

HERITAGE KITCHENER MEETING

Meeting Date: May 7, 2024

Agenda



- 4.1 Draft Heritage Impact Assessment (HIA) - 2091 Bleams Road
- 4.2 Draft Heritage Impact Assessment (HIA) - Hidden Valley Secondary Plan – Land Use Implementation Project
- 4.3 Heritage Permit Application HPA-2024-IV-008 – 10 Duke Street West
- 4.4 Notice of Intention to Designate – 131 Victoria Street South under Part IV of the Ontario Heritage Act
- 4.5 Notice of Intention to Designate – 87 Scott Street and 82 Weber Street East under Part IV of the Ontario Heritage Act
- 4.6 Bill 23 Municipal Heritage Register Review – May 2024 Update

4.1 Draft Heritage Impact Assessment (HIA)

2091 Bleams Road



4.1 Draft Heritage Impact Assessment (HIA)

2091 Bleams Road

Background:

- Has no status under the OHA but is identified within the Rosenberg Community Secondary Plan as being a potential cultural heritage resource
- Proposing demolition of both structures

Evaluation

- Evaluated against Ontario Regulation 9/06 and determined to meet only one criteria
- Contains an early and rare example of a log-house and barn constructed c. 1858



4.1 Draft Heritage Impact Assessment (HIA)

2091 Bleams Road

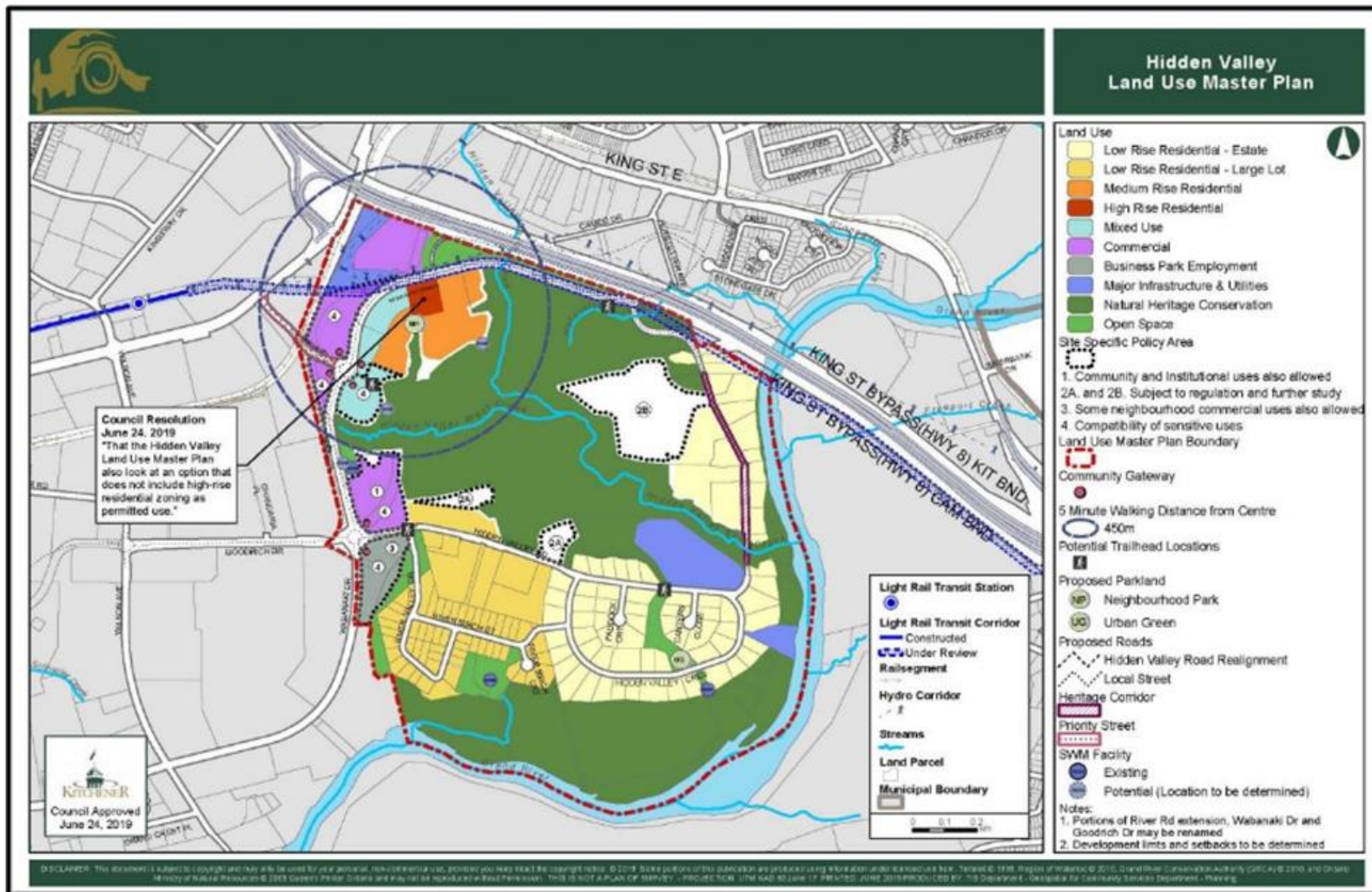
Impact / Structural Assessment:

- Proposed demolition will result in minor impact relating to destruction of heritage attributes
- Structural stability has been assessed and determined to be in poor condition

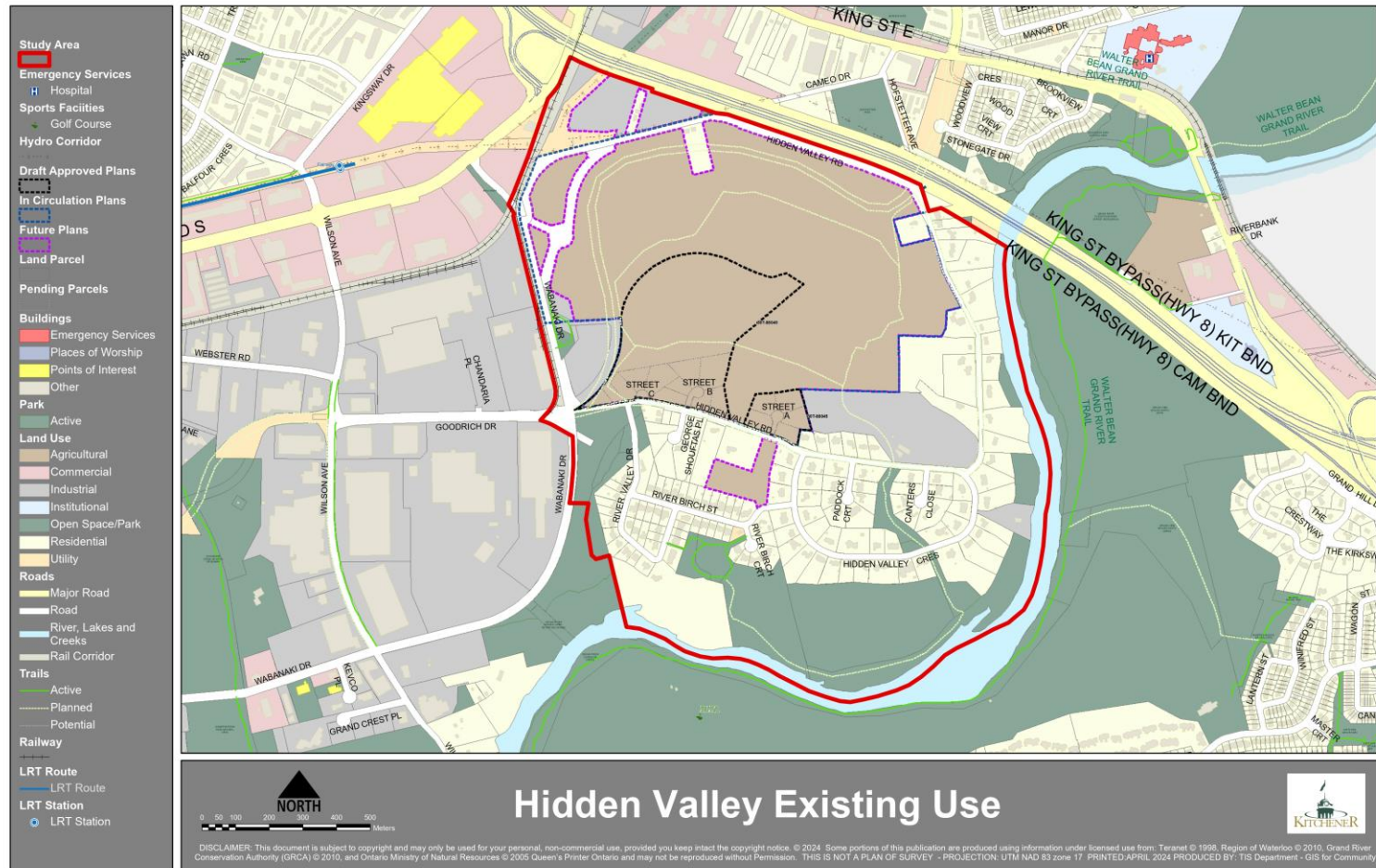


