

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-2024-331

SUBJECT: Notice of Intention to Designate 103-109 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 103-109 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 103-109 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 103-109 King Street West be recognized and designation pursued.
- The key finding of this report is that the property municipally addressed as 103-109 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:

103-109 King Street West is a three storey early 20th 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.

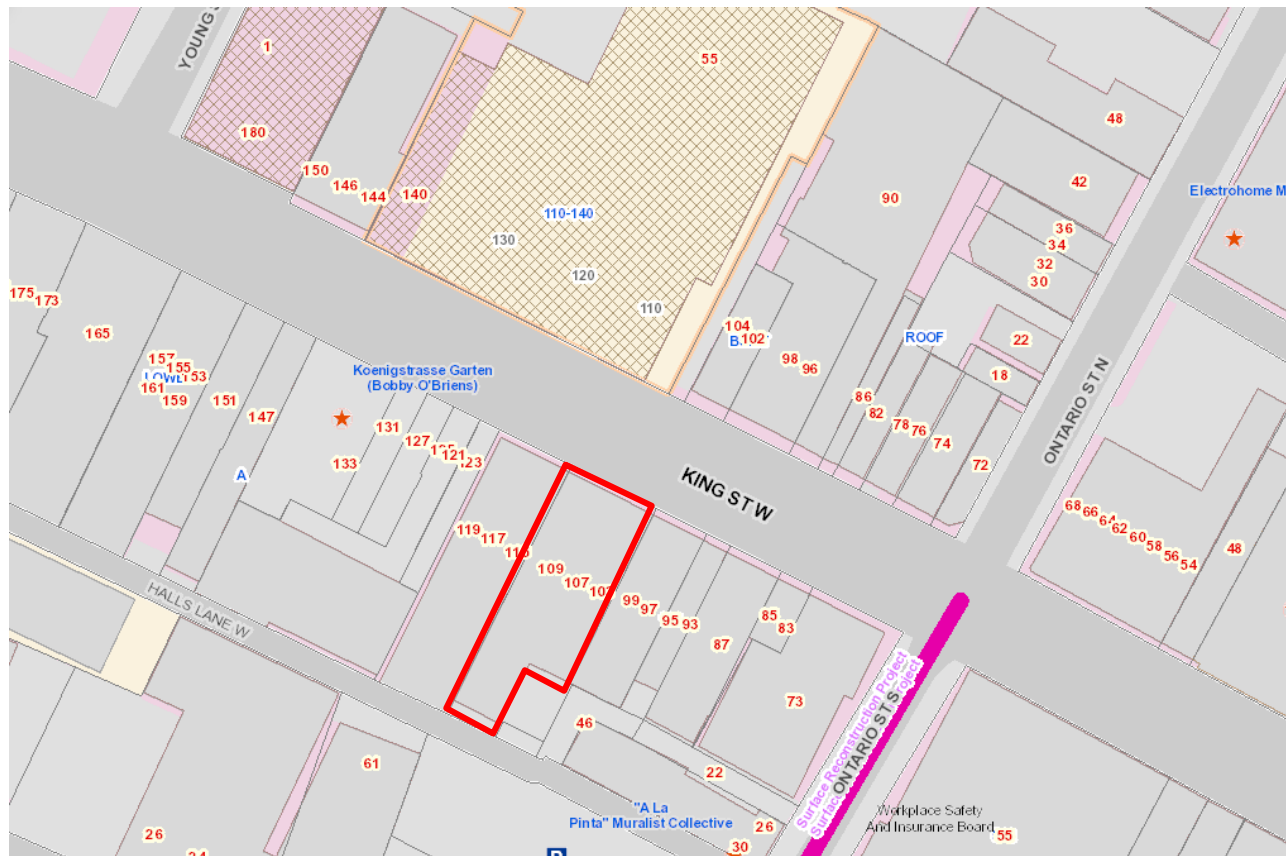


Figure 1: Location Map of 103-109 King Street West

A full assessment of 103-109 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 103-109 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*. Bill 200, the *Homeowners Protection Act, 2024*, extended the time municipalities have to designate properties listed on their municipal heritage registers until January 1, 2027. 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.

103-109 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 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.



Figure 2: Front Façade of Subject Property

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-19th century and early-20th 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.

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 103-109 King Street West