

HERITAGE KITCHENER MEETING

Meeting Date: August 6, 2024

Agenda



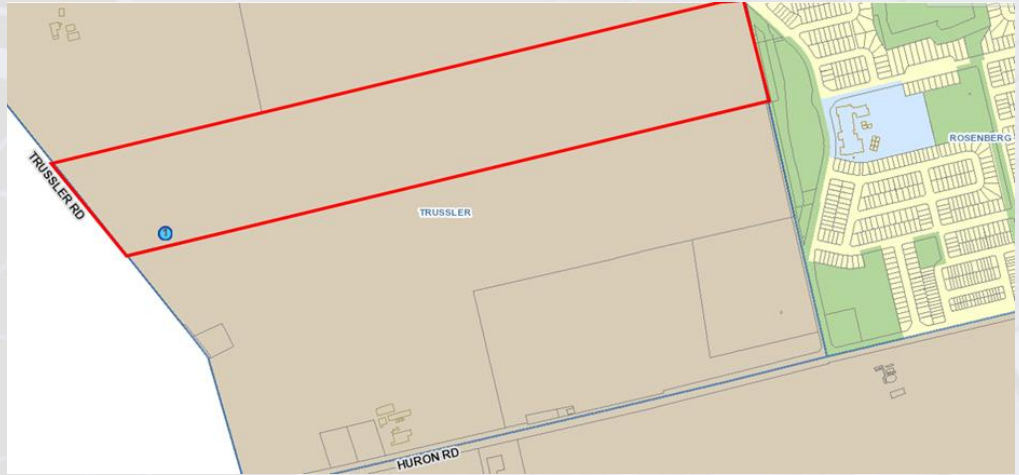
- 4.1 Notice of Intention to Demolish Smokehouse
1478 Trussler Road
- 4.2 Heritage Permit Application HPA-2024-V-015
99 College Street
- 4.3 Heritage Permit Application HPA-2024-V-014
103 Lorne Crescent
- 4.4 Notice of Intention to Designate
113-151 Charles Street West
- 4.5 Notice of Intention to Designate
148 Madison Avenue South
- 4.6 Notice of Intention to Designate
171-173 Victoria Street North
- 4.7 Notice of Intention to Designate
1738 Trussler Road

Agenda



- 4.8 Notice of Intention to Designate
709 King Street West
- 4.9 Notice of Intention to Designate
83-85 King Street West
- 4.10 Notice of Intention to Designate
87-91 King Street West
- 4.11 Notice of Intention to Designate
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103-109 King Street West
- 4.13 Proposed Update
Heritage Grant Program 2024
- 4.14 Municipal Heritage Register Review
August Update

4.1 Notice of Intention to Demolish Smokehouse 1478 Trussler Road



Location Map: 1478 Trussler Road



Front Elevation: Smoke House

4.1 Notice of Intention to Demolish Smokehouse

1478 Trussler Road



Notice of Intention to Demolish Smoke House at 1478 Trussler Road

- Property was listed on the Municipal Heritage Register (MHR) on August 29, 2011
- Re-evaluated property as part of MHR Review Update in May 2024
- Revised statement of significance presented to Heritage Kitchener on June 11, 2024
- Heritage Planning staff met the owner at the property on June 25, 2024
- Notice of Intention to Demolish received on June 28, 2024

Heritage Planning Staff Comments

- Staff considered the owners concerns, the condition of the smoke house, and re-evaluated the contextual value of the property
- Staff agree that the smoke house is in poor condition
- With respect to contextual value,
 - the original barn was demolished,
 - two apple orchards were removed,
 - trees that once framed the laneway at Trussler Road have been removed, and
 - there are no other original or historic structures (e.g., barns, silos, drivesheds) on the property

4.1 Notice of Intention to Demolish Smokehouse 1478 Trussler Road



Photograph showing major cracks through the parging and mortar where you can see through the smoke house



Photograph showing step crack and spalling bricks

4.1 Notice of Intention to Demolish Smokehouse 1478 Trussler Road



RECOMMENDATION:

That, in accordance with Section 27(3) of the *Ontario Heritage Act*, the Notice of Intention to Demolish received on June 28, 2024, regarding the intent to demolish the smoke house located on the property municipally addressed as 1478 Trussler Road, be received for information and that the notice period run its course.