Recommendations

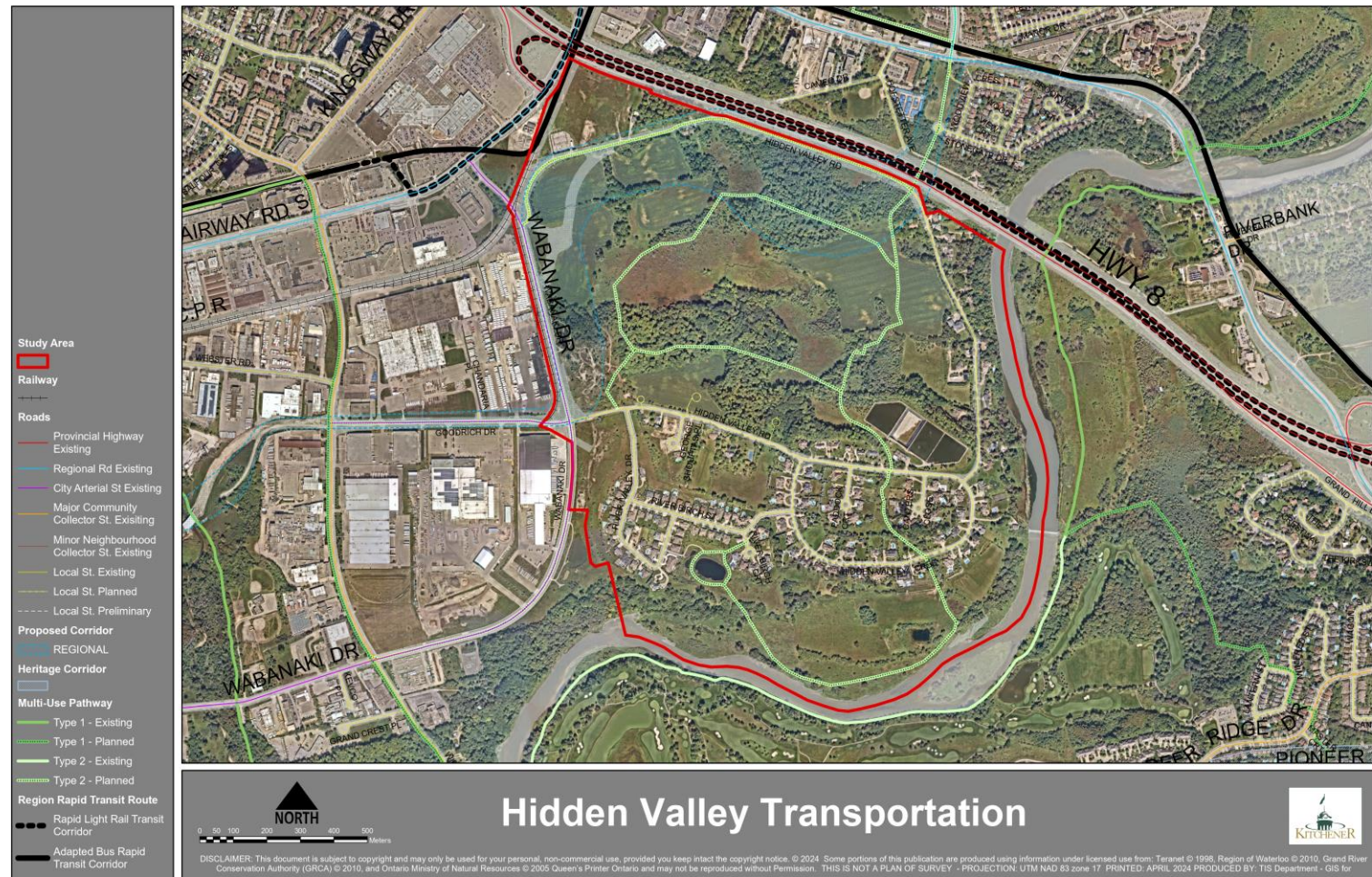
- Documentation and Salvage Report be prepared
- Salvaged material be used in commemoration in future subdivision development



