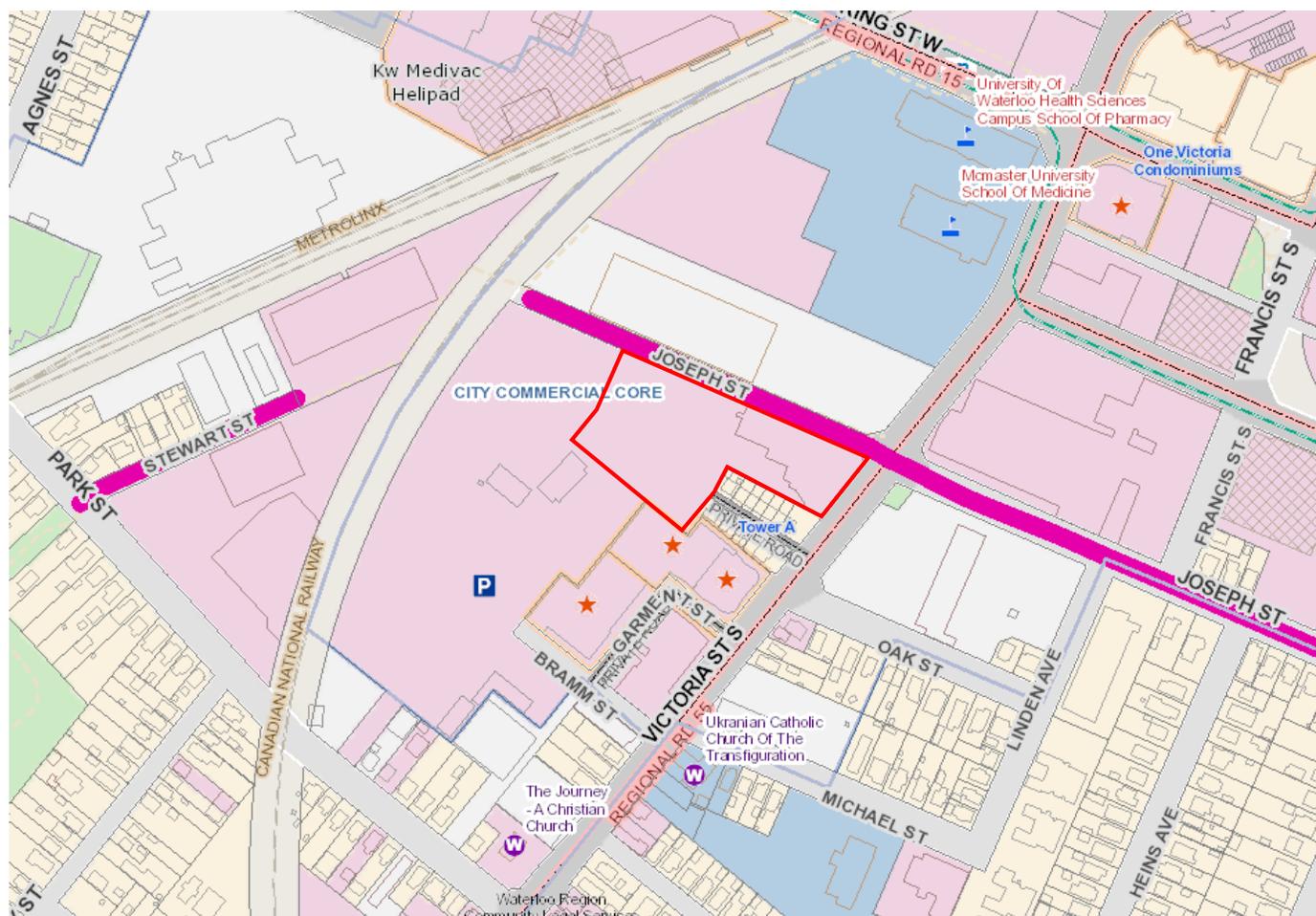


STATEMENT OF SIGNIFICANCE

72 VICTORIA STREET SOUTH



Summary of Significance

- Design/Physical Value
- Historical Value
- Contextual Value

- Social Value
- Economic Value
- Environmental Value

Municipal Address: 72 Victoria St S, Kitchener

Legal Description: Plan 421 Lots A to H; Plan 421 Lot 34 Part Lots 34 & 41; STS & LNS Part Lot 25 TOG with ROW

