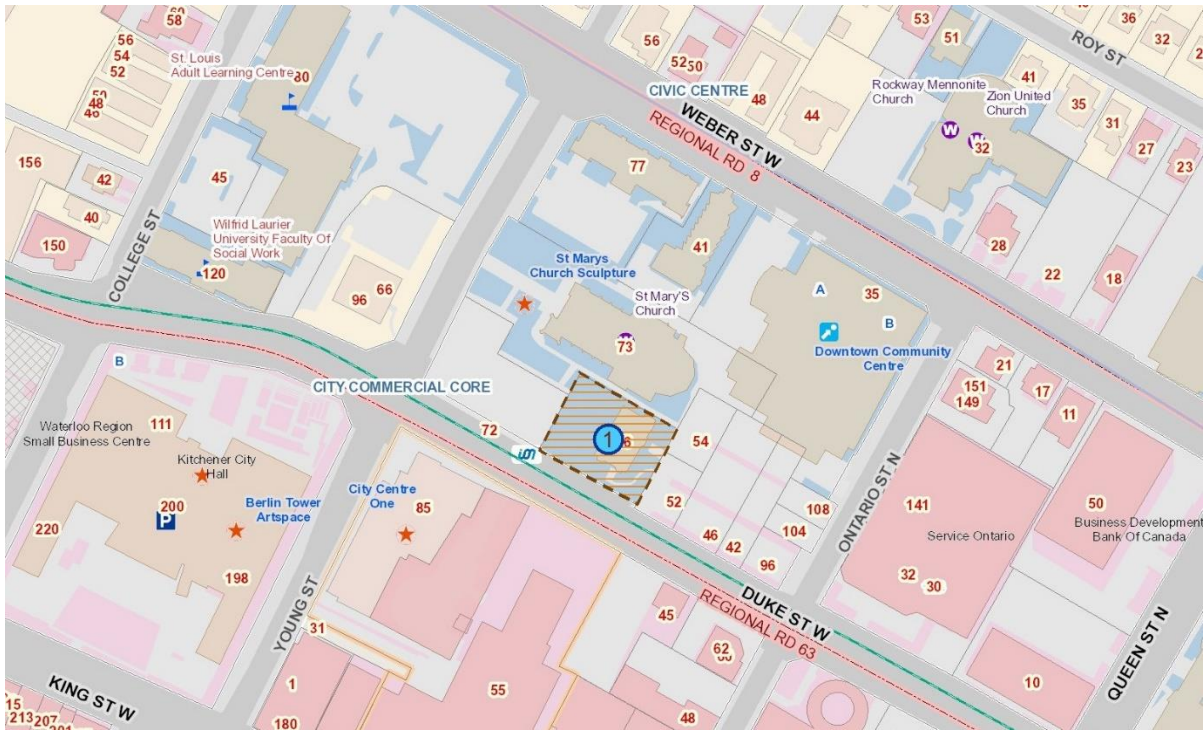


# STATEMENT OF SIGNIFICANCE

## 56 Duke Street West



### Summary of Significance

- Design/Physical Value
- Historical Value
- Contextual Value

- Social Value
- Economic Value
- Environmental Value

**Municipal Address:** 56 Duke Street West

**Legal Description:** Plan 399 Lot 7

**Year Built:** 1922

**Architectural Styles:** Gothic

**Original Owner:** St. Mary's Roman Catholic Church

**Original Use:** Rectory

**Condition:** Good

### Description of Cultural Heritage Resource

56 Duke Street West is an early 20th century building built in the Gothic architectural style. The building is situated on a 0.34 acre parcel of land located on the north side of Duke Street between Young Street and Ontario Street in the City Commercial Core Planning Community of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the presbytery.

## **Heritage Value**

56 Duke Street West is recognized for its design/physical, historic/associative, and contextual values.

### **Design/Physical Value**

The design and physical values relate to the notable, rare and unique Gothic architectural style of the building. The building is two-and-a-half-storeys in height and features: hip roof with wall dormers; red brick; paired two storey projecting bays on front elevation; flattened gothic arch windows; segmental window openings with false wood shaping around the windows; gothic pointed arch windows with tracery; round windows with quatrefoils; dentils on the dropped cornice; and, wood doors with transom and sidelights.

#### **Front Façade (South Elevation)**

The front façade of the building has a brick portico with voussoirs, and two projecting bays with gothic arched windows and voussoirs on either side on each storey with decorative dentil moulding. The projecting entrance has brick pillars on each side with steps leading down to the main street. There are three gabled parapet dormers above the second storey, with arched windows with tracery and voussoirs.

#### **Side Elevation (East Elevation)**

The side façade also has a brick portico and voussoirs, and decorative dentil moulding. The first and second storey of the building has 6 gothic arched double windows with voussoirs, 4 on the left side of the entrance and 2 on the right side of the entrance. There is additional tripartite window above the main entrance, in a three-by-three orientation with sash windows on lower half and tracery on the upper half. All the windows have voussoirs and sills. There is also decorative dentil moulding with a dropped cornice on the upper storey and 4 gabled parapet dormers, with gothic arched windows and voussoirs and tracery, a round window with tracery, and a double window with tracery. Due to the topography of the hill the building is located on, part of the stone foundation can be seen with double windows on the lower level.

