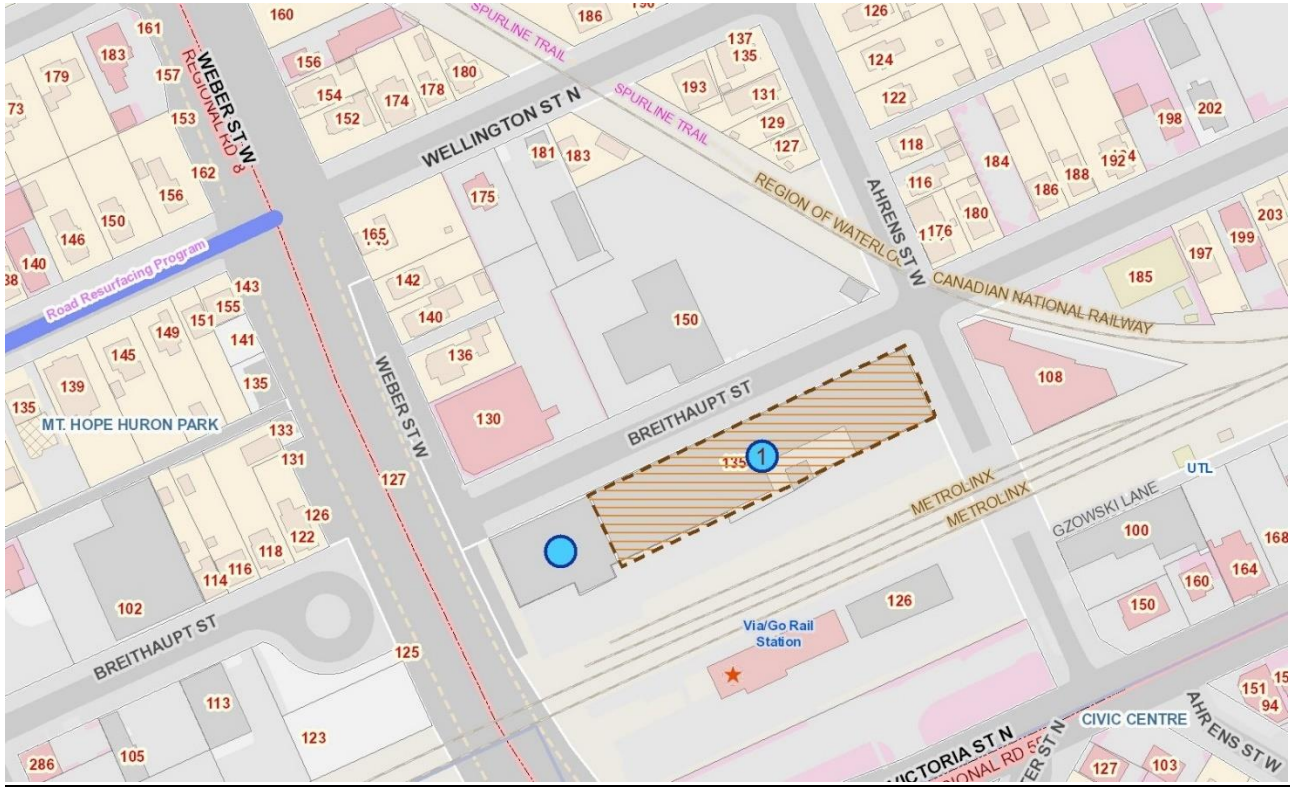


STATEMENT OF SIGNIFICANCE

111 Ahrens Street West



Summary of Significance

- | | |
|---|--|
| <input checked="" type="checkbox"/> Design/Physical Value | <input type="checkbox"/> Social Value |
| <input checked="" type="checkbox"/> Historical Value | <input checked="" type="checkbox"/> Economic Value |
| <input checked="" type="checkbox"/> Contextual Value | <input type="checkbox"/> Environmental Value |

Municipal Address: 111 Ahrens Street West

Legal Description: Plan 376 Part Lot 222 58R-2921

Year Built: 1887

Architectural Styles: Vernacular Industrial

Original Owner: Hartman Krug

Original Use: Industrial

Condition: Good

Description of Cultural Heritage Resource

111 Ahrens Street West is a late 19th century building built in the Industrial Vernacular architectural style. The building is situated on a 1.06-acre parcel of land located on the south side of Breithaupt Street between Weber Street West and Ahrens Street West in the Mt. Hope Huron Park Planning Community

of the City of Kitchener within the Region of Waterloo. The principal resources that contribute to the heritage value are the industrial buildings.

Heritage Value

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

Design/Physical Value

The existing building spans an entire block and is a representative example of an early Industrial Vernacular architectural style in Kitchener. The building is in good condition with many intact original elements including, but not limited to yellow brick construction, flat-roof, parapet walls, stone foundations, and shallow buttressing between windows.

