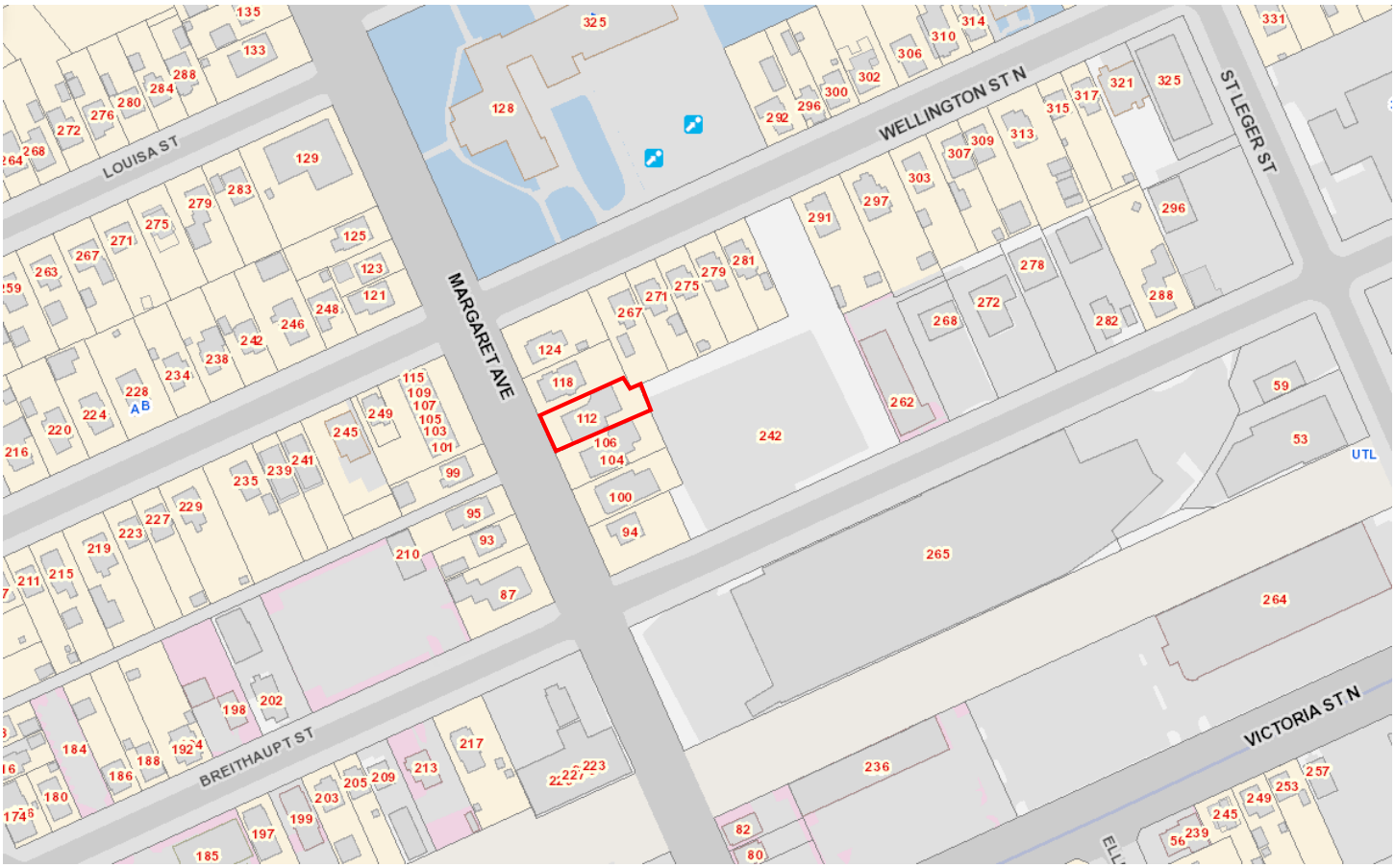
STATEMENT OF SIGNIFICANCE

112 MARGARET AVENUE



Summary of Significance

☒**Design/Physical Value**	☐**Social Value**
☒**Historical Value**	☐**Economic Value**
☒**Contextual Value**	☐**Environmental Value**