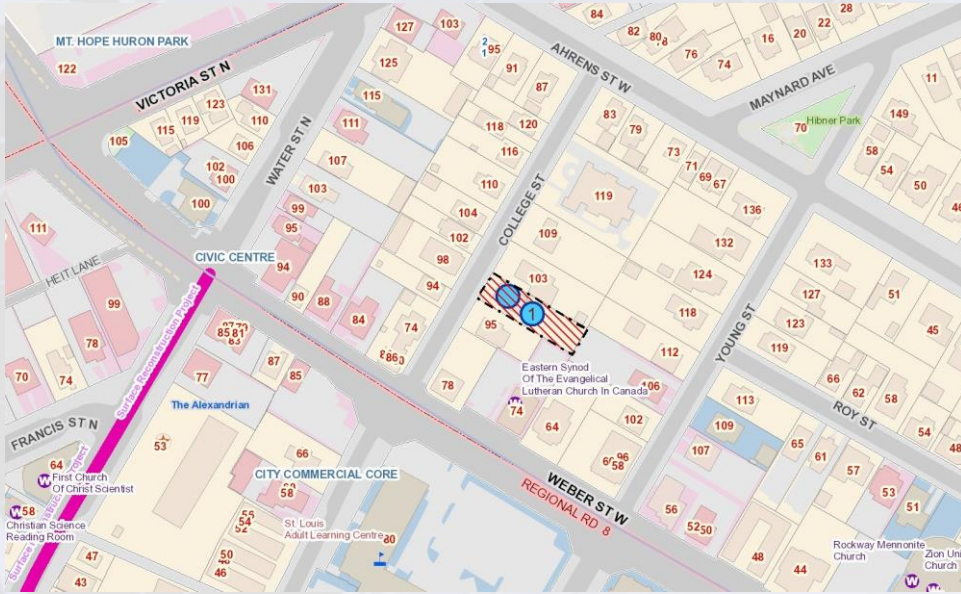
Photograph showing missing bricks, step cracks and inappropriate mortar repairs



Photograph showing deteriorated/missing asphalt shingles

4.2 Heritage Permit Application HPA-2024-V-015

99 College Street



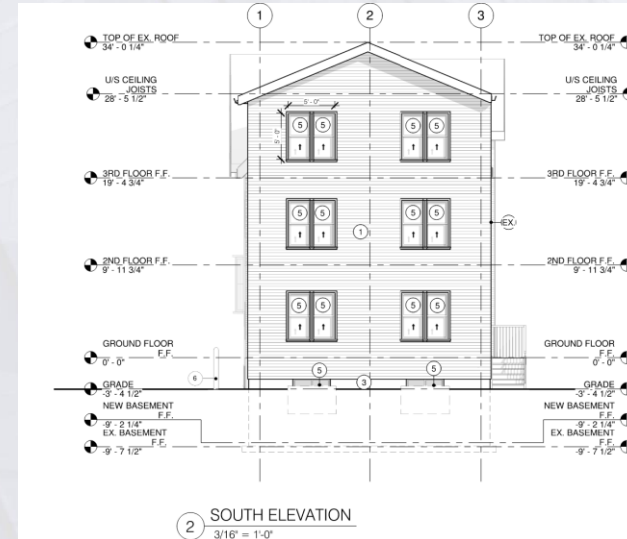
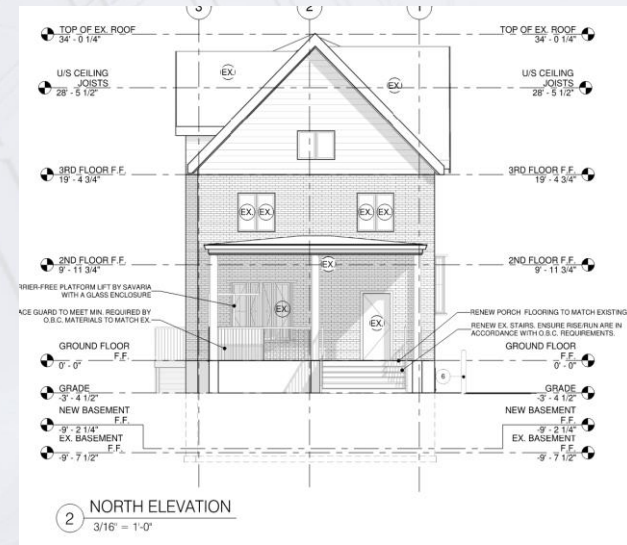
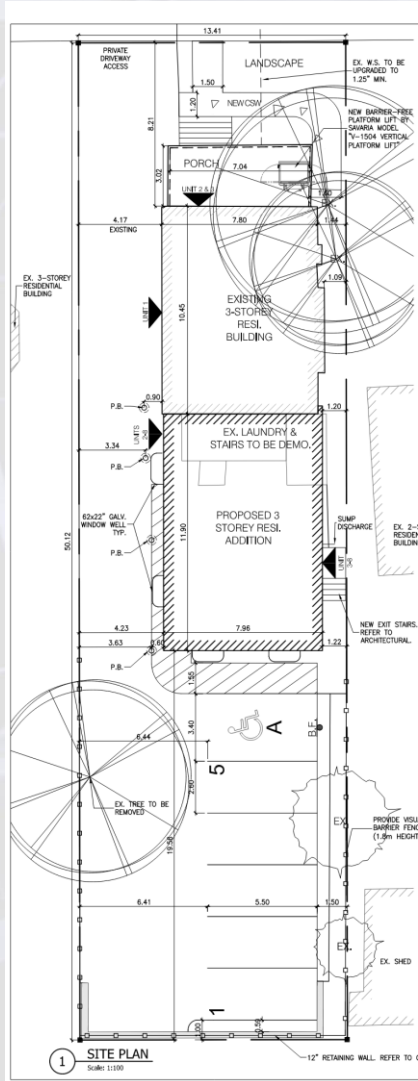
Location Map



Front Façade of 99 College Street

4.2 Heritage Permit Application HPA-2024-V-015

99 College Street



99 College Street



3-D Views of the subject property



Location of proposed addition highlighted by red arrow.