4.2 Draft Heritage Impact Assessment (HIA) - Hidden Valley Secondary Plan – Land Use Implementation Project



4.2 Draft Heritage Impact Assessment (HIA) - Hidden Valley Secondary Plan – Land Use Implementation Project



4.2 Draft Heritage Impact Assessment (HIA) - Hidden Valley Secondary Plan – Land Use Implementation Project



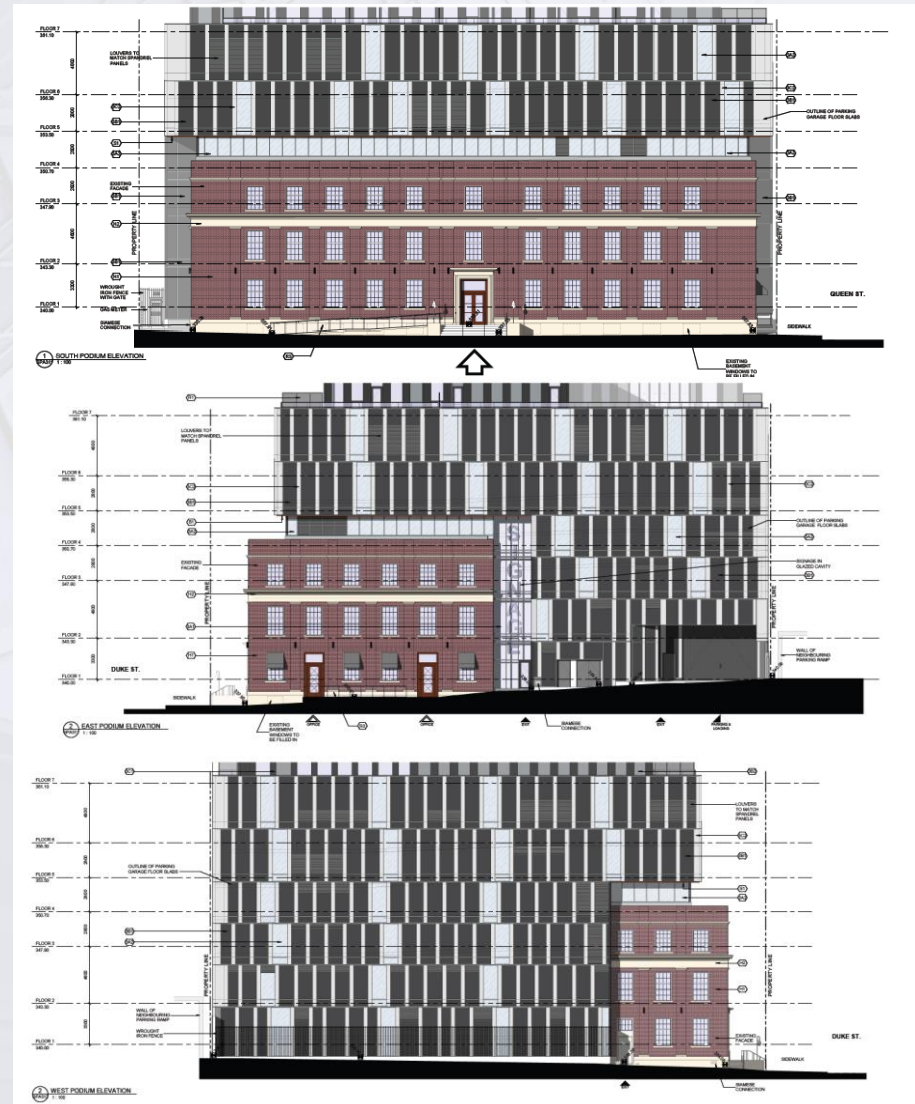
10 Duke Street West



10 Duke Street West

Proposed:

- Construction of a 45-storey mixed use building
- Retention of the entirety of the front and east side façade and a portion of the west side façade
- Retained facades incorporated into the new podium
- Podium set back and lifted from retained portions and clear / neutral glazing used to create visual separation



10 Duke Street West

In reviewing the application:

- Design maintains the character and rhythm of the streetscape and focuses attention onto the heritage resource
- Retention in full was contemplated and determined to not be feasible
- Submitted documents detail how the heritage resource is to be protected during construction activities including demolition, stabilization, and monitoring
- Documentation, salvage, and commemoration are also proposed
- The proposed work is in accordance with the Guiding Principles in the Conservation of Historical Properties and the Standards and Guidelines for the Conservation of Historic Places in Canada



4.4 Notice of Intention to Designate – 131 Victoria Street South



7 of 9 Criteria Met

4.4 Notice of Intention to Designate – 131 Victoria Street South

Design/Physical Value:

- Rare and unique example of the Ukrainian Baroque architectural style with influences from the Byzantine architectural style.
- Displays a high degree of craftsmanship and artistic merit, esp. the clerestory windows, bronze pear-shaped dome, and rooftop cupola topped by a cross

Historical/Associative Value:

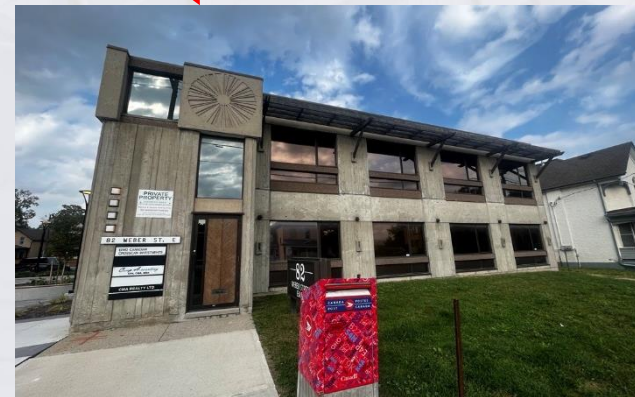
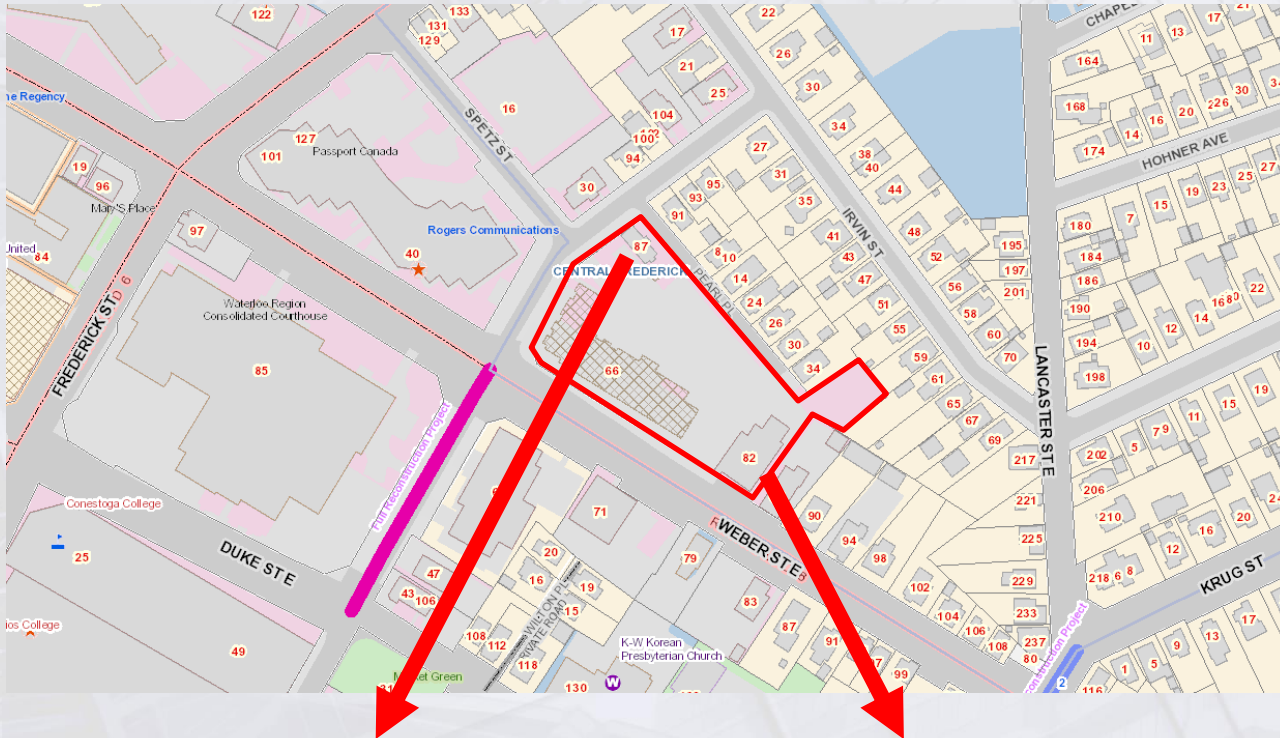
- Relates to Ukrainian immigrants, Kitchener's industrial history, the Ukrainian Catholic Church of the Transfiguration and Mykola Bibniak

Contextual Value:

- Remains in its original location in close proximity to the rectory, parish centre, on-site park and local industries



4.3 Notice of Intention to Designate 87 Scott St and 82 Weber St E



4.5 Notice of Intention to Designate **87 Scott St and 82 Weber St E**

Design Value

- Representative example of the Italianate architectural style
- Undergone recent rehabilitation to repair or restore original and character defining elements of the home



4.5 Notice of Intention to Designate **87 Scott St and 82 Weber St E**

Design Value

- Excellent example of modern or modernist architecture within the Waterloo Region
- Includes notable features such as the cast-in-place concrete used to create a textured surface representative of natural materials, and circular disk decorative motifs



4.5 Notice of Intention to Designate **87 Scott St and 82 Weber St E**



Historical Value

- Designed by Horton & Ball Architects, a local firm responsible for notable buildings in the area including the Waterloo Public Library and Stanley Park Mall.
- Contributes to understanding of the modernist movement in Southwestern Ontario and yields information on the transition in architectural style that occurred after the Cold War



4.5 Notice of Intention to Designate **87 Scott St and 82 Weber St E**

Contextual Value

- Contributes to the continuity and character of the Scott Street streetscape
- Mirrors the adjacent building of 91 Scott Street to create a distinctive and balanced frame to the entrance of Pearl Place



