

Staff Report



Development Services Department

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REPORT TO: Heritage Kitchener

DATE OF MEETING: August 6, 2024

SUBMITTED BY: Garrett Stevenson, Director of Development and Housing Approvals,
519-741-2200 ext. 7070

PREPARED BY: Jessica Vieira, Heritage Planner, 519-741-2200 ext. 7291

WARD(S) INVOLVED: Ward 9

DATE OF REPORT: July 19, 2024

REPORT NO.: DSD-2024-330

SUBJECT: Notice of Intention to Designate 709 King Street West under Part IV
of the Ontario Heritage Act

RECOMMENDATION:

That pursuant to Section 29 of the *Ontario Heritage Act*, the Clerk be directed to publish a Notice of Intention to Designate the property municipally addressed as 709 King Street West as being of cultural heritage value or interest.

REPORT HIGHLIGHTS:

- The purpose of this report is to request that Council direct the Clerk to publish a Notice of Intention to Designate the property municipally addressed as 709 King Street West under Part IV of the *Ontario Heritage Act*.
- An updated Statement of Significance on the property's cultural heritage value was taken to the Heritage Kitchener Committee on June 11, 2024. On this meeting date, the Committee recommended that pursuant to Section 29 of the *Ontario Heritage Act*, the cultural heritage value or interest of 709 King Street West be recognized and designation pursued.
- The key finding of this report is that the property municipally addressed as 709 King Street West meets the criteria for designation under Ontario Regulation 9/06 (amended by Ontario Regulation 569/22) and has been confirmed to be a significant cultural heritage resource. The property is recognized for its design/physical, historical/associative, and contextual value.
- There are no financial implications with this recommendation.
- Community engagement included informing residents by posting this report with the agenda in advance of the Heritage Kitchener committee meeting, providing written correspondence to the property owner, and consulting with Heritage Kitchener. In addition, should Council choose to give notice of its intention to designate, such notice will be served to the Owner and the Ontario Heritage Trust.
- This report supports the delivery of core services.

*** This information is available in accessible formats upon request. ***
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

BACKGROUND:

709 King Street West is a two storey early 20th century brick school building built in the Neo Classical architectural style. The school building is situated on a 1.81 acre parcel of land located on the block bounded by King Street West, Agnes Street and Walter 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 school building.



Figure 1: Location Map of Subject Property

A full assessment of 709 King Street West has been completed and included a field evaluation and detailed archival research. The findings concluded that the subject property meets the criteria for designation. An updated Statement of Significance on the property's cultural heritage value was taken to the Heritage Kitchener Committee on June 11, 2024. On this meeting date, the Committee recommended that pursuant to Section 29 of the *Ontario Heritage Act*, the cultural heritage value or interest of 709 King Street West be recognized and designation pursued. This work was undertaken as part of the City of Kitchener Municipal Heritage Register (MHR) Review, initiated in February of 2023. The MHR Review is the City's response to amendments to the Ontario Heritage Act introduced in January of 2023 through Bill 23, the *More Homes Built Faster Act*. The City contacted owners of listed properties through an initial letter dated May 23, 2023, to inform them of this undertaking. Owners of properties recommended for designation in June 2024 were contacted via a second letter dated June 18, 2024, and invited to contact the City's Heritage Planner with any comments, questions, or concerns.

Per standard procedure, should Council support the Notice of Intention to Designate, Owners will be contacted a third time through a Notice of Intention to Designate (NOID) Letter. An ad for the NOID will also be published in a newspaper. Once the letter is served and the ad posted, there will be a 30-day appeal period in which Owners may object to the designation.

REPORT:

Identifying and protecting cultural heritage resources within the City of Kitchener is an important part of planning for the future, and helping to guide change while conserving the buildings, structures, and landscapes that give the City of Kitchener its unique identity. The City plays a critical role in the conservation of cultural heritage resources. The designation of property under the *Ontario Heritage Act* is the main tool to provide long-term protection of cultural heritage resources for future generations. Designation recognizes the importance of a property to the local community; protects the property’s cultural heritage value; encourages good stewardship and conservation; and promotes knowledge and understanding about the property. Designation not only publicly recognizes and promotes awareness, but it also provides a process for ensuring that changes to a property are appropriately managed and that these changes respect the property’s cultural heritage value and interest.