The original Krug Furniture Building was built in 1887 and was initially 2 storeys in height. By 1889, a third storey was added and by 1908, a fourth storey was added to increase the floor space to more than 130,000 square feet. The building was most added onto with a second structure adjoining the original structure sometime after 1908. The 1924/25 Fire Insurance Map identifies four sections of the H. Krug Furniture Co. Ltd. Including: 1. Office, Show room and storage; 2. Shipping, Upholstery and storage; 3. Woodworking, Finishing and Storage; and 4. Machine Room, Bench Room, Finishing and Storage. The 1924/25 First Insurance Map also identifies two buildings, which are now part of the Krug property. These buildings were the J.M. Card Lumber Co. and the Alpha Chemical Co. With the building occupying a whole city block, it was believed that this was the largest furniture plant in the British Empire at the time covering a floor space of 80,000 square feet. Today, the building is 4-storeys in height with a “U” building footprint , with a flat roof and a decorative cornice.

The building almost retains its original fenestration pattern on all elevations and has many door openings on the ground floor. On the northern elevation, the façade can be divided into 25 bay sections, with brick buttresses between each bay. The first nine (9) sections of the façade include two 6-over-6 double hung-windows with stone headers and sills on each storey. The rest of the sections contain triple 6-over-6 double-hung windows with stone headers and sills. On the south elevation of the earlier portion of the building (towards the intersection of Ahrens Street West and Breithaupt Street),

The west elevation is divided into 6 sections with brick buttresses, with each storey containing two double-hung 6-over-6 windows with stone headers and sills on the upper storeys. Some windows on the second storey have been replaced. The ground level includes an entrance, a garage that had been modified and filled in and now has a triple window. There are also remnants of the original sign banding that read “ H. Krug Furniture Co.”, the façade can be divided into section due to the shallow buttresses, with each section containing two 6-over-6 double hung windows with decorative stone headers and sills on each storey. This fenestration pattern continues towards the other end of façade, where the windows change to triple 6-over-6 double hung windows with decorative stone headers and sills separated by buttresses on each storey. There is also a small three-storey addition with a parapet and flat roof, which contains slightly arches windows separated by buttresses on it’s front façade, and other numerous window openings that have been boarded up on the side façade. The original sign banding of the furniture company can be seen in three places on this façade – on either end of the façade, and one in the center of the façade between the third and fourth storey. There is also a brick chimney between the smaller addition and the main portion of the building.

The buildings that were formerly a part of the Alpha Chemical Co. are of brick construction that has been painted white but were not historically part of the original Krug Furniture building. The Alpha Chemical Co. was founded by brothers William John and David Moody on Foundry Street (Ontario Street) making stove and harness polishes. The company moved to the Breithaupt Street location in 1897. In 1957 the company manufactured more than 60 products including: soaps, cleaners, polish, dubbin, ink, antiseptics, mucilage, enamels, sewing machine oil, silver cream, wax tile, compounds and abrasives. The H. Krug Furniture Co. purchased the Alpha Chemical Co. building on Breithaupt Street in 1979.

Historical Value

The historic and associative values relate to original building owner Hartman Krug. Hartman Krug was born in 1853 in the Township of Wilmot to John Henry Krug and his wife Sophia Schultz. He learned the furniture trade at Poth's cabinet shop in New Dundee and gained further experience in carpentry and furniture manufacturing after coming to Berlin in the 1870s before starting his own business. He worked for the Simpson's Furniture Factory on King Street West. Krug then partnered with Albert Ruby to establish his company in the early 1880s. In 1887, H. Krug opened his furniture factory at Ahrens Street and Breithaupt Street across the Grand Trunk Railway Station. In addition to the original structure at the intersection of Ahrens and Breithaupt Street, a second structure was added to the factory complex during its early development and was located across from the original factory, on Breithaupt Street. At one point, the plant took up two city blocks, most of the streetscape from Ahrens Street to Weber Street and originally included a lumberyard, dry kilns, and large storage warehouses where the dry lumber supply was stored before being transformed into furniture.

Hartman Krug was also one of the most prominent and influential businessmen at the center of industrial boom taking place in Berlin in the later 1800s. He was identified as being involved with several other Berlin companies and served on the Separate School Board and Town Council for a number of years. He was also a charter member of the Interior Hardwood Company, and in 1916 purchased the Doon Twine plant and brought it into the City. Krug married Annie Teresa Dunn in 1880 and had five sons and five daughters. Three of his sons – Rudolph, Henry and John – succeeded to the presidencies of both the H. Krug Furniture Company and the Doon Twines Limited. Henry became the president of Doon Twines Limited in 1927. Hartman Krug was active in the company until his death in 1933.

