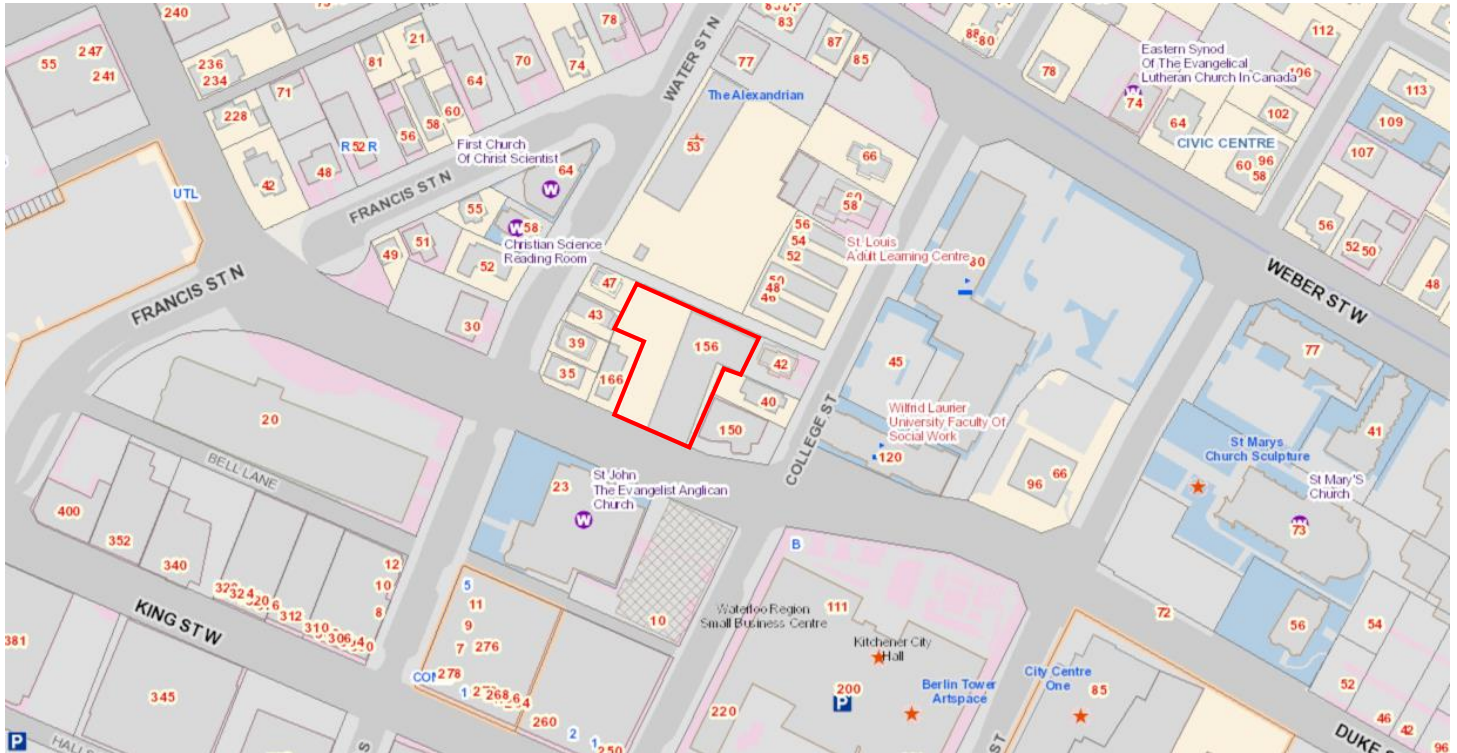


STATEMENT OF SIGNIFICANCE

156 DUKE STREET WEST



Summary of Significance

- Design/Physical Value
- Historical Value
- Contextual Value

- Social Value
- Economic Value
- Environmental Value

Municipal Address: 156 Duke Street West

Legal Description: Plan 374 Lot 159 Part Lot 158 & 160

Year Built: c. 1893

Architectural Style: Renaissance Revival

Original Owner: August & Charles Boehmer

Original Use: Industrial

Condition: Good

Description of Cultural Heritage Resource

156 Duke Street West is a three-storey late 19th century brick building built in the Renaissance Revival architectural style. The building is situated on a 0.44-acre parcel of land located on the north side of Duke Street West between Water Street North and College 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 former industrial building.

Heritage Value

156 Duke Street West is recognized for its design, physical, contextual, historical and associative values. In addition the building also possesses economical and environmental values.