709 King Street West is recognized for its design/physical, historical/associative, and contextual values. It satisfies four of the nine criteria for designation under Ontario Regulation 9/06 (amended by Ontario Regulation 569/22). A summary of the criteria that is met or not met is provided in the table below.

| Criteria | Criteria Met (Yes/No) |
|---|-----------------------|
| 1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, material, or construction method. | Yes |
| 2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit. | No |
| 3. The property has design or physical value because it demonstrates a high degree of technical or scientific achievement. | No |
| 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. | Yes |
| 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. | No |
| 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. | No |
| 7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area. | Yes |
| 8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings. | Yes |
| 9. The property has contextual value because it is a landmark. | No |

Design/Physical Value

The building is located on a corner bounded by King Street West, Agnes Street and Walter Street. The existing portion of the school which fronts onto King Street West is a representative example of the Neo Classical architectural style. The building is in good condition with many intact original elements. The original school build c. 1887 fronted onto Agnes Street and was later modified by the Neo-Classical frontage in 1921, changing the orientation towards King Street West.

The 1921 façade is constructed of red brick with white mortar and features:

Front (King Street West) Elevation:

The front façade can be visually divided into three sections, with projecting end bays and a tiered central massing. The end bays have 2/5 casement windows with a 4-pane transom, flanked with flat pilasters with an upper section of vertical grooves to represent capitals and topped with a triangular pediment; the existing casement windows replaced 18/18 single-hung windows c. 2018. Each end bay also has a venetian window with 6/6 section flanked by 3-paned sidelights on the top floor and 6/6 windows to the basement level.

The central section of the school contains the primary entrance, which is comprised of 12-paned doors surrounded by an architrave, and topped by a projecting cornice visually supported by a bracket at each end. There are two 8/8 windows flanked by 2/5 sidelights on either side of the door. Above are a row of 2/5 casement windows topped with a two-pane transome and moulded panels. This storey also features moulded columns and the King Edward Public School sign. The top floor is recessed with one large 15/15 window in the center flanked by two triple 9/9 windows.

The roofline features a projecting cornice with dentil row and plain frieze.

Side (Agnes Street) Elevation:

The side elevation of the 1921 portion of the building that fronts onto Agnes Street features two doors surrounded by an architrave, flanked by pilasters, with a cornice above carrying a wrought iron railing to simulate a balcony; moulded panels; 6/6 window separated from 4-paned sidelights by half-round pilasters with vertical grooves forming capitals and topped with a wooden fan; 8/8/8 double hung windows and venetian window.

Side (Interior) Elevation:

The interior side elevation features two doors surrounded by an architrave, flanked by pilasters, with a cornice above carrying a wrought iron railing to simulate a balcony; moulded panels; 6/6 window separated from 4-paned sidelights by half-round pilasters with vertical grooves forming capitals and topped with a wooden fan; 8/8/8 double hung windows, and venetian window.



Figure 2: Front Facade of Subject Property

Historical/Associative Value

The school building was built in 1886 for a total cost of \$4000 and was originally known as the Agnes Street Public School. It is the second-longest operating grade school within Kitchener. The construction of the school was essential, as the City (then known as Berlin) was experiencing rapid population growth which was resulting in overcrowding at the sole elementary school Central (now Suddaby Public School). Agnes Street Public School was opened under head teacher Maggie Hyndman in 1887, prior to Jennie Thomson being appointed principal in 1889.

Over the next 10 years the City's population continued to grow rapidly, so four additional rooms were added to the school in 1897 for a cost of \$5000. Janet Metcalfe was named principal this same year; 15 years earlier she had established Canada's first kindergarten class at Central School. By the turn of the century the school was full again, with approximately 750 pupils between kindergarten to grade 8 attending. In 1905 the school board adopted the name King Edward Public School, to honor the monarch King Edward VII.