Municipal Address: 104-106 Margaret Avenue
Legal Description: Plan 34 Part Lot 3 and 4
Year Built: 1941 (original)
Architectural Styles: Vernacular with Gothic and Art Deco influences
Original Owner: Michael Kraus
Original Use: Residential (multiple dwelling)
Condition: Good

Description of Cultural Heritage Resource

112 Margaret Avenue is a three storey mid-20th century brick apartment constructed in the Vernacular architectural style with Gothic and Art Deco influences. It is one of three apartment buildings located adjacently and designed in this style, though each is located on its own independent lot. 112 Margaret Avenue is situated on a 0.14 acre parcel of land located on the east side of Margaret Avenue between Breitahupt Street and Wellington Street in the Mt. Hope Huron Park Planning Community of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the apartment building.

Heritage Value

112 Margaret Avenue is recognized for its design/physical, historic/associative, and contextual values.

Design/Physical Value

The design value relates to the architecture of the apartment building. The building is a unique example of the vernacular architectural style with influence from both the gothic and art deco architectural styles and is in good condition. It features: hipped roof; symmetrical full height central projecting gable bay at entrance; red-yellow-brown brick; double window with one fixed pane and one single hung; stone sill and decorative stone accents surrounding window openings; gothic shaped double wood doors with glazing and rusticated stone quoin surround; and, rusticated stone foundation.

The apartment buildings located at 100 Margaret Avenue, 104-106 Margaret Avenue, and 112 Margaret Avenue share a design. However, while 100 Margaret Avenue and 104-106 Margaret Avenue are twin buildings, there are minor differences with the features and appearance of 112 Margaret Avenue.

Front Façade

The front façade of the building is symmetrical in its design and massing. It can be divided into three sections; the northern-most and southern-most sections are recessed back from the central section and are larger in width. All sections contain three double windows with one fixed paned and one single hung. The windows have decorative stone accents and rusticated stone sills. The projecting central section contains the front entrance with gothic shaped double wood doors and rusticated stone quoin surround. There is rusticated stone foundation on each side.

Historical/Associative Value

The historic and associative value of the building relates to the original owner and builder, Michael Kraus. He was a prominent member of the New Apostolic Church, first joining in 1932 and then being ordained into the ministry one year later. In 1955 he was ordained as an apostle and three years later, in 1958, was appointed District Apostle for Canada. His impact on the global growth of the New Apostolic Church was so significant that, at his funeral, Chief Apostle Richard Fehr compared it to the missionary work of Paul the Apostle of biblical times. In addition to his minister work, Michael Kraus was an entrepreneur. He founded Kraus Carpet Mills in 1959, and Strudex Fibres in 1971. At the time of his death in 2003, Kraus Carpet Mills was the largest Canadian-owned carpet manufacture.

According to his obituary “his tireless work and inspiring leadership had an enduring impact on the business and church communities that he served with distinction” (Floor Daily, 2014).

Michael Kraus also contributed directly to the development of the built environment along Margaret Avenue, having financed and built several buildings along the street including the New Apostolic Church at 160 Margaret, a single-detached residential dwelling constructed in the turdor revival style at 148 Margaret Avenue, and three apartment buildings constructed in the vernacular architectural style located at 100-112 Margaret Avenue.

