

HERITAGE KITCHENER MEETING

Meeting Date: April 2, 2024

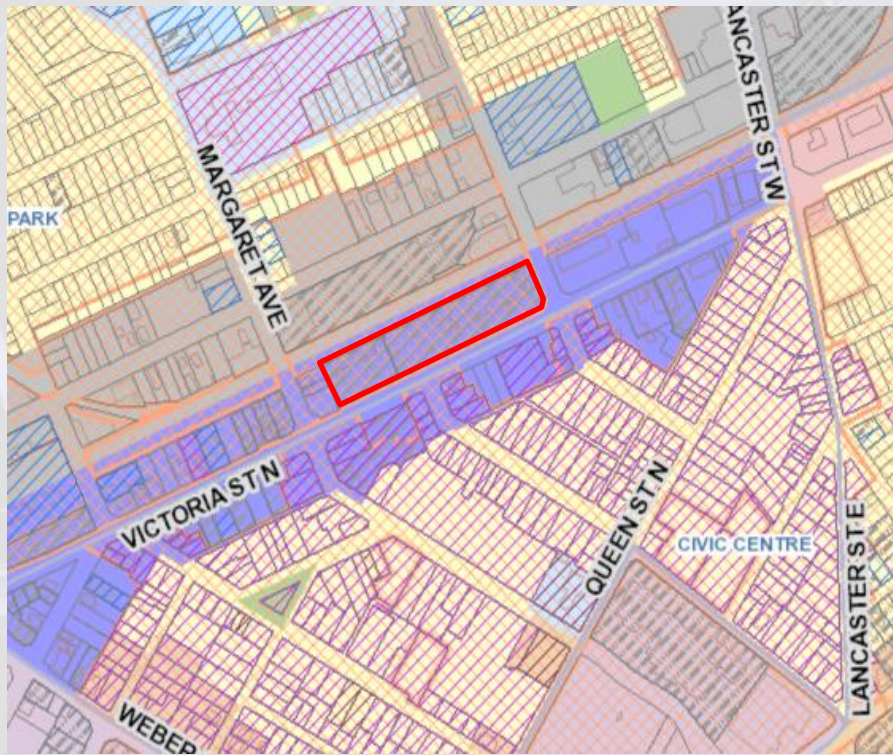
Agenda



- 4.1 Draft Heritage Impact Assessment
 - 236-264 Victoria Street North
- 4.2 Heritage Permit Application HPA-2024-IV-006
 - 1385 Bleams Rd
- 4.3 Notice of Intention to Designate – 10 Duke St W
- 4.4 Notice of Intention to Designate – 91 Madison Ave S
- 4.5 Bill 23 Municipal Heritage Register Review

4.1 Heritage Impact Assessment

236-264 Victoria Street North



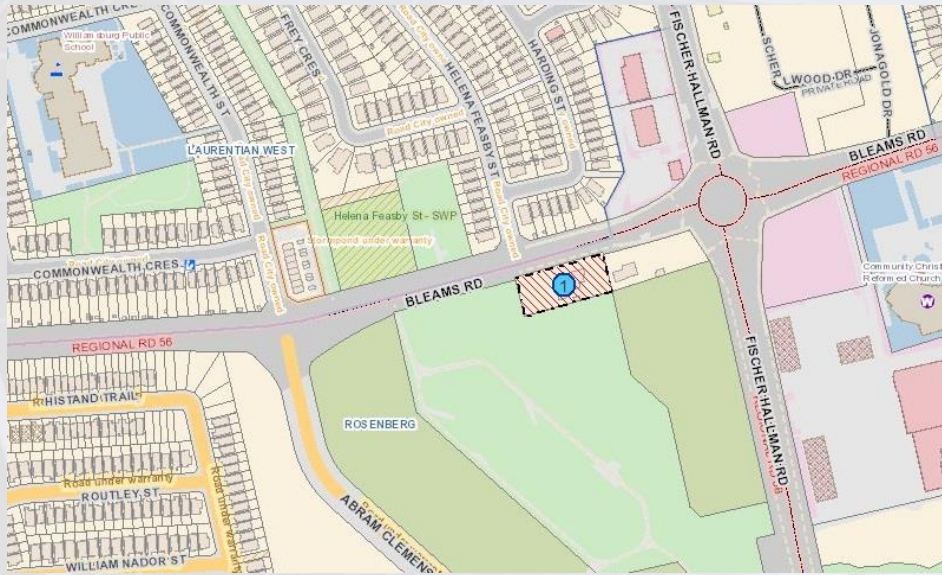
236-264 Victoria Street North

- Proposed mixed-use development comprised of three towers ranging 18-40 storeys in height
- Subject properties are not listed or designated under the Ontario Heritage Act and were removed from the Heritage Kitchener Inventory
- Evaluated against Ontario Regulation 9/06 and determined to meet only one criteria
- Commemoration recommended
- No negative impacts to adjacent heritage resources identified