#### **Rear Elevation (North Elevation)**

The rear elevation of the building has an irregular fenestration pattern, with arched windows and voussoirs. There are also projecting entrances on the façade that provide an alternate entrance to the building, as well as connect it to the church.

#### **Side Elevation (West Elevation)**

The side façade also has a brick portico and voussoirs, and decorative dentil moulding. The first and second storey of the building has 6 gothic arched double windows with voussoirs, 4 on the left side of the entrance and 2 on the right side of the entrance. There is additional tripartite window above the main entrance, in a three-by-three orientation with sash windows on lower half and tracery on the upper half. All the windows have voussoirs and sills. There is also decorative dentil moulding with a dropped cornice on the upper storey and 4 gabled parapet dormers, with gothic arched windows and voussoirs and tracery, a round window with tracery, and a double window with tracery. Due to the topography of the hill the building is located on, part of the stone foundation can be seen with double windows on the lower level.

## 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 (now Kitchener). The original owner of the property was St. Mary's Roman Catholic Church and the original use of the property was a presbytery. The building also has associative value for being designed by Charles Knetchel, a prominent architect in Berlin (now Kitchener) for more than 40 years.

### St. Mary's Roman Catholic Church

The historic and associative values of St. Mary's Roman Catholic Church (municipally addressed as 73 Young Street) relate to the original owner and use of the property and buildings, and the contributions they made to Kitchener's history. This land has always been used as a church and contains one of the oldest churches in Kitchener.

The church today sits on land that was purchased on August 16, 1854 from David Weber for \$200.00. Prior to the formation of St. Mary's Parish, the few Catholic families travelled to St. Agatha Church to attend mass. In 1852, Kitchener (Berlin) was chosen to be the county seat. Since this was chosen to be the leading community, the Jesuits chose this area to make a community centre. Father Rupert Ebner S.J., who was the spiritual leader from 1848 to 1856, encouraged the Catholics of Strassburg, Williamsburg, Bridgeport, and Lexington to unite with those of Berlin to build a church, and the group agreed. On September 17, 1854, the cornerstone was laid by Bishop DeCharbonnel of the Toronto Diocese. The church was completed in 1856, blessed by Bishop Farell, the first Bishop of Hamilton, and was given the title of St. Mary of the Seven Dolors. The original church measured 80 by 40 feet with additions being constructed in the next few years.

On June 26, 1892, a meeting held in the church resulted in a discussion for funding the construction of a new church because of crowding and it was decided that the church would collect monthly funding to fund the new church. By 1899, the church had sufficient funds to purchase the adjoining land from John Fennell for \$7,500.00. On September 30, 1900, Bishop T. J. Downing laid the cornerstone and in the late autumn of 1903, the church was completed. It had been planned by Arthur William Holmes of Toronto. Its date of construction, having been built at a time when Kitchener was Berlin, makes this church one of the oldest churches and buildings in Kitchener, thus having significant historical and associative value.

### The Rectory

Father Laufhuber S. J. began a house-to-house canvass for funds to build a sacristy and rectory shortly after his arrival as a pastor in 1857. The sacristy was built first, and he lived there until the rectory was completed, and took an active role in planning and directing the construction of the building. The first floor became the first separate school and the rooms on the second floor became the rectory and the teacher's quarters. This building was situated immediately in front of where the present church stands, and was torn down in 1897.

In 1899, the "John Motz" house at 64 Young Street was purchased by the Fathers at St. Jerome's College, and was rented to the parish priests. Since the rectory was urgently needed to keep the school functioning, the Fathers immediately took up residence in the new rectory.

A parish meeting was called on March 14, 1915 to discuss a new rectory, with a delegation being sent to the Bishop to enquire about placing a mortgage on the church for this purpose. It took until August 22, 1921 to release the contract to build the new rectory. The Rectory (located at 56 Duke Street West) was completed in October 1922, at the cost of \$46,000. The Fathers moved into the rectory on from 19-21<sup>st</sup> of October. The new rectory was designed by Charles Knetchel and Reitzel Brothers from Waterloo were the builders.

The Rectory was equipped by the Catholic Women's League, The Christian Mother's Society, the Holy name Society and the Young Ladies Society. Mr. and Mrs. Hartman Krug, owner of the prominent Krug Furniture Company, presented the furniture for the office and waiting rooms. In 1939, the exterior of the rectory was painted, and in 1944 repairs were made to the interior and exterior of the rectory. In 1956, the Church briefly hosted a distinguished visitor at the rectory, His Excellency Archbishop Giovanni Panico, D.D. representative of His Holiness Pope Pius XII, and head of the Apostolic Delegation to Canada on October 25, 1956. Today, the building is still used as a residence and an office.

