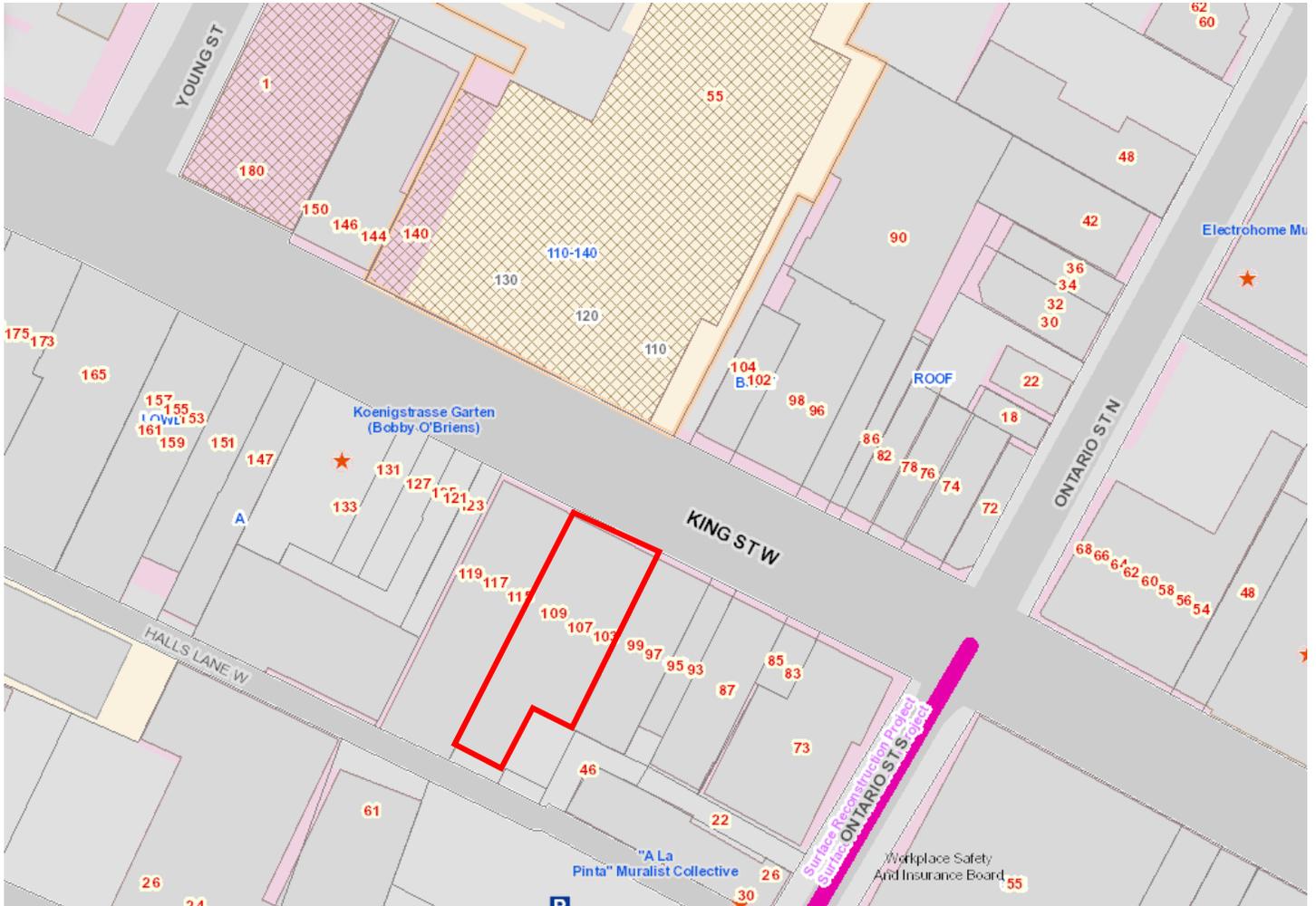


# STATEMENT OF SIGNIFICANCE

## 103-109 KING STREET WEST



### Summary of Significance

- Design/Physical Value
- Historical Value
- Contextual Value

- Social Value
- Economic Value
- Environmental Value

**Municipal Address:** 103-109 King Street West

**Legal Description:** Plan 380 Pt Lot 9

**Year Built:** c. 1908

**Architectural Style:** Classic Revival

**Original Owner:** Christian Huehn

**Original Use:** Commercial

**Condition:** Good

## **Description of Cultural Heritage Resource**

103-109 King Street West is a three storey early 20<sup>th</sup> century brick building built in the Classic Revival architectural style. The building is situated on a 0.19 acre parcel of land located on the south side of King Street West between Gaukel Street and Ontario Street South 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 commercial building.