- Properties for consideration:
 - 113-151 Charles Street West/ 170-188 Joseph Street/ 3-44 Francis Street South
 - 83-85 King Street West
 - 87-91 King Street West
 - 97-99 King Street West
 - 148 Madison Avenue South
 - 171-173 Victoria Street North
 - 111 Ahrens Street West

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113-151 Charles Street West/ 170-188 Joseph Street/ 3-44 Francis Street South



7 of 9 Criteria Met

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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	Early example of a complex of approx. 15 interconnected buildings constructed in the Industrial Vernacular architectural style with many intact heritage attributes
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	Yes	Examples of craftsmanship and artistic merit include: brick pilasters; segmentally arched window openings with brick voussoirs; lionhead tie rods; decorative brickwork; painted signage; 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, belief, person, activity, organization or institution that is significant to a community.	Yes	Historical/associative value relating to early settlement, Berlin as the County seat for the County of Waterloo, the Grand Trunk Railway extension, the leather tanning industry, and Reinhold Lang.
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	Historical/associative value relating to early settlement, Pennsylvania German Mennonites, the GCT, German speaking immigrants, and the leather tanning industry.
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	The architects/builders of the historic buildings are unknown.

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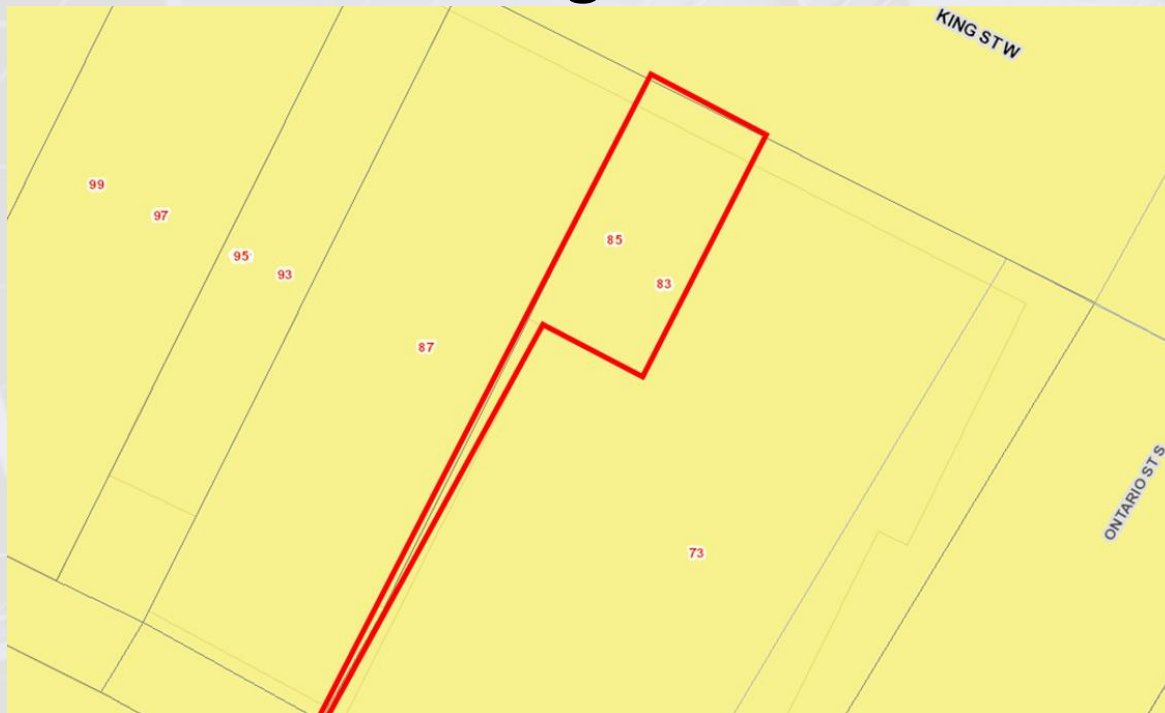


CRITERIA	MET?	DESCRIPTION
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	Remains in its original location within the Warehouse District.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	The buildings are historically and visually linked to Lang Site B, other industrial buildings, former homes of industrial workers, the Victoria Park Neighbourhood Heritage Conservation District, the railway line, and the Warehouse District.
9. The property has contextual value because it is a landmark	Yes	The complex of buildings is recognized as a significant landmark reflecting Kitchener's Industrial Vernacular architecture including the last remaining industrial smokestack of the industrial era, the development and growth of Berlin's (now Kitchener's) leather tanning industry, the establishment of Berlin (now Kitchener) as an industrial centre, and the overall industrial development in Kitchener.