### Charles Knetchel

Charles Knetchel was born in Mannheim, Waterloo County, Ontario on November 22, 1869. He never formally studied architecture but instead received much of his knowledge of design and construction from his father, Jonas Knetchel, who he worked with from 1886 until his father's death in 1894. Knetchel then opened his own office in Kitchener (then Berlin) in 1895 and continued to practice until after 1930.

He has worked on more than a 100 buildings in the Waterloo Region, including churches, schools, commercial offices, factories,, and private residences as far away as Galt and Durham in Ontario. He remained active in the profession for nearly 40 years until 1928, and later died in Kitchener on October 5, 1951.

### Contextual Value

The contextual value of 56 Duke Street West relates to the physical, historical, functional and visual links to the building's surroundings. The building is located on the block bounded by Duke Street West, Young Street, Weber Street West and Ontario Street, and is related to the St. Mary's Roman Catholic Church. The west portion of this block has been historically owned by the church. Historic buildings still present on the block include: the St. Mary's Roman Catholic Church; the St. Mary's Roman Catholic Presbytery; and, the Lutherwood's Betty Thompson Youth Centre (historically known as the Notre Dame Convent). In addition, the Presbytery has a strong visual presence, including important views, on Duke Street as the building occupies a large site slightly elevated on a hill.

### Other Values

#### Social Value

St. Mary's Roman Catholic Church has significant social value as a place of worship that has been in Kitchener for over a century. This building has been supporting these services for over 100 years and has become a landmark and a place of importance in the community. Places of worship often provide intangible community value as a place where people gather and are often a central piece of a community.

## **Heritage Attributes**

The heritage attributes of 56 Duke Street West resides in the following heritage attributes:

- All elements related to the construction and architectural style of the building, including:
  - The location, massing and scale of the building;
  - all elevations of the building;
  - The roofline, including wall dormers;
  - red brick construction;
  - paired two storey projecting bays on front elevation;
  - all windows openings and decorative details, including:
    - flattened gothic arch windows;
    - segmental window openings with false wood shaping;
    - gothic pointed arch windows with tracery;
    - round windows with quatrefoils;
  - dentils on the dropped cornice; and,
  - all door openings, including transom and sidelights
- All elements related to the contextual value of the building;
  - The original location of the building on Duke Street West

**Photos**



**56 Duke Street West**



**56 Duke Street West**



**56 Duke Street West**



**56 Duke Street West**



## References

Vernon, H. & Son. (1910). *Vernon's Berlin, Waterloo and Bridgeport: Street, Alphabetical, Business and Miscellaneous Directory: For the Years 1910-1911* (8<sup>th</sup> Ed.). Hamilton, ON: Griffen & Richmond.

St. Mary's Roman Catholic Church, *Centennial 1857-1957 Issue*, accessed from The Kitchener Public Library Archives, pp. 9-34

Town of Berlin Fire Insurance Maps – 1904

N/A, Some Facts about St. Mary's Parish, accessed via Kitchener Public Library Archives

# CULTURAL HERITAGE EVALUATION FORM

Address: 56 Duke Street West Recorder: Deeksha Choudhry

Description: \_\_\_\_\_ Date: March 1, 2024

Photographs Attached:

Front Facade     Left Façade     Right Façade     Rear Facade     Details     Setting

<b>Designation Criteria</b>	<b>Recorder – Heritage Kitchener Committee</b>	<b>Heritage Planning Staff</b>
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 checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input 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 checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input 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 checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input 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>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 checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input 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>7. The property has contextual value because it is important in defining, maintaining or</p>	<p>N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input 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>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 checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input 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>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 checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input 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>

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<b>Additional Criteria</b>	<b>Recorder</b>	<b>Heritage Kitchener Committee</b>
<p><b>Interior:</b> 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"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>
<p><b>Completeness:</b> 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 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><b>Site Integrity:</b> Does the structure occupy its original site?</p> <p><i>* If relocated, is it relocated on its original site, moved from another site, etc.</i></p>	<p>N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input 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><b>Alterations:</b> 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 checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input 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><b>Alterations:</b> Are there additional elements or features that should be added to the heritage attribute list?</p>	<p>N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input 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><b>Condition:</b> 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 checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input 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><b>Indigenous History:</b> 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 checked="" 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 checked="" type="checkbox"/> Additional Research Required</p>
<p><b>Function:</b> What is the present function of the subject property?</p>	<p>Unknown <input type="checkbox"/> Residential <input type="checkbox"/>  Commercial <input type="checkbox"/>  Office <input type="checkbox"/> Other <input type="checkbox"/> Church</p>	<p>Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/>  Office <input type="checkbox"/> Other <input checked="" type="checkbox"/> -</p>

<p><i>* Other may include vacant, social, institutional, etc. and important for the community from an equity building perspective.</i></p>		
<p><b>Diversity and Inclusion:</b> 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 &amp; 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 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 checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p>

Notes about Additional Criteria Examined

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**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

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TO BE FILLED BY HERITAGE PLANNING STAFF:

Date of Property Owner Notification: \_\_\_\_\_