## **Heritage Value**

103-109 King Street West is recognized for its design, physical, historic and contextual values.

### **Design / Physical Value**

The building is a representative example of the Classic Revival architectural style. The building is in good condition with many intact original elements. The building features brick construction of a colour unique to the area, a brick parapet wall with intricate brick details, brick pilasters, continuous stone lintels and sills, and original window openings.

#### *Front Façade*

103-109 King Street West fronts onto King Street West. It's façade is divided vertically into two sections by three piers, three storeys in height which create two bays. The first floor of the building contains storefronts and its appearance has been modernized. The second storey contains a row of six windows, three in each bay. The windows do not appear to be original and the window openings on the eastern-most bay have been reduced in size. Below the windows are stone sills, and above and dividing the second storey from the third is a continuous stone lintel. The third storey contains a row of eight windows, four in each bay and all of a size. The windows do not appear to be original. These windows are also framed by stone lintels and sills. The roofline possesses a brick parapet with decorative brickwork.

### **Historical / Associative Value**

The building was built c. 1908 as part of the Huehn Block built by Christian Huehn, an accountant for the Breithaupt Leather Company. He was also the founder of the Fischman Spring Company and he presented Kitchener with the site for St. Mary's General Hospital.

The building is also associated with the Freemasons community presence in the City of Kitchener. The Freemasons are the oldest and largest fraternal organization in the world, with bodies present in numerous countries. Within Ontario alone there are over 550 lodges, with 103-109 King Street West being the former home to Grand River Lodge 151. The first Masonic lodge within what was then the County of Waterloo was established in June 1861 and was instituted as Alma Lodge No. 72 in the Town of Galt. Grand River Lodge 151 was formed just one month later in July 1861. W. D. Perine was the first Master of the lodge and a known industrialist in the area. He and his brothers M.B Perine and J.S. Perine established the Doon Twine and Cordage Company in 1853, and the mill was the first of its kind in Canada to produce twine, rope, and curtain cordage. A number of other prominent male citizens have been members of the Freemasons, including but not limited to Alexander Millar (Berlin Business Lawyer), William Hendry (Manager of Ontario Mutual Life Assurance Company, now part of Sun Life Assurance Company of Canada), Joseph E. Seagram (founder of Seagram Distillery), David Forsyth (leading educationist), and more.

The construction of the Huehn Block, including 107 King Street West, provided an opportunity for the Grand River Masonic Lodge to acquire a space more suitable for their organization. The upper floors of the building were designed to include a lodge room, a dinner room, and other rooms. The building served as the centre for Masonic activity for 47 years (c. 1908 – c.1956).

## **Contextual Value**

The contextual value of 103-109 King Street West relates to its contribution in maintaining the commercial character of the surrounding area, as well as its physical, visual, and historical link to its surroundings. The subject property is located within the Downtown Cultural Heritage Landscape, which is within the City Centre District and is an area that has historically been recognized as the heart of the downtown and a focal point of the Region for development. The area is occupied by a mix of uses, with hotels, banks, and other commercial enterprises being the original anchors of the commercial core. Several of these historical anchors are still present and have been designated under the Ontario Heritage Act, including the commercial building 115-117 King Street West directly adjacent to 103-109 King Street West to the west and 1-11 King Street West/18-20 Queen Street North (the Walper Hotel), 37 King Street West, and 41-45 King Street West in proximity to the east. Many other late-19<sup>th</sup> century and early-20<sup>th</sup> century commercial structures also remain and contribute further to the character of the streetscape and surrounding area.

## **Heritage Attributes**

The heritage value of 103-109 King Street West resides in the following heritage attributes:

- All elements related to the construction and Classic Revival architectural style of the building, including:
  - Brick parapet wall;
  - Brick construction, including brick colour;
  - Brick pilasters;
  - Continuous stone lintels and sills; and,
  - Window openings.

## **Photographs**



Front Elevation



Contextual Setting