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83-85 King Street West



5 of 9 Criteria Met



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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	Early and rare example of 20 th -century, commercial brick building built in the Classic Revival architectural style
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	Yes	Examples of craftsmanship and artistic merit include: decorative brick cornice, frieze, and stone/brick architrave; ornamental brick moulding and corbelling; brick pilasters; semi-circular transom design; decorative brick hood moulds with keystones; rectangular transoms; and, brick voussoirs
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, belief, person, activity, organization or institution that is significant to a community.	Yes	Historical/associative value given its direct association with early development of King Street West in what is now referred to as Downtown 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	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	The builder appears to be Frank Heiman but research did not suggest that he was significant to the community

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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 contextual value of the property relates to its location and proximity to adjacent commercial buildings that share the same Vernacular Classic Revival architectural style and almost identical heritage attributes.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	Collectively, the properties municipally addressed as 83-85 King Street West, 87-91 King Street West and 97-99 King Street West contribute to the character of the City's Downtown and the King Street West streetscape.
9. The property has contextual value because it is a landmark	No	The property is not a landmark.

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87-91 King Street West



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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	Early and rare example of 20 th -century, commercial brick building built in the Classic Revival architectural style
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	Yes	Examples of craftsmanship and artistic merit include: decorative brick cornice, frieze, and stone/brick architrave; ornamental brick moulding and corbelling; brick pilasters; semi-circular transom design; decorative brick hood moulds with keystones; rectangular transoms; and, brick voussoirs
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, belief, person, activity, organization or institution that is significant to a community.	Yes	Historical/associative value given its direct association with early development of King Street West in what is now referred to as Downtown 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	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	The architect/builder is unknown.

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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 contextual value of the property relates to its location and proximity to adjacent commercial buildings that share the same Vernacular Classic Revival architectural style and almost identical heritage attributes.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	Collectively, the properties municipally addressed as 83-85 King Street West, 87-91 King Street West and 97-99 King Street West contribute to the character of the City's Downtown and the King Street West streetscape.
9. The property has contextual value because it is a landmark	No	The property is not a landmark.

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97-99 King Street West



5 of 9 Criteria Met



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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	Early and rare example of 20 th -century, commercial brick building built in the Classic Revival architectural style
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	Yes	Examples of craftsmanship and artistic merit include: decorative brick cornice, frieze, and stone/brick architrave; ornamental brick moulding and corbelling; brick pilasters; semi-circular transom design; decorative brick hood moulds with keystones; rectangular transoms; and, brick voussoirs
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, belief, person, activity, organization or institution that is significant to a community.	Yes	Historical/associative value given its direct association with early development of King Street West in what is now referred to as Downtown 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	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	The architect/builder is unknown.

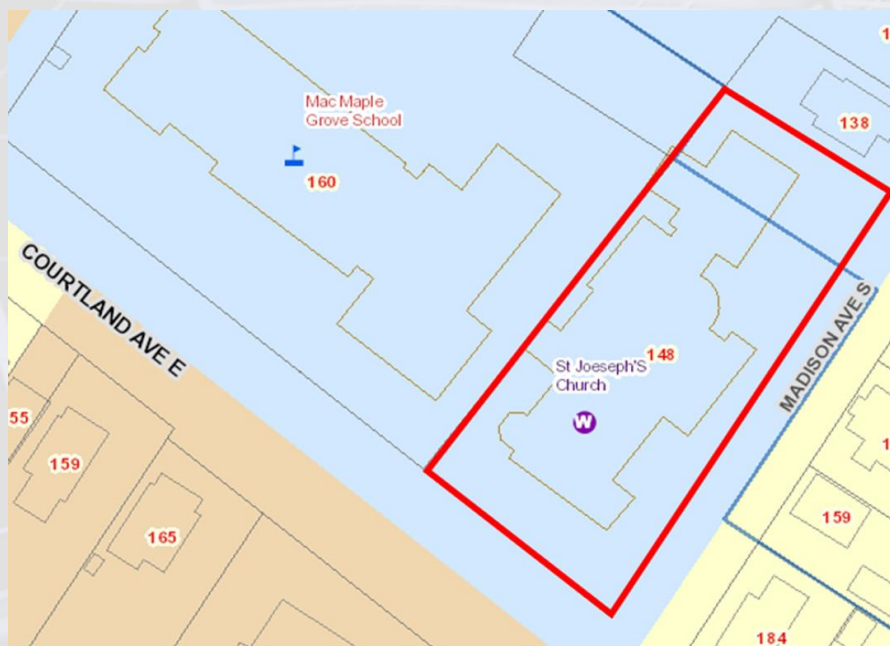
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CRITERIA	MET?	DESCRIPTION
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	The contextual value of the property relates to its location and proximity to adjacent commercial buildings that share the same Vernacular Classic Revival architectural style and almost identical heritage attributes.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	Collectively, the properties municipally addressed as 83-85 King Street West, 87-91 King Street West and 97-99 King Street West contribute to the character of the City's Downtown and the King Street West streetscape.
9. The property has contextual value because it is a landmark	No	The property is not a landmark.