RECOMMENDATION:

That pursuant to Section 42 of the *Ontario Heritage Act*, Heritage Permit Application HPA-2024-V-015 be refused to construct a rear-yard addition on the property municipally addressed as 99 College Street, in accordance with the supporting information submitted with this application.

103 Lorne Crescent

Background

- Seeking permission to demolish a detached one-car garage and construct a new shed
- St. Mary's Heritage Conservation District (SMHCD)



103 Lorne Crescent

Proposed Demolition

- The SMHCD Plan does not contain policies for the demolition of non-residential buildings
- The detached one-car garage has been damaged by the growth of a large maple tree



103 Lorne Crescent



Proposed New Shed

- SMHCD Plan encourages the use of wood cladding
- SMHCD indicates that accessory structures are best located behind the main façade, towards the rear of the lot
- 8' x 10' or 10' x 10' pre-constructed wood clad shed in white or grey

Heritage Planning Staff Comments

- The subject property is located in the SMHCD and designated under Part V of the Ontario Heritage Act
- The existing garage is in poor condition
- The proposed shed will not be greater in mass or scale than the existing garage and existing residential dwelling
- The proposal is in keeping with the SMHCD policies
- The proposal will not detract from the character of the property, the integrity of the Lorne Crescent streetscape, or the SMHCD

RECOMMENDATION:

That pursuant to Section 42 of the Ontario Heritage Act, Heritage Permit Application HPA-2024-V-014 be approved to permit the demolition of a detached one car-garage and construction of a new shed on the property municipally addressed as 103 Lorne Crescent, in accordance with the supplementary information submitted with the application.

4.4 Notice of Intention to Designate

113-151 Charles Street West (Lang Site A)



Criteria Met: 7 / 9

Value: Design/Physical, Historical/Associative, Contextual

113-151 Charles Street West (Lang Site A)

Design / Physical Value

- Good example of an early 20th century complex of buildings designed primarily in the Industrial Vernacular architectural style that reflect the evolution of the tanning industry

Historical / Associative Value

- History and association with Pennsylvanian German Mennonites, the first permanent non-native settlement, the German Company Tract, the Township of Waterloo, German speaking immigrants, Berlin as the County seat, the Grand



Former Administration and Tan Yard Buildings of the Lang Tanning Co.

Trunk Railway extension, the leather tanning industry, and Reinhold Lang

113-151 Charles Street West (Lang Site A)



Contextual Value

- Complex of buildings contribute to the continuity and character of the adjacent streetscapes and the overall Warehouse District
- The buildings are historically and visually linked to their surroundings
 - Lang Site B (Smokestack)
 - Other industrial buildings
 - Former homes of industrial workers (VPAHCD)
 - The railway line
- Significant landmark reflecting Kitchener's Industrial Vernacular architecture, the development and growth of Berlin's leather tanning industry, the relationship to and political leadership of the Lang family, the hardworking German community in establishing Berlin as an industrial centre, the overall industrial development of the City

113-151 Charles Street West (Lang Site A)



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 113-151 Charles Street West / 170-180 Joseph Street / 3-44 Francis Street South as being of cultural heritage value or interest.

4.5 Notice of Intention to Designate 148 Madison Avenue South



Criteria Met: 8 / 9

Value: Design/Physical, Historical/Associative, Contextual

148 Madison Avenue South

Design / Physical Value

- Rare and unique example of a mid-20th century church built in the Romanesque architectural style

Historical / Associative Value

- History and association with original owner (Catholic school board), congregation (St. Joseph's), original pastor (Monsignor R.M. Haller), architect (Bernal A. Jones), and builder (Ball Brothers Ltd.)

Contextual Value

- Contributes to the continuity and character of the Courtland Avenue East and Madison Avenue South streetscapes
- Historically, functionally and visually linked to the St. Joseph's Catholic School and the St. Joseph's rectory



4.5 Notice of Intention to Designate

148 Madison Avenue South



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 148 Madison Avenue South as being of cultural heritage value or interest.

4.6 Notice of Intention to Designate 171-173 Victoria Street North



Criteria Met: 3 / 9
Value: Design / Physical,
Historical / Associative



171-173 Victoria Street North

Design / Physical Value

- Rare example of a late 19th century prestigious semi-detached dwelling built in the Italianate architectural style

Historical / Associative Value

- History and association with the late Ian MacNaughton and his planning firm MHBC – MacNaughton Hermsen Britton Clarkson Planning Limited.



4.6 Notice of Intention to Designate

171-173 Victoria Street North



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 171-173 Victoria Street North as being of cultural heritage value or interest.