The H. Krug Furniture Company initially produced frames, dining room sets, and rockers. The company manufactured all types of furniture including hard-carved household furniture. The factory continued to expand its product line and was soon making upholstered items and a line of hand-carved home furniture. Although the company offered a variety of products, it first found its niche in chair making, and then office furniture.

The Krug Furniture Company has seen immense success since its founding and still continues to be a prominent furniture company in Ontario. In 1980, the company purchased the 75-year-old Imperial Furniture Manufacturing Co. Ltd. Of Stratford from Howard Hemphill. The new acquisition, also known as the Imperial Furniture division of Krug Furniture Co., has about 185,000 square feet of floor space and manufactured dining room, bedroom and made-to-order furniture. In 1984, still needing more space, the company purchased the former Coppercraft building on Manitou Drive in Kitchener to set up its veneer shipping and warehousing business. In May of 2000, Krug bought the Kaufman business

based in Collingwood, Ontario. It is understood that this purchase brought together two of the most respected furniture companies in the industry and ensure Krug Inc. a primary place in the market.

Contextual Value

111 Ahrens Street West has contextual value because it is physically, functionally, visually and historically linked to its surroundings. The building exists in its original location, and still occupies a whole city block. The building is still being used for furniture production by Krug Furniture. The property has contextual value because it is important in defining, maintaining or supporting the character of the area. The property is within the Warehouse District Cultural Heritage Landscape (CHL), which has been identified as a high priority cultural heritage resource. The Warehouse District CHL is significant because it includes a number of buildings that were instrumental to the development and progress of Kitchener's economy, making it the center of industrial growth in Canada at the turn of the 20th century. Due to the size and architectural style of the building, this building is very prominent and well-known within the community. Additionally, due to its location at the corner of Ahrens Street West and Breithaupt Street near the train tracks, this building is easily recognizable and is a landmark within the community.

Other Values

Economic Value

111 Ahrens Street has economic value as it significantly contributed to Berlin's, and then Kitchener's economic development. At one point, the Krug Furniture Plant was considered the largest furniture plant in the British Empire. Additionally, Hartman Krug was a prominent and influential businessman, who was very involved in the community,

Heritage Attributes

The heritage attributes of 111 Ahrens Street West resides in the following heritage attributes:

- All elements related to the construction and Industrial Vernacular architectural style of the original portion of the Krug Furniture building, including:
 - Location, orientation and massing of the building;
 - roof and roofline, including:
 - flat roof;
 - parapet wall;
 - door openings;
 - window and window openings, including:
 - tripled 6/6 double hung windows per bay;
 - stone headers and sills;
 - yellow brick construction;
 - stone foundation (original building);
 - shallow buttressing between windows;
 - decorative cornice;
 - sign banding on the west and south elevations; and,
 - chimney.
- All elements related to the contextual value of the original portion of the Krug Furniture building, including:

- Its original location on Ahrens and Breithaupt Streets and its contribution to the Breithaupt Street and Ahrens Street West landscape.