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148 Madison Avenue South



8 of 9 Criteria Met



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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 a mid-20th century church built in the Romanesque architectural style
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	Yes	Examples of craftsmanship and artistic merit include: rose window; stained glass; round stone columns with Corinthian capitals; stone arches and quoining; stone crosses; main entrance archivolt; square bell tower; 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, belief, person, activity, organization or institution that is significant to a community.	Yes	Historical/associative value given its direct association with the original owner, congregation, original pastor, architect and builder.
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	The property yields information about the growing roman catholic population and their patience to finalize construction of their building when faced with a steel shortage during the depression.
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	The building was designed by Bernal A. Jones. The building was built by Ball Brothers Ltd. (now Ball Construction).

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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 contextual values relate to the contribution that the building makes to the continuity and character of the Courtland Avenue East and Madison Avenue South streetscapes
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	The church and parish house are physically, functionally, visually and historically linked to each other. The church is physically, visually and historically linked to the former St. Joseph's Catholic School
9. The property has contextual value because it is a landmark	Yes	The prominence of the church on a corner lot with a grand square bell tower make the building a recognizable neighbourhood landmark.

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171-173 Victoria Street North



3 of 9 Criteria Met



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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	The property demonstrates design/physical value as rare example of a late 19 th century prestigious semi-detached dwelling built in the Italianate architectural style. The building has many intact heritage attributes.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	Yes	Examples of craftsmanship and artistic merit include: projecting bays; fascia, soffits and frieze board with paired brackets; buff and red brick; brick voussoirs; segmentally arched windows; front entrance with transom and side lites; 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, belief, person, activity, organization or institution that is significant to a community.	Yes	Historical/associative value given its direct association with the late Ian MacNaughton and his planning firm MHBC – MacNaughton Hersen Britton Clarkson Planning Limited
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 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	The architect/builder is unknown.

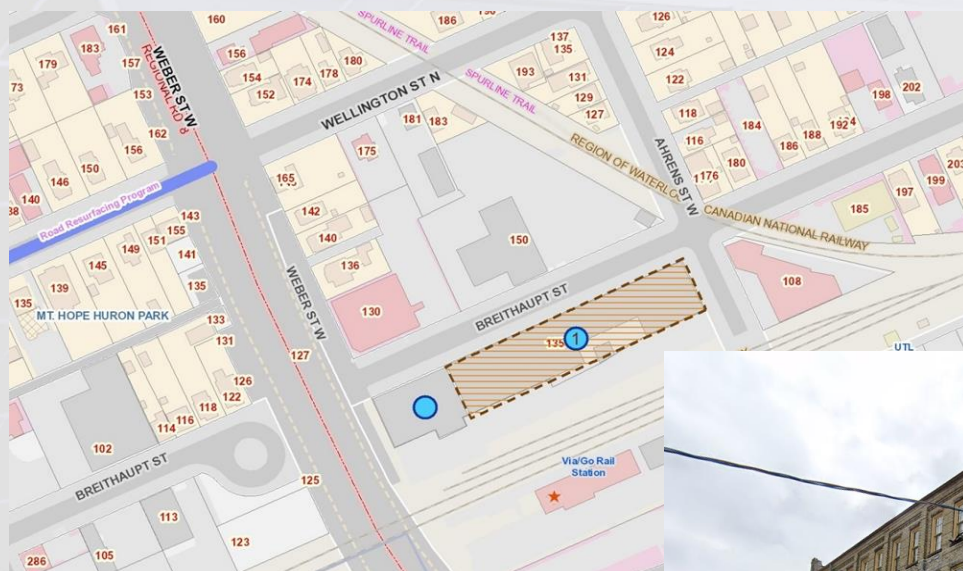
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CRITERIA	MET?	DESCRIPTION
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No	The property does not define, maintain or support the character of the Victoria Street North streetscape
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	No	The property is not physically, functionally, visually, or historically linked to its surroundings
9. The property has contextual value because it is a landmark	No	The property is not a landmark

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111 Ahrens Street West



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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	Early representative example of Industrial Vernacular Style of architecture with many intact original elements, and intact massing.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	Does not display a high degree of craftsmanship or artistic merit.
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	Historic and associative values relate to Krug Furniture Company – one of the largest furniture companies in the British Empire at one point – and still to this day a successfully operating company.
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	Does not have 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	The architect of the original building is unknown. However, the later addition was designed by Charles Knetchel.

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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 within the Mt. Hope Huron Park neighborhood and in close proximity to the Canadian National Railway Line.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	The building is physically, functionally, visually and historically linked to its surroundings. It is still used today by Krug Furniture Company.
9. The property has contextual value because it is a landmark	Yes	Due to the size of the building taking up two city blocks, and its architectural style, it is considered to be a widely recognized building within the community, making it a landmark.

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Progress

- 58 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

Thank you!