4.1 Heritage Permit Application (HPA-2024-IV-002)

1385 Bleams Road



4.2 Heritage Permit Application (HPA-2024-IV-006)

1385 Bleams Road



- The garage has no cultural heritage value and is not protected by the designating by-law.
- However, the OHA requires that any demolition on a designated property get Council approval.
- Demolishing this garage will not impact the property cultural heritage attributes

4.3 Notice of Intention to Designate **10 Duke Street West**



5 of 9 Criteria Met

4.3 Notice of Intention to Designate **10 Duke Street West**



Design/Physical Value:

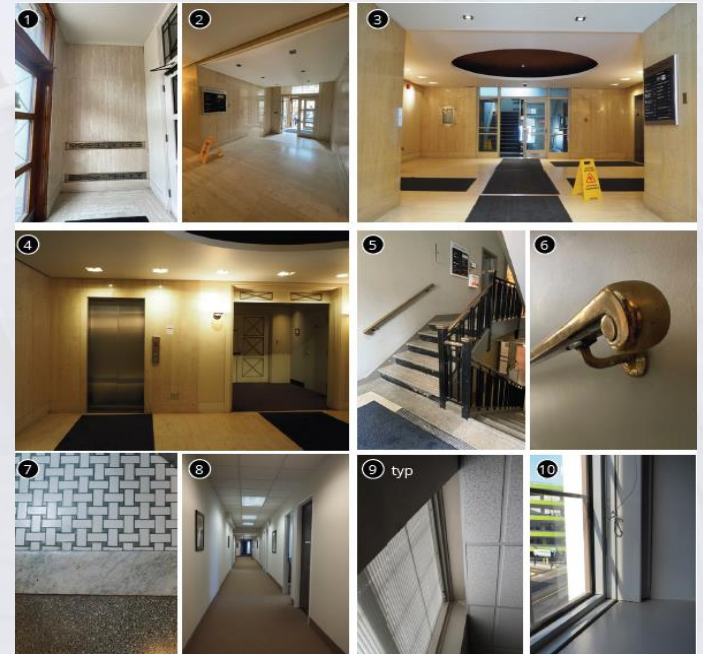
- Representative example of the Colonial Revival architectural style for a commercial building

Historical/Associative Value:

- Connection to Economic Mutual Insurance Company
- Connection to William D. Euler, distinguished citizen of Waterloo County
- Contributes to an understanding of the rapid growth of the economy and business operations in the post-World War II era

Contextual Value:

- Remains in its original location on a prominent corner of a main street
- Physically and visually linked to the streetscape in terms of scale and material
- Located in proximity to City Commercial Core and other historic commercial buildings



4.4 Notice of Intention to Designate 91 Madison Avenue South



6 of 9 Criteria Met

4.4 Notice of Intention to Designate

91 Madison Avenue South



Design/Physical Value:

- Unique example of the Byzantine and Colonial Revival architectural style in Kitchener

Historical/Associative Value:

- Connection to the themes of early Jewish settlement
- Can yield an understanding of how diversification of religion progressed within the Community

Contextual Value:

- Contributes to the continue and character of the Madison Avenue South streetscape and Cedar Hill Neighbourhood Cultural Heritage Landscape
- Located in-situ and physically, visually, historically, and functionally linked to its surroundings
- Distinctive architectural style and location at the peak of a hill means it could be classified as a neighbourhood landmark