Photos



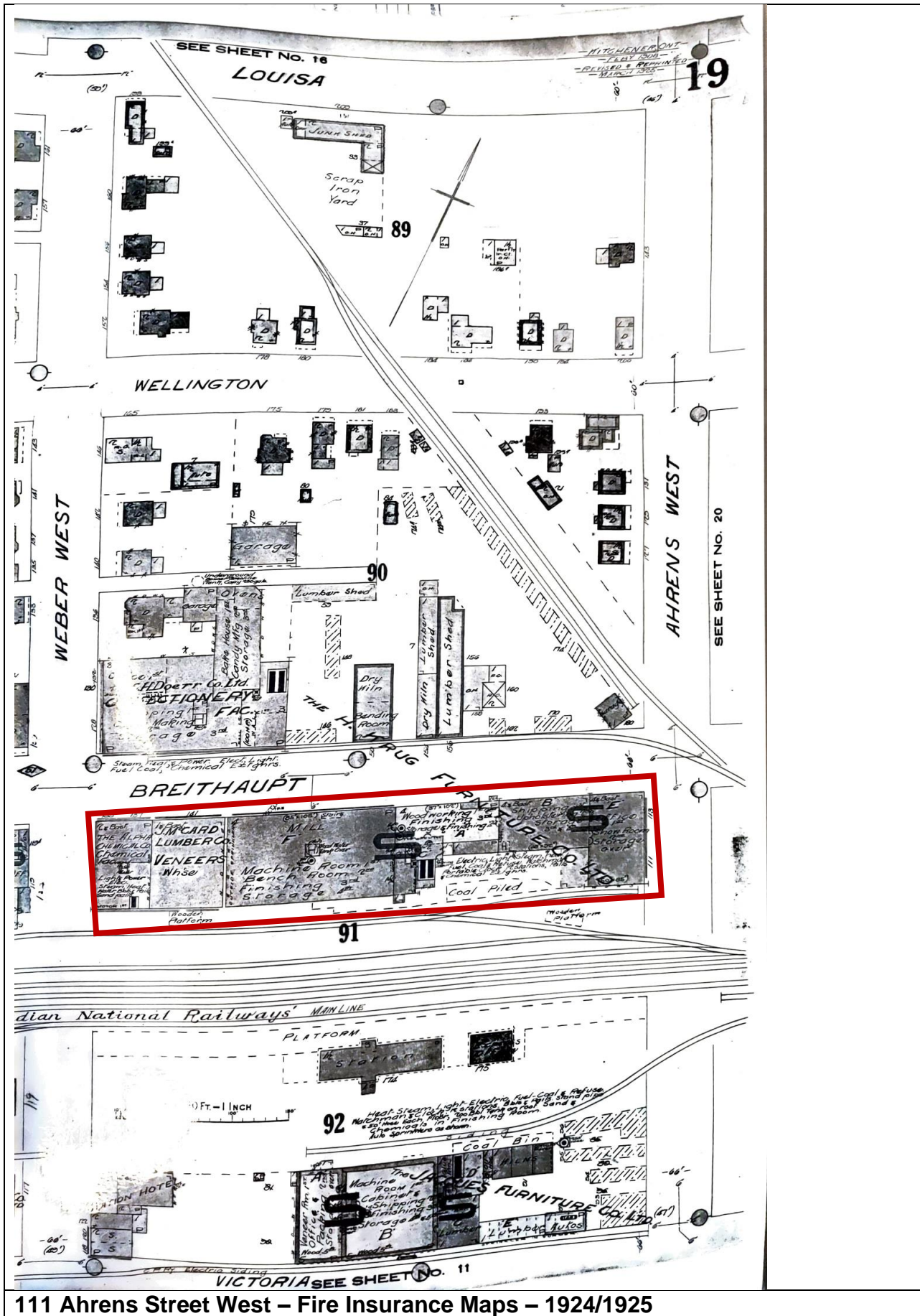
111 Ahrens Street West – south elevation



111 Ahrens Street West – North elevation



111 Ahrens Street West – South Elevation



111 Ahrens Street West – Fire Insurance Maps – 1924/1925

References

Glover, Robert A. (2013), Old Factory Smoke Berlin, Ontario, University of Waterloo Bookstore, accessed via Kitchener Public Library Archives, pp. 245-247.

Town of Berlin Fire Insurance Maps – 1924/25

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

Waterloo Historical Society, 1987, Volume – 75, Kitchener Ontario, accessed via Kitchener Public Library Archives

Webb, L. 2008., *Krug, A Global Name in Furniture*, Waterloo Historical Society, Vol. 97, Kitchener, Ontario accessed via Kitchener Public Library Archives

CULTURAL HERITAGE EVALUATION FORM

Address: 111 Ahrens Street West Recorder: Deeksha Choudhry

Description: Industrial Date: April 15, 2024

Photographs Attached:

Front Façade Left Façade Right Façade Rear Façade 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 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	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>scientific achievement.</p> <p><i>* E.g. - constructed with a unique material combination or use, incorporates challenging geometric designs etc.</i></p>		
<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>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><i>* Additional archival work may be required.</i></p>		
<p>7. The property has contextual value because it is important in defining, maintaining or 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>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>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 type="checkbox"/> Yes <input checked="" type="checkbox"/></p>

Notes

Additional Criteria	Recorder	Heritage Kitchener Committee
<p>Interior: Is the interior arrangement, finish,</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>

craftsmanship and/or detail noteworthy?		
Completeness: Does this structure have other original outbuildings, notable landscaping or external features that complete the site?	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 type="checkbox"/> Yes <input checked="" type="checkbox"/>
Site Integrity: Does the structure occupy its original site? <i>* If relocated, is it relocated on its original site, moved from another site, 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 type="checkbox"/> Yes <input checked="" type="checkbox"/>
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.	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"/>
Alterations: Are there additional elements or features that should be added to the heritage attribute list?	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"/>
Condition: Is the building in good condition? <i>*E.g. - Could be a good candidate for adaptive re-use if possible and contribute towards equity-building and climate change action.</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 type="checkbox"/> Yes <input checked="" type="checkbox"/>
Indigenous History: Could this site be of importance to Indigenous heritage and history? <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> Could there be any urban Indigenous history associated with the property?	N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input checked="" type="checkbox"/> Additional Research Required 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><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>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"/> Church</p>	<p>Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Other <input checked="" type="checkbox"/> - Industrial</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"/> <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"/> <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: _____