4.7 Notice of Intention to Designate 1738 Trussler Road



Criteria Met: 5 / 9
Value: Design / Physical,
Historical / Associative, Contextual

4.7 Notice of Intention to Designate **1738 Trussler Road**

Design / Physical Value

- Representative example of a late-19th century brick farmhouse built in the Ontario Gothic Revival architectural style

Historical / Associative Value

- History and association with Daniel and Jacob Erb, Joseph Bamburger, John Chapman, Reuben Eby, Simon Hallman, Ida Hallman, and the Trussler Family

Contextual Value

- Helps to maintain and support the rural character of the area
- Visually and historically linked to adjacent property where the original barn and driveshed still stand



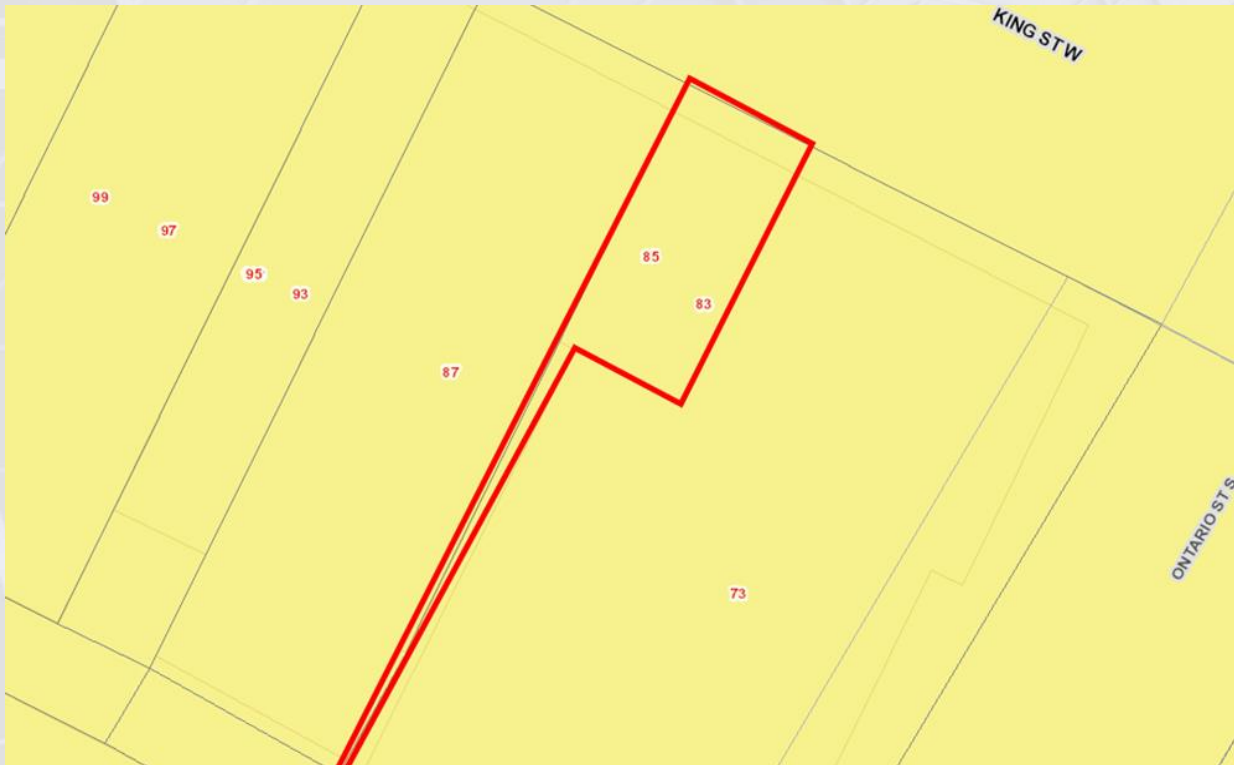
4.7 Notice of Intention to Designate **1738 Trussler Road**



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 1738 Trussler Road as being of cultural heritage value or interest.

4.9 Notice of Intention to Designate 83-85 King Street West



Criteria Met: 5 / 9
Value: Design / Physical,
Historical / Associative, Contextual

4.9 Notice of Intention to Designate **83-85 King Street West**



Design / Physical Value

- Early and rare example of 20th century, commercial brick building built in the Vernacular Classic Revival architectural style

Historical / Associative Value

- History and association with early development of King Street West in what is now referred to as Downtown Kitchener

Contextual Value

- Location and proximity to adjacent commercial buildings that share the same style and almost identical heritage attributes
- Contributes to the character of the City's Down and the King Street West Streetscape



4.9 Notice of Intention to Designate
83-85 King Street West



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 83-85 King Street West as being of cultural heritage value or interest.

4.10 Notice of Intention to Designate 87-91 King Street West



Criteria Met: 5 / 9
Value: Design / Physical,
Historical / Associative, Contextual

4.10 Notice of Intention to Designate **87-91 King Street West**



Design / Physical Value

- Early and rare example of 20th century, commercial brick building built in the Vernacular Classic Revival architectural style

Historical / Associative Value

- History and association with early development of King Street West in what is now referred to as Downtown Kitchener
- History and association with early railway companies (Express Office, Canadian Express Company, Canadian National Express Company)

Contextual Value

- Location and proximity to adjacent commercial buildings that share the same style and almost identical heritage attributes
- Contributes to the character of the City's Down and the King Street West Streetscape



4.10 Notice of Intention to Designate
87-91 King Street West



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 87-91 King Street West as being of cultural heritage value or interest.