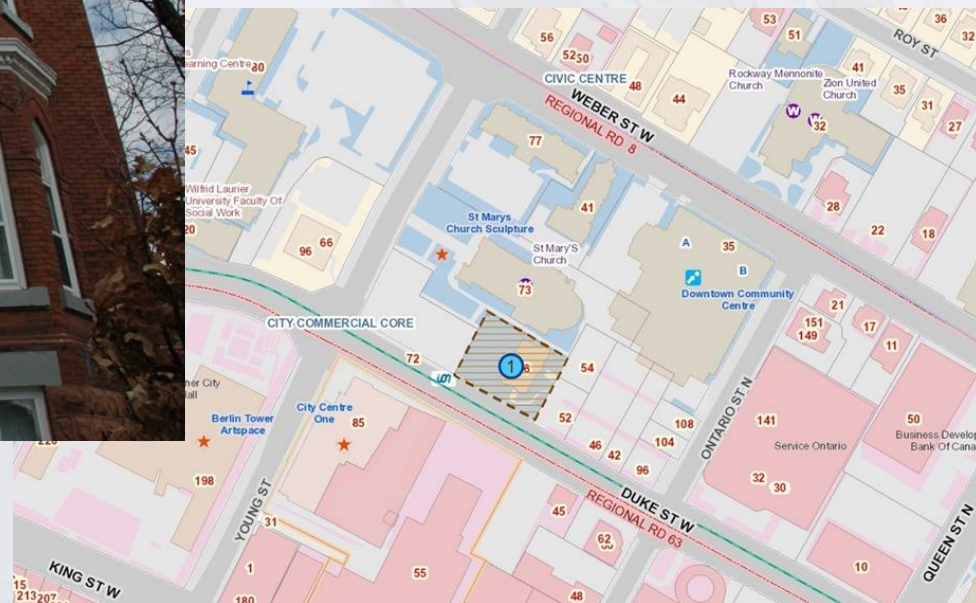


4.6 Municipal Heritage Register Review

56 Duke Street West



56 Duke Street West



Criteria Met: 5 of 9

Value: Design/Physical, Historical/Associative, Contextual

4.6 Municipal Heritage Register Review

56 Duke Street West



CRITERIA	MET?	DESCRIPTION
1. The 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.	Yes	Representative and notable example of Gothic architecture.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The property does not display any craftsmanship or artistic merit outside of what is standard for the buildings architectural style.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The property does not demonstrate a high degree of technical or scientific achievement.
4. This property has historical or associative value because it has direct associations with a theme, event, believe, person, activity, organization or institution that is significant to a community.	Yes	Originally built as a Rectory for the St. Mary's Roman Catholic Church, one of the oldest churches in Kitchener.
5. This 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.	No	
6. The property has historical value or associative value because it demonstrates or reflects the work of an architect, artist, builder, designer, or theorist who is significant to the community	Yes	This property was designed by Charles Knetchel, a prominent architect in the Region.

4.6 Municipal Heritage Register Review

56 Duke Street West



CRITERIA	MET?	DESCRIPTION
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	The property remains in its original location
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	The building remains in its original location, and as part of a block owned by the St. Mary's Roman Catholic Church.
9. The property has contextual value because it is a landmark	No	The property is not a landmark.

Additional Criteria -

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.

4.6 Municipal Heritage Register Review

156 Duke Street West



156 Duke Street West



Criteria Met: 5 of 9

Value: Design/Physical, Historical/Associative, Contextual

4.6 Municipal Heritage Register Review

156 Duke Street West



CRITERIA	MET?	DESCRIPTION
1. The 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.	Yes	Representative and notable example of the Renaissance Revival architectural style in an industrial building.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The property does not display any craftsmanship or artistic merit outside of what is standard for the buildings architectural style.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The property does not demonstrate a high degree of technical or scientific achievement.
4. This property has historical or associative value because it has direct associations with a theme, event, believe, person, activity, organization or institution that is significant to a community.	Yes	Originally home to A. & C. Boehmer Box Company and was constructed by the founders of the company August and Charles Boehmer. Connection to the theme of economic development in the downtown area.
5. This 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.	Yes	Box companies were good barometers of economic conditions. Success and growth of the A. & C. Boehmer Box Company reflected the economic success and growth within the City during its period of operations.
6. The property has historical value or associative value because it demonstrates or reflects the work of an architect, artist, builder, designer, or theorist who is significant to the community	No	This property does not demonstrate the work of an architect, artist, builder, etc.

4.6 Municipal Heritage Register Review

156 Duke Street West



CRITERIA	MET?	DESCRIPTION
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	Remains in its original location and is historically, physically, and visually linked to the streetscape in its scale and massing.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	The building is in its original location within the City Commercial Core and in proximity to a number of the historical businesses that it use to serve.
9. The property has contextual value because it is a landmark	No	This property, while in good condition, is not distinctive in terms of design or height, nor in a prominent location. It is not a landmark.