The historic and associative value of the building also lays with its architect, William Herbert Eugene Schmalz. A native of Berlin (now Kitchener) and the son of former Mayor W.H. Schmalz, W.H.E. Schmalz had an active career within the area which spanned from 1914 until after 1960. Notable works he completed include the 1922 Kitchener City Hall (in conjunction with B.A. Jones through their firm Schmalz & Jones, dissolved in 1926), the fourth office of the Economical Mutual Fire Insurance Company at 16-20 Queen Street North (in conjunction with Charles Knechtel), the War Memorial Cenotaph, alterations to the Waterloo County Gaol, and several churches which remain at the time of this report in 2024. Through his work Schmalz contributed to the existing appearance of Kitchener’s built landscape. In addition to his prolific architectural career, W.H.E.Schmalz was an engaged citizen who served with distinction on the board of many local community groups and held much interest in the City’s history and development. He was President of the Ontario Pioneer Community Foundation from 1956-57 and aided in the planning, development, and operation of Doon Pioneer Village. He also acted as president of the Waterloo Historical Society, and further was a frequent contributor to its annual volumes. It has been noted that much of the strength and success of the Waterloo Historical Society can be attributed to the determination and enthusiasm of its founding members, including W.H. Breithaupt Peter Fisher, Mabel Dunham, and W.H.E. Schmalz. He also held office in, or was a long-time member of, the Chamber of Commerce, the Kitchener Parks Board, the K-W Hospital Board, the Kiwanis Club, the Kitchener Musical Society, the Kitchener Young Men’s Club, the Kitchener Racing Canoe Club and the Lutheran Church.

Contextual Value

The contextual values relate to the contribution that the apartment building makes to the continuity and character of the Margaret Avenue streetscape and the surrounding residential neighbourhood. The property is located within the Warehouse District Cultural Heritage Landscape, a geographical area which encompasses a number of remaining historical industrial factories. In relation to this are the residential neighbourhoods which immediately surround the historic factories, which are comprised of mostly-brick homes in which the workers lived.

The property is also adjacent to the Mt Hope/Breithaupt Neighbourhood Cultural Heritage Landscape, which contains an approximately 630 metre length of Margaret Avenue. The Mt Hope/Breithaupt area is a stable residential neighbourhood which contains all amenities or services an integrated community might require. It is characterized by features such as roads set at angles or parallel to the Grand Trunk Rail Line, gentle topography, an inventory of mature trees, and small to medium sized residential dwellings that demonstrate a variety of different detailing but are consistent in their scale and spacing, yielding an overall cohesive and complimentary composition. The setbacks, scale, orientation, materials used, and design of 104-106 Margaret Avenue is consistent with that seen in adjacent or surrounding residential properties, and the presence of mature trees in the front yard further contribute to maintaining the character of the streetscape.

The building is also physically, visually, historically, and functionally linked to its surroundings as it remains in-situ and maintains its original residential use.

Heritage Attributes

The heritage value of 112 Margaret Avenue resides in the following attributes:

- All elements related to the Vernacular architectural style with Gothic and Art Deco influences, including:
    - Scale and massing of the building;
    - hipped roof;
    - angled wall corners of the front façade;
    - symmetrical full height central projecting gable bay at entrance;
    - red-yellow-brown brick construction;
    - window openings;
    - stone sill and decorative stone accents surrounding window openings
    - front door opening and front Gothic shaped double wood doors with glazing;
    - rusticated stone quoin surround; and
    - rusticated stone foundation.

- All elements related to the contextual value, including:
    - Location of the house and contribution that it makes to the continuity and character of the Margaret Avenue streetscape;
    - Orientation towards Margaret Street
    - Relationship to the neighbouring 100 Margaret Avenue and 104-106 Margaret Avenue as being of similar construction date and style

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Photographs

Front Elevation

Contextual Setting – Three Adjacent Apartment Buildings

CULTURAL HERITAGE EVALUATION FORM

Address: 100, 104-106, 112 Margaret Ave Recorder: Jessica Vieira

Description: Apartments (100-106 twins, 112 very similar slight mod) Date: July 17, 2024

Photographs Attached:

☒Front Facade ☐ Left Façade ☐ Right Façade ☐ Rear Facade ☐ Details ☒ Setting

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 ☐ Unknown ☐ No ☐ Yes ☒	N/A ☐ Unknown ☐ No ☐ Yes ☐
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A ☐ Unknown ☐ No ☒ Yes ☐	N/A ☐ Unknown ☐ No ☐ Yes ☐
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement. ** e.g., constructed with a unique material combination or use, incorporates*	N/A ☐ Unknown ☐ No ☒ Yes ☐	N/A ☐ Unknown ☐ No ☐ Yes ☐