4.11 Notice of Intention to Designate 97-99 King Street West



Criteria Met: 5 / 9
Value: Design / Physical,
Historical / Associative, Contextual

4.11 Notice of Intention to Designate **97-99 King Street West**



Design / Physical Value

- Early and rare example of 20th century, commercial brick building built in the Vernacular Classic Revival architectural style

Historical / Associative Value

- History and association with early development of King Street West in what is now referred to as Downtown Kitchener
- History and association with J.D. Miller & C.H. Hohmeier dry goods business

Contextual Value

- Location and proximity to adjacent commercial buildings that share the same style and almost identical heritage attributes
- Contributes to the character of the City's Down and the King Street West Streetscape



4.11 Notice of Intention to Designate
97-99 King Street West



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 97-99 King Street West as being of cultural heritage value or interest.

4.8 Notice of Intention to Designate 709 King Street West



Criteria Met: 5 / 9

Value: Design/Physical, Historical/Associative, Contextual

4.8 Notice of Intention to Designate **709 King Street West**

Design / Physical Value

- Representative example of the Neo-Classical architectural style

Historical / Associative Value

- Direct association with local school board and themes of education and population growth
- Association with notable educators such as Janet Metcalfe
- Second longest operating school within the City



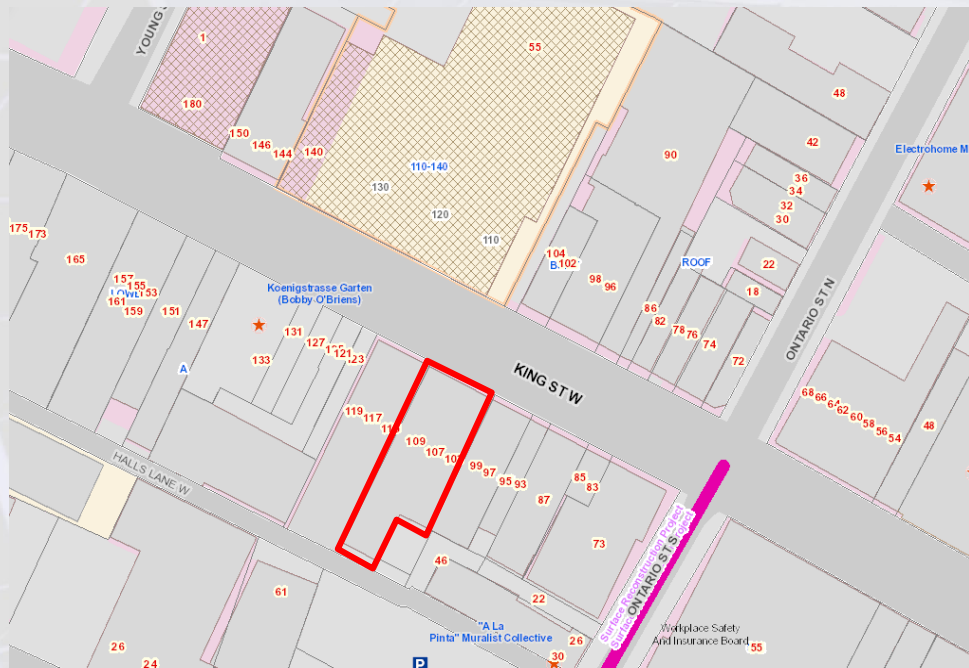
4.8 Notice of Intention to Designate **709 King Street West**

Contextual Value

- Maintains and supports character of the area, surrounded by residential family homes with occupants who attend the school and in proximity to other institutional uses
- Physically, visually, historically, and functionally linked to surroundings



4.12 Notice of Intention to Designate 103-109 King Street West



Criteria Met: 4 / 9

Value: Design/Physical, Historical/Associative, Contextual

4.12 Notice of Intention to Designate **103-109 King Street West**

Design / Physical Value

- Representative example of the Classic Revival architectural style

Historical / Associative Value

- Built as part of the Huehn Block by Christian Huehn
- Associated with the Freemasons community in Kitchener, being the former home to Grand River Lodge 151

Contextual Value

- Contributes/maintains commercial character of surrounding area
- Physically, visually, and historically linked to surroundings