ADDITIONAL CRITERIA

- Economic – contributed towards the economic development of what was then Berlin in the late 18th and early 20th century
- Environmental – early example of adaptive re-use within Kitchener

4.6 Bill 23 Municipal Heritage Register Review

7 Fischer Court



7 Fischer Court



Criteria Met: 3 of 9

Value: Design/Physical, Historical/Associative

4.6 Bill 23 Municipal Heritage Register Review

7 Fischer Court



CRITERIA	MET?	DESCRIPTION
1. The 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.	Yes	Rare, unique and early example of log construction with a "wedding cake" design.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	Yes	Displays artistic merit with it's unique "wedding cake" design.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The property does not demonstrate a high degree of technical or scientific achievement.
4. This property has historical or associative value because it has direct associations with a theme, event, believe, person, activity, organization or institution that is significant to a community.	No	The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. This 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.	Yes	Has the potential to yield, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work of an architect, artist, builder, designer, or theorist who is significant to the community	No	This property does not demonstrate the work of an architect, artist, builder, etc.

4.6 Bill 23 Municipal Heritage Register Review

7 Fischer Court

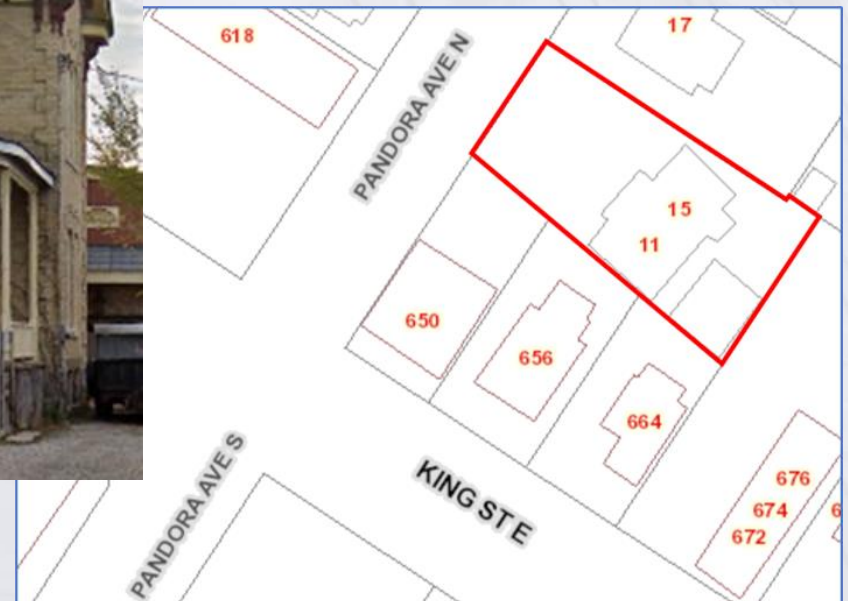


CRITERIA	MET?	DESCRIPTION
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No	Although the property remains in its original location, its contextual value has been lost with development of the surrounding suburban neighbourhood.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	No	Although the property remains in its original location, its contextual value has been lost with development of the surrounding suburban neighbourhood.
9. The property has contextual value because it is a landmark	No	The property is not a landmark.

4.6 Bill 23 Municipal Heritage Register Review 11-15 Pandora Avenue North



11-15 Pandora Avenue North



Criteria Met: 3 of 9

Value: Design/Physical, Historical/Associative

4.6 Bill 23 Municipal Heritage Register Review

11-15 Pandora Avenue North



CRITERIA	MET?	DESCRIPTION
1. The 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.	Yes	Rare and unique example of the Italianate architectural style.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	Yes	Displays a high degree of craftsmanship (e.g., clerestory windows; moulded fascia, plain cornice, and panelled frieze with paired brackets; quoins; etc.).
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The property does not demonstrate a high degree of technical or scientific achievement.
4. This property has historical or associative value because it has direct associations with a theme, event, believe, person, activity, organization or institution that is significant to a community.	Yes	The property has direct associations with early settlement, prominent pioneer Mennonite families, and early industry.
5. This 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.	No	The property does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work of an architect, artist, builder, designer, or theorist who is significant to the community	No	This property does not demonstrate the work of an architect, artist, builder, etc.

4.6 Bill 23 Municipal Heritage Register Review

11-15 Pandora Avenue North



CRITERIA	MET?	DESCRIPTION
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No	Although the property remains in its original location, its contextual value has been lost with surrounding development resulting in a municipal address on Pandora Avenue North, which is a side elevation of the original house.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	No	Although the property remains in its original location, its contextual value has been lost with surrounding development resulting in a municipal address on Pandora Avenue North, which is a side elevation of the original house.
9. The property has contextual value because it is a landmark	No	The property is not a landmark.

Progress

- 51 properties reviewed – goal of 80 properties reviewed
 - 22 fully designated
 - 14 currently undergoing the designation process and at various stages of completion
 - 15 properties reviewed and determined to have no action taken at this time

Field Assignments

- New properties being assigned to teams for field evaluation
- Completed packages expected May HK Meeting

Thank you!