challenging geometric designs etc.		
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. ** Additional archival work may be required.*	N/A ☐ Unknown ☐ No ☒ Yes ☐	N/A ☐ Unknown ☐ No ☐ 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. ** E.g - commercial building may provide an understanding of how the economic development of the City occured. Additional archival work may be required.*	N/A ☐ Unknown ☐ No ☒ Yes ☐	N/A ☐ Unknown ☐ No ☐ Yes ☐
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	N/A ☐ Unknown ☐ No ☐ Yes ☒	N/A ☐ Unknown ☐ No ☐ Yes ☐

significant to a community. ** Additional archival work may be required.*		
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area. ** E.g. - It helps to define an entrance point to a neighbourhood or helps establish the (historic) rural character of an area.*	N/A ☐ Unknown ☐ No ☐ Yes ☒	N/A ☐ Unknown ☐ No ☐ Yes ☐
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings. ** Additional archival work may be required.*	N/A ☐ Unknown ☐ No ☐ Yes ☒	N/A ☐ Unknown ☐ No ☐ Yes ☐
9. The property has contextual value because it is a landmark. **within the region, city or neighborhood.*	N/A ☐ Unknown ☐ No ☒ Yes ☐	N/A ☐ Unknown ☐ No ☐ Yes ☐

Notes

Additional Criteria	***Recorder***	***Heritage Kitchener Committee***
Interior: Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?	N/A ☒ Unknown ☐ No ☐ Yes ☐	N/A ☐ Unknown ☐ No ☐ Yes ☐

Completeness: Does this structure have other original outbuildings, notable landscaping or external features that complete the site?	N/A ☐ Unknown ☐ No ☒ Yes ☐	N/A ☐ Unknown ☐ No ☐ Yes ☐
Site Integrity: Does the structure occupy its original site? ** If relocated, is it relocated on its original site, moved from another site, etc.*	N/A ☐ Unknown ☐ No ☐ Yes ☒	N/A ☐ Unknown ☐ No ☐ Yes ☐
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 ☐ Unknown ☐ No ☐ Yes ☒	N/A ☐ Unknown ☐ No ☐ Yes ☐
Alterations: Are there additional elements or features that should be added to the heritage attribute list?	N/A ☐ Unknown ☐ No ☒ Yes ☐	N/A ☐ Unknown ☐ No ☐ Yes ☐
Condition: Is the building in good condition? **E.g. - Could be a good candidate for adaptive re-use if possible and contribute towards equity-building and climate change action.*	N/A ☐ Unknown ☐ No ☐ Yes ☒	N/A ☐ Unknown ☐ No ☐ Yes ☐
Indigenous History: Could this site be of importance to Indigenous heritage and history? **E.g. - Site within 300m of water sources, near distinct topographical land, or near cemeteries might have archaeological potential and indigenous heritage potential.* Could there be any urban Indigenous history associated with the property? ** Additional archival work may be required.*	N/A ☐ Unknown ☒ No ☐ Yes ☐ ☐ Additional Research Required N/A ☐ Unknown ☒ No ☐ Yes ☐ ☐ Additional Research Required	N/A ☐ Unknown ☐ No ☐ Yes ☐ ☐ Additional Research Required N/A ☐ Unknown ☐ No ☐ Yes ☐ ☐ Additional Research Required
Function: What is the present function of the subject property? ** Other may include vacant, social, institutional, etc. and important for the community from an equity building perspective.*	Unknown ☐ Residential ☒ Commercial ☐ Office ☐ Other ☐	Unknown ☐ Residential ☐ Commercial ☐ Office ☐ Other ☐ - _____
Diversity and Inclusion: Does the subject property contribute to the cultural heritage of a community of people?	N/A ☐ Unknown ☐ No ☒ Yes ☐ ☐ Additional Research Required	N/A ☐ Unknown ☐ No ☐ Yes ☐ ☐ Additional Research Required

Does the subject property have intangible value to a specific community of people? ** 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.*	N/A ☐ Unknown ☐ No ☒ Yes ☐ ☐ Additional Research Required	N/A ☐ Unknown ☐ No ☐ Yes ☐ ☐ Additional Research Required

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 _____

Notes