Background

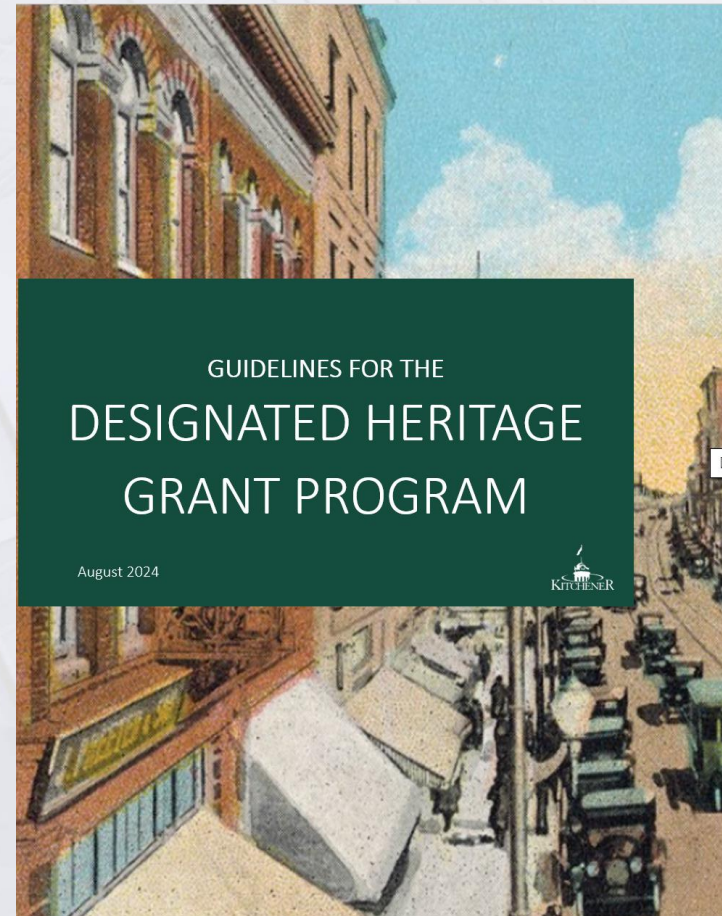
- Last updated 2005
- Currently offers up to 50% total eligible project costs from a minimum of \$500 to a maximum of \$3000
- Appropriate time for review and update due to general increase in project costs and increase in identified and designated heritage resources resulting from MHR Review

10-Year Statistics / Performance

- Average of 12 grants issued annually
- Median costs per projects have ranged between \$4,923.98 to \$14,228.16
- Approximately \$30,000 added to fund annually
- Total grant amount issued generally exceeds amount added

Proposed Updates

- Existing maximum grant value be increased from **\$3000** to **\$5000** per property per year for ***General Projects***
- Introduce a new two-tiered system which would permit the issuance of **two \$15,000 *Special Projects*** per year
- Amend the existing administrative procedures and guidelines for the program to reflect these changes and improve legibility



Special Projects

- Has multiple components and demonstrates best conservation practices
- Priority given to projects:
 - Where integrity of the heritage resource may be under threat; and/or
 - Which seek to restore existing original elements over replacement or includes maximum retention of historic fabric

Proposed Administrative Procedures

- Submission deadline of April 15th for all grant applications
- Awarded with priority given to structural need / urgency of project and thereafter by order received
- General Project applications may be submitted and awarded after deadline subject to the availability of funding
- Special Project funding may be made available for additional General Projects if two are not submitted before the deadline

Grant Programs in Other Municipalities

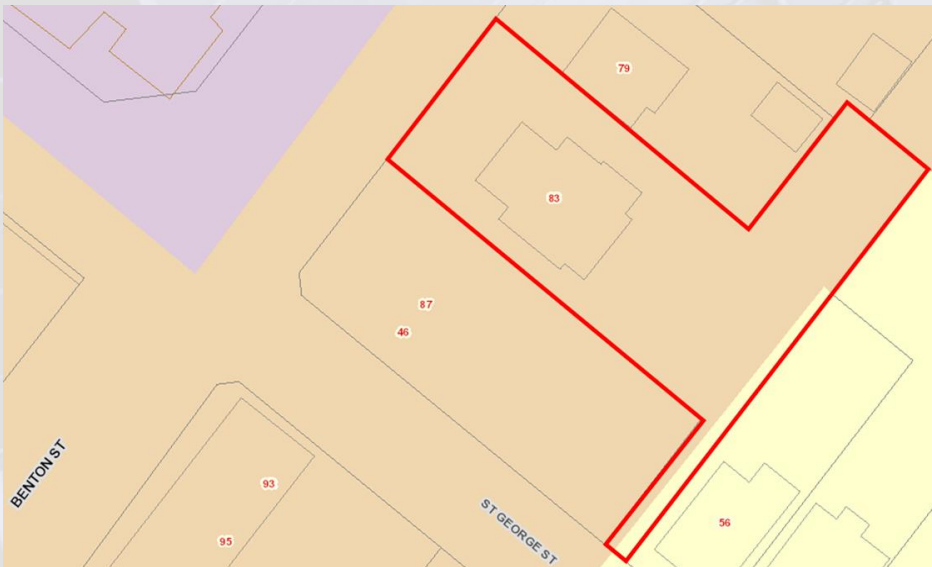
- 15 other programs reviewed for comparison
- Most available programs offer matching grants of up to 50%
- Maximum range permitted varies between \$5,000 to \$20, 000
- 7/15 offer maximums of \$5,000 and one offers maximum of \$6,000
- 4/15 utilize tiered systems where maximum allowed is dependent on certain criteria being met

Menti Activity

- URL: www.menti.com
- Password: 84 75 19 5

4.14 Municipal Heritage Register Review August 2024 Update

83 Benton Street



Criteria Met: 2 / 9

Value: Design/Physical, Historical/Associative

4.14 Municipal Heritage Register Review

August 2024 Update



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	Unique example of the Italianate architectural style and a rare example of the Italianate subtype known as centred gable.
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 value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	
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	History and association with an early property owner (Christopher Blum), the original building owner (Adeline and Conrad Bitzer), and the Bitzer family (Arno Lindner Bitzer, Armin Moritz Bitzer, Wilfrid Laurier Bitzer and Paul Jewitt Bitzer).