In 1921 a neo classical frontage was built onto the school, turning the eight classrooms to be oriented towards King Street and providing the building with its current appearance. In 1962 the school underwent further major construction, with portions of the original 1886 and 1897 building being demolished and replaced by a new wing which is comprised of a mostly-glass façade and set at a right angle to the King Street façade, oriented along Agnes Street.

Contextual Value

709 King Street West has contextual value as it is physically, functionally, and historically linked to its surroundings. The building exists in its original location, occupying a large corner lot on the prominent King Street. It maintains its original use as an elementary school. The building also maintains and supports the character of the area, being surrounded by residential family homes which have occupants who may utilize the school, and further being in proximity to other institutional uses including the Kitchener Waterloo Collegiate and Vocational School located to the west at 787 King Street West. Further, the school's distinctive and attractive façade makes it easily recognizable within the local area.

Heritage Attributes

The heritage value of 709 King Street West resides in the following attributes:

- All elements related to the construction and Neo-Classical architectural style of the building, including:
 - Roof and roofline;
 - Window and door openings and fenestration;
 - Red brick with white mortar;

Front (King Street) Elevation

- projecting end bays with multi-pane windows, flanked with flat pilasters with an upper section of vertical grooves to represent capitals and topped with a pediment;
- large multi-pane windows
- two venetian windows with 6/6 section flanked by 3-paned sidelights;
- projecting cornice with dentil row;
- plain frieze;
- entrance with 12-paned doors surrounded by an architrave, and topped by a projecting cornice visually supported by a bracket at each end;

Side (Agnes Street) Elevation

- Two doors surrounded by an architrave, flanked by pilasters, with a cornice above carrying a wrought iron railing to simulate a balcony;
- moulded panels;
- 6/6 window separated from 4-paned sidelights by half-round pilasters with vertical grooves forming capitals and topped with a wooden fan;
- venetian window;

Side (Interior) Elevation:

- Two doors surrounded by an architrave, flanked by pilasters, with a cornice above carrying a wrought iron railing to simulate a balcony;
- moulded panels;
- 6/6 window separated from 4-paned sidelights by half-round pilasters with vertical grooves forming capitals and topped with a wooden fan; and
- venetian window.

STRATEGIC PLAN ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City’s website with the agenda in advance of the Heritage Kitchener committee meeting.

CONSULT– Heritage Planning staff have consulted with the Heritage Kitchener committee regarding designation under the *Ontario Heritage Act*. Property owners were invited to consult via two separate letters dated May 23, 2023 and June 11, 2024.

Section 29(2) of the *Ontario Heritage Act* requires Council to consult with the Municipal Heritage Committee (Heritage Kitchener) before giving notice of its intention to designate a property. Heritage Kitchener will be consulted via circulation and consideration of this report (see INFORM above). Members of the community will be informed via circulation of this report to Heritage Kitchener and via formal consideration by Council. In addition, should Council choose to give notice of its intention to designate, such notice will be served on the property owner and the Ontario Heritage Trust, and published in the local newspaper (The Record). Once notice has been served, the owner has the right of appeal to the Ontario Land Tribunal. It should be noted that should Council decide not to proceed with a Notice of Intention to Designate, that the building will remain on the City’s Municipal Heritage Register until January 1, 2027, after which it will be removed according to the changes enacted by Bill 23 and Bill 200. Once removed, it cannot re-listed on the Register again for five (5) years, i.e. January 1, 2032.

PREVIOUS REPORTS/AUTHORITIES:

- *Ontario Heritage Act, 2022*
- Municipal Heritage Register Review – June 2024 Update (DSD-2024-250)

APPROVED BY: Justin Readman, General Manager, Development Services Department

ATTACHMENTS:

Attachment A – Statement of Significance for 709 King Street West