Year Built: 1903

Architectural Style: Berlin Industrial Vernacular

Original Owner: The Berlin Interior Hardwood Company

Original Use: Industrial

Condition: Excellent

Description of Cultural Heritage Resource

72 Victoria Street South is an early 20th century building built in the Berlin Industrial Vernacular architectural style. The building is situated on a 2.51 acre parcel of land located on the south west corner of Joseph Street and Victoria Street South. The principal resource that contributes to the heritage value is the former industrial building.

Heritage Value

72 Victoria Street South is recognized for its design/physical, historical/associative, and contextual values.

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. Homer Ford lived at the property now addressed 150 Water Street South/72 Heins Avenue in the Victoria Park neighbourhood in close proximity to the factory, in keeping with the Berlin tradition of manufacturers and workers living close to each other and their workplace.

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 Value

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 heritage attributes:
 - 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

References:

House of Commons, "History, Art and Architecture."

<https://www.ourcommons.ca/heritage/en/collection/search?artist=2034> Accessed November 27, 2023

Waterloo Chronicle 22 July, 1938, 1,5.

Waterloo Region Generations, "William Theodore Sass."

https://generations.regionofwaterloo.ca/getperson.php?personID=I136045&tree=generations&fbclid=IwAR15n35awhJeVnedQl6hqCiK3MnZMJqdlbqKZ8x7uMYpcpOR_31Yvnh1zY Accessed December 5, 2023.

Photographs



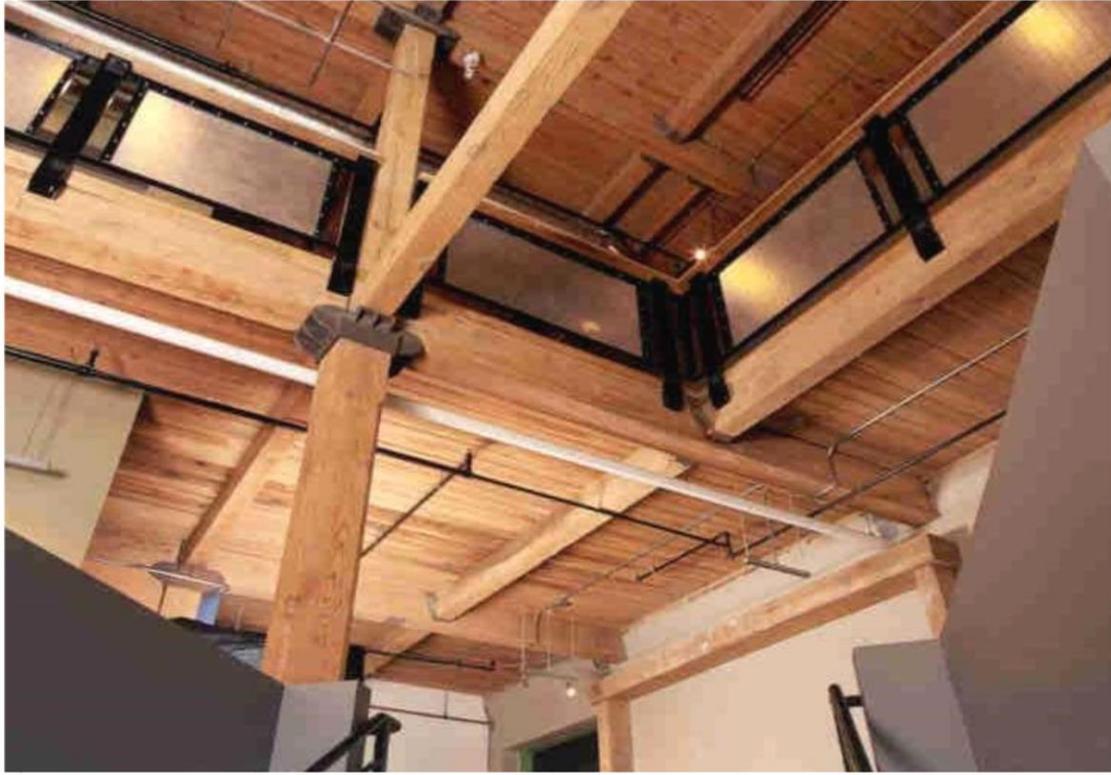
Front Elevation



Rear Elevation



Side Elevation



Interior attribute

CULTURAL HERITAGE EVALUATION FORM

Address: 72 Victoria Street South Recorder: Gail Pool

Description: Industrial Building Date: December 5, 2023

1903 Berlin Industrial Vernacular

Photographs Attached:

Front Facade Left Façade Right Façade Rear Facade Details Setting

Designation Criteria	Recorder – Heritage Kitchener Committee	Heritage Planning Staff
1. This property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement. <i>* E.g. - constructed with a unique material combination or use, incorporates challenging geometric designs etc.</i>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>

<p>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.</p> <p><i>* Additional archival work may be required.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>
<p>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.</p> <p><i>* E.g - A commercial building may provide an understanding of how the economic development of the City occurred. Additional archival work may be required.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>
<p>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.</p> <p><i>* Additional archival work may be required.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>
<p>7. The property has contextual value because it is important in defining, maintaining or</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>

<p>supporting the character of an area.</p> <p><i>* E.g. - It helps to define an entrance point to a neighbourhood or helps establish the (historic) rural character of an area.</i></p>		
<p>8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.</p> <p><i>* Additional archival work may be required.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input checked="" type="checkbox"/></p>
<p>9. The property has contextual value because it is a landmark.</p> <p><i>* within the region, city or neighborhood.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Yes <input type="checkbox"/></p>

Notes

Additional Criteria	Recorder	Heritage Kitchener Committee
<p>Interior: Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?</p>	<p>N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/></p>
<p>Completeness: Does this structure have other original outbuildings, notable landscaping or external features that complete the site?</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input checked="" type="checkbox"/></p> <p>The chimney is rare.</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/></p>
<p>Site Integrity: Does the structure occupy its original site?</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/></p>

<p><i>* If relocated, is it relocated on its original site, moved from another site, etc.</i></p>		
<p>Alterations: Does this building retain most of its original materials and design features? Please refer to the list of heritage attributes within the Statement of Significance and indicate which elements are still existing and which ones have been removed.</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>
<p>Alterations: Are there additional elements or features that should be added to the heritage attribute list?</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>
<p>Condition: Is the building in good condition?</p> <p><i>*E.g. - Could be a good candidate for adaptive re-use if possible and contribute towards equity-building and climate change action.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>
<p>Indigenous History: Could this site be of importance to Indigenous heritage and history?</p> <p><i>*E.g. - Site within 300m of water sources, near distinct topographical land, or near cemeteries might have archaeological potential and indigenous heritage potential.</i></p> <p>Could there be any urban Indigenous history associated with the property?</p> <p><i>* Additional archival work may be required.</i></p>	<p>N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p> <p>N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p>
<p>Function: What is the present function of the subject property?</p> <p><i>* Other may include vacant, social, institutional, etc. and important for the community from an equity building perspective.</i></p>	<p>Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Office <input type="checkbox"/> Other <input type="checkbox"/> - _____</p>	<p>Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Other <input type="checkbox"/> - _____</p>

<p>Diversity and Inclusion: Does the subject property contribute to the cultural heritage of a community of people?</p> <p>Does the subject property have intangible value to a specific community of people?</p> <p><i>* E.g.- Waterloo Masjid (Muslim Society of Waterloo & Wellington Counties) was the first established Islamic Center and Masjid in the Region and contributes to the history of the Muslim community in the area.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p>
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Notes about Additional Criteria Examined

Recommendation

Does this property meet the definition of a significant built heritage resource, and should it be designated under Part IV of the Ontario Heritage Act? (Does it meet two or more of the designation criteria?)

N/A Unknown No Yes

If not, please select the appropriate action for follow-up

- Keep on the Municipal Heritage Register
- Remove from the Municipal Heritage Register
- Additional Research Required

Other: _____

General / Additional Notes

TO BE FILLED BY HERITAGE PLANNING STAFF:

Date of Property Owner Notification: _____