4.14 Municipal Heritage Register Review

August 2024 Update



CRITERIA	MET?	DESCRIPTION
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	
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	Unknown	
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No	
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	No	
9. The property has contextual value because it is a landmark	No	

4.14 Municipal Heritage Register Review August 2024 Update



107 Courtland Avenue East



Criteria Met: 5 / 9

Value: Design/Physical, Historical/Associative, Contextual

4.14 Municipal Heritage Register Review

August 2024 Update



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 example of a two-storey 20th century brick school built as a Vernacular example of the Beaux Arts Classicism architectural style.
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 value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	
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.	No	

4.14 Municipal Heritage Register Review

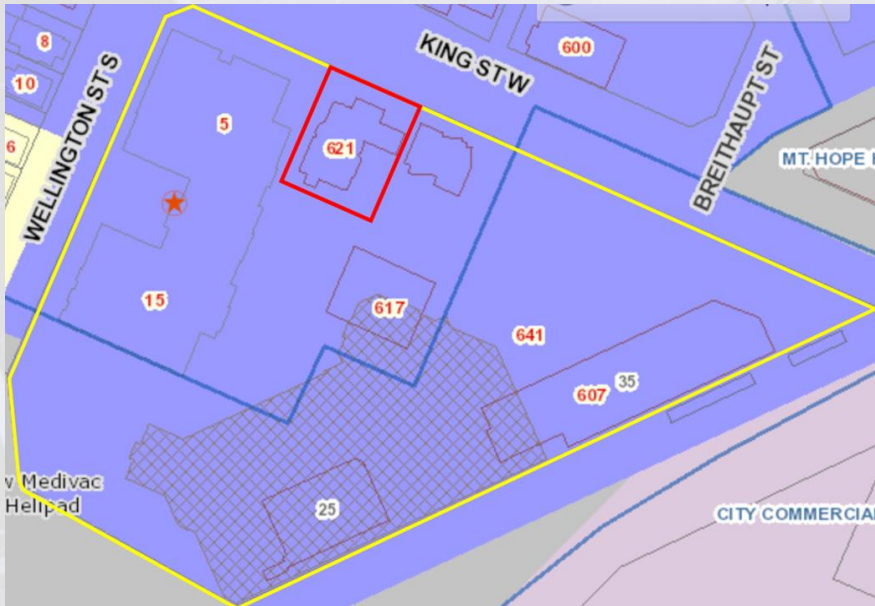
August 2024 Update



CRITERIA	MET?	DESCRIPTION
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	History and association with public education.
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	Demonstrates the work of an architect (Bernal A. Jones) and a builder (Dunker Brothers) who were significant to the community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No	
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	The building is physically and historically linked to its original site and continues to function as a school.
9. The property has contextual value because it is a landmark	No	

4.14 Municipal Heritage Register Review August 2024 Update

621 King Street West



Criteria Met: 5 / 9

Value: Design/Physical, Historical/Associative, Contextual

4.14 Municipal Heritage Register Review

August 2024 Update



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 late 19th century building built in the Romanesque architectural style and a rare example of the use of tooled red sandstone as a building material.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	Yes	Displays a high degree of craftsmanship and artistic merit through the use of materials (red brick, tooled red sandstone, rusticated stone, copper, slate, stained glass windows) and decorative details (towers with pyramidal turrets, ribbon of windows, brick and stone carvings/molds, etc.)
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	Unknown	
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	Direct associations with the Kaufman family, the rubber making industry, the Ratz-Bechtel funeral home, and the funeral industry.