Design/Physical Value

The property municipally addressed as 156 Duke Street West demonstrates design or physical value as a representative and notable example of the Renaissance Revival architectural style in an industrial building. The original building is in good condition and features an L-shape plan with three bays along Duke Street; yellow brick laid in the American bond style; decorative brickwork, including pilasters, belt courses, cornice, and corbels; front door opening with radiating brick voussoirs and narrow label moulds; flat, semi-circular and segmentally arched window openings; brick voussoirs; label moulds; and concrete lintels and windowsills.

Front Façade

The existing building is three storeys in height with a flat roof. The first two storeys are yellow brick construction, and the third storey is clad in grey vertical siding. The front façade is symmetrical in design and divided vertically by two piers, two storeys in height, which creates three bays. Each of outside bays contain a large, square segmented window on the ground floor and two semi-circular segmented windows on the second floor. The central bay contains the main entrance fronting directly onto the sidewalk, and two semi-circular segmented windows on the second floor. All openings contain voussoirs or brick headers. The first floor is divided horizontally from the second floor by a belt course. A second belt course visually divides the second floor into two horizontal halves.

West Side Façade

The west side façade is comprised of 10 bays separated by yellow brick pilasters. The first two storeys of the first four bays from the front are constructed from yellow brick, while the third floor is clad in grey vertical siding. Each of the first four bays contain two arched segmented windows on the ground floor and two arched segmented windows on the second floor. The windows are capped by a brick voussoir and contain concrete sills and lintels. The third floor is clad in vertical board and contains rectangular segmented windows that align with the windows on the lower floors. The remaining six bays are also three storeys in height and are constructed entirely of yellow brick. The pattern of two arched segmented windows continues along the ground floor of these remaining bays except for the ninth and tenth, while the second and third floors for all bays each contain one large square segmented window with concrete lintels and sills. The ninth bay contains an additional covered entrance, while the tenth contains a ground-floor window that matches those of the second and third floor.

Historical/Associative Value

The property municipally addressed as 156 Duke Street West has historical and associative value due to its original use and the connection it has to the theme of economic development within the downtown area, as well as the potential it has to contribute to an understanding of the community.

The existing building was originally home to A. & C. Boehmer Box Company and was constructed by the founders of the company August and Charles Boehmer. Originally the owners of a hardware store, the brothers established the A. & C. Boehmer Box Company in 1874 to provide boxes for a local button manufacturer. This was the City's first – and for a period of time until the mid-1900's only – major paper box factory in the area. The boxes were originally made by hand and delivered via a team of heavy horses and huge wagons, stabled behind the existing building. The company serviced a number of notable local companies, including the Arrow Company, John Forysth Shirt Company, Smiles 'n Chuckles Candy Factory, Carles A. Ahrens & Company, Waterloo Dominion Button, and Rumble Felt. In 1952 the company expanded from set-up and permanent boxes into the larger market of folding boxes, which necessitated the construction of an addition to the Duke Street building in 1954. In 1963 a new plant was constructed at 460 Belmont Avenue West and replaced the original Duke Street plant as the companies' headquarters, though the company continued to utilize a portion of the old factory for storage.

The company remained in the Boehmer family for a period of 100 years. In 1928 George Boehmer, son of August Boehmer, became the head of the company. He was later succeeded by Carlo Boehmer followed by Floyd Boehmer. At the end of 1974, a Mr. Alvin Besant purchased all shares of the company and became the owner and president, and in 1976 the name of the company was changed to Boehmer Box Corporation. Also in 1976 the company employed the only known female comptroller in the twin-city area.

Beyond being a lucrative business model, box companies also serve as good barometers for economic conditions. This is due to the fact that practically everything sold needs to be packaged. As such, the continual growth and success of the A. & C. Boehmer Box Company can serve as a direct reflection of the successful economic development of the City.

Contextual Value

The building has contextual value, being historically, physically, and visually linked to the streetscape of Duke Street West in its scale and massing. It supports and maintains the character of the area, as it is located in-situ within the City Commercial Core and in proximity to a number of other historic commercial and industrial buildings. The location of 156 Duke Street West was necessary for its historical function, as it provided the surrounding commercial area with paper boxes necessary for packaging products.

Economic Value

The existing building has economic value due to its history and contribution towards the economic development of what was then Berlin in the late 18th and early 20th century. In 1928 the company employed 75 people, and it has grown to employ approximately 470-480 in 2016 with the consolidation of a Hamilton folding carton plant. The company remains active within Kitchener as of 2024.

Environmental Value

The existing building has environmental value, being an early example of adaptive re-use within Kitchener. Adaptive re-use refers to the process of repurposing an existing building for a use other

than that which it was originally constructed for. In 1987 the former industrial building was converted to an apartment containing 39 dwelling units, and the building still operates as an apartment in 2024. This is a sustainable development method which reduces the amount of energy consumption and carbon emissions produced in association with construction and keeps materials out of landfills.

Heritage Attributes

The heritage value of 156 Duke Street West resides in the following heritage attributes:

- All elements related to the construction and Classic Revival architectural style of the original 1893 building and the 1954 addition, including:
 - L-shape plan with three bays along Duke Street;
 - yellow brick laid in the American bond style;
 - decorative brickwork, including pilasters, belt courses, cornice, and corbels;
 - front door opening with radiating brick voussoirs and narrow label moulds;
 - flat, semi-circular and segmentally arched window openings;
 - brick voussoirs;
 - label moulds;
 - stone foundation;
 - concrete lintels; and,
 - concrete windowsills

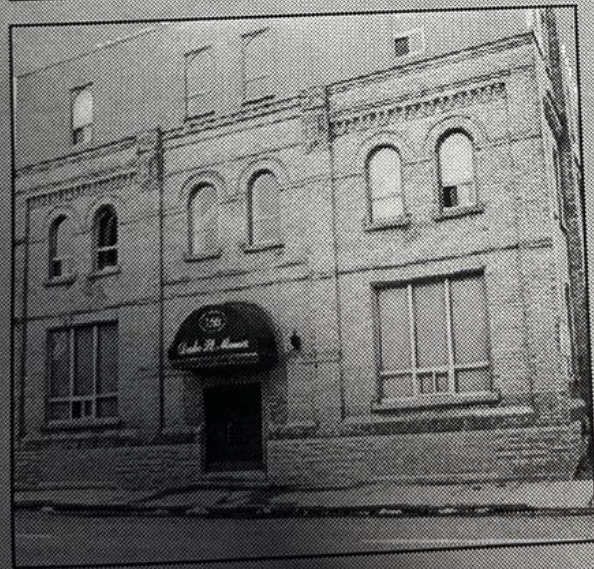
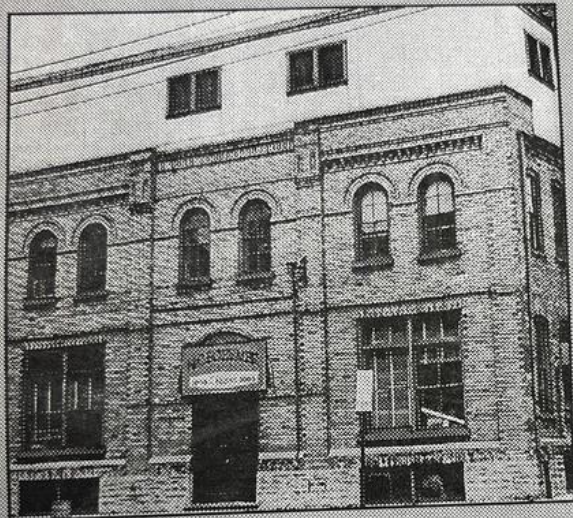
Photographs



Front Elevation



Side Elevation (Direction Façade)



The Boehmer Box building has been a landmark on Duke Street West since its construction in 1874. The top picture, taken some time around the turn of the century, shows the pride workers in "Busy Berlin" took in their manufactured goods. Converted to apartments in 1987, the building now boasts 39 modern apartment units. This isn't the first time the Boehmers' site has had "residents." Before the advent of automobiles, delivery horses were stabled to the rear of the property.

(Photos Courtesy of Boehmer Box Corporation and Kitchener Public Library/Waterloo Historical Society)

CULTURAL HERITAGE EVALUATION FORM

Address: 156 Duke Street West Recorder: Jessica Vieira

Description: _____ Date: _____
(date of construction, architectural style, etc)

Photographs Attached:

Front Façade Left Façade Right Façade Rear Façade Details Setting

Designation Criteria	Heritage Kitchener Committee	Recorder - Heritage Planning Staff
<p>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.</p>	<p>N/A <input 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>2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.</p>	<p>N/A <input 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>3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.</p> <p><i>* E.g. - constructed with a unique material combination or use, incorporates challenging geometric designs etc.</i></p>	<p>N/A <input 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>4. The property has historical value or associative value because it has direct</p>	<p>N/A <input 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>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>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 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 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 supporting the character of an area.</p>	<p>N/A <input 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><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"/> 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 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>

Notes

<i>Additional Criteria</i>	<i>Heritage Kitchener Committee</i>	<i>Recorder - Heritage Planning Staff</i>
<p>Interior: Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?</p>	<p>N/A <input 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>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"/> 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>Site Integrity: 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 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>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 type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" 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 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"/> - Stone foundation</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 type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" 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 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 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>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 type="checkbox"/> Office <input type="checkbox"/> Other <input type="checkbox"/> - _____</p>	<p>Unknown <input type="checkbox"/> Residential <input checked="" 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 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 checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p>

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: _____