4.14 Municipal Heritage Register Review

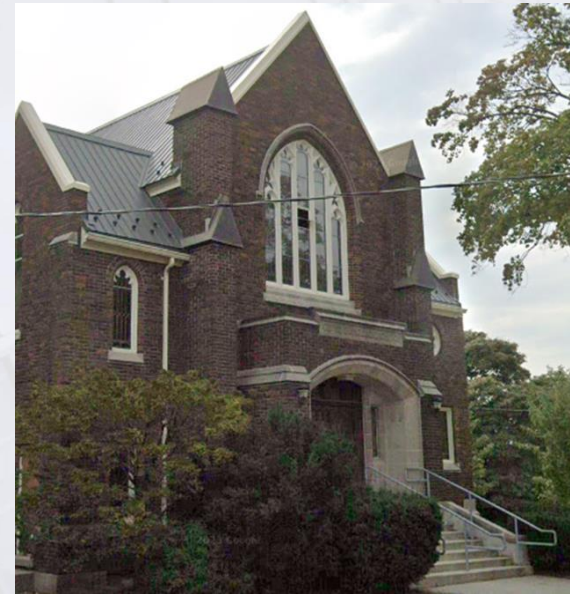
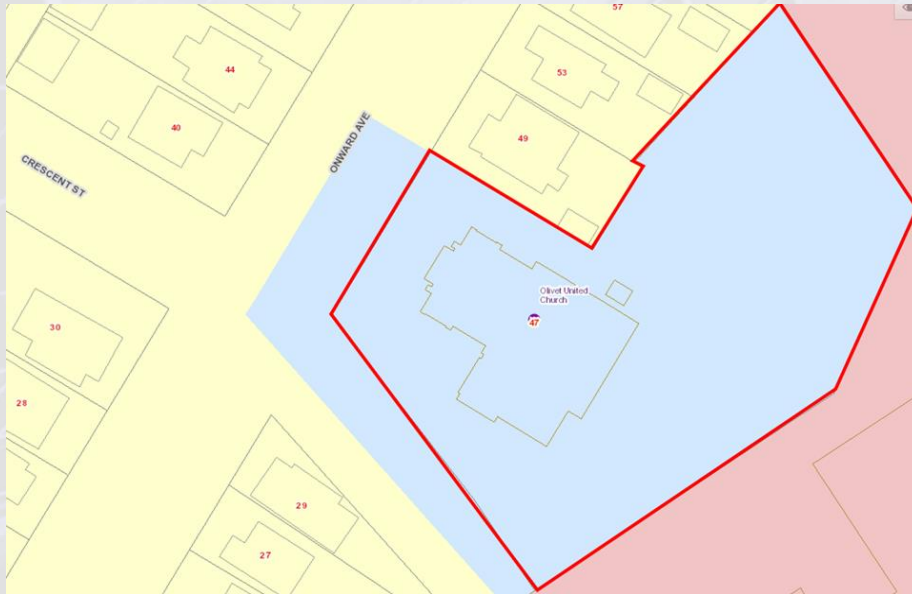
August 2024 Update



CRITERIA	MET?	DESCRIPTION
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 Kaufman House and its visual connection to the Kaufman Footwear Company Limited building provides an understanding of how the rubber industry was established and contributed to further industrial development and the growth of Berlin/Kitchener.
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	Direct association with the architects Menno Schlicter Detweiler and Barnett and Rieder-Hymmen.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No	
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	Visual and historic link to its surroundings. The location of the Kaufman House was chosen so that Jacob could see the Kaufman Footwear Company Limited from his office on the second floor of 621 King Street West.
9. The property has contextual value because it is a landmark	No	

4.14 Municipal Heritage Register Review August 2024 Update

47 Onward Avenue



Criteria Met: 5 / 9

Value: Design/Physical, Historical/Associative, Contextual

4.14 Municipal Heritage Register Review

August 2024 Update



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	Notable example of a 19th century Gothic Revival church demonstrating the Decorated style that commonly includes windows that are decorated with foils, carved doors, and restrained leaf patterns.
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 value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	
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	History and association with the original and current use of the building and its association with Olivet United Church.

4.14 Municipal Heritage Register Review

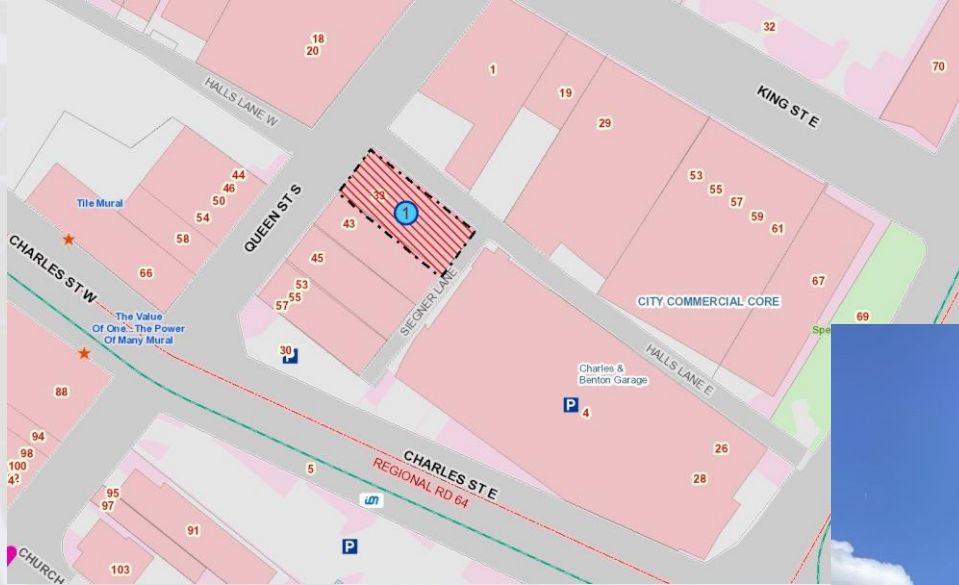
August 2024 Update



CRITERIA	MET?	DESCRIPTION
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	History and association with various churches and religious beliefs.
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	Unknown	
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	The building contributes to the continuity and character of the streetscape with the height and proportions of the building blending well with the adjacent residential uses, and the wide centre island with mature trees.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	The building is physically and historically linked to, what was at the time of construction, the outer limits of residential development and therefore the site was selected to serve the East Ward of Kitchener.
9. The property has contextual value because it is a landmark	No	

4.14 Municipal Heritage Register Review

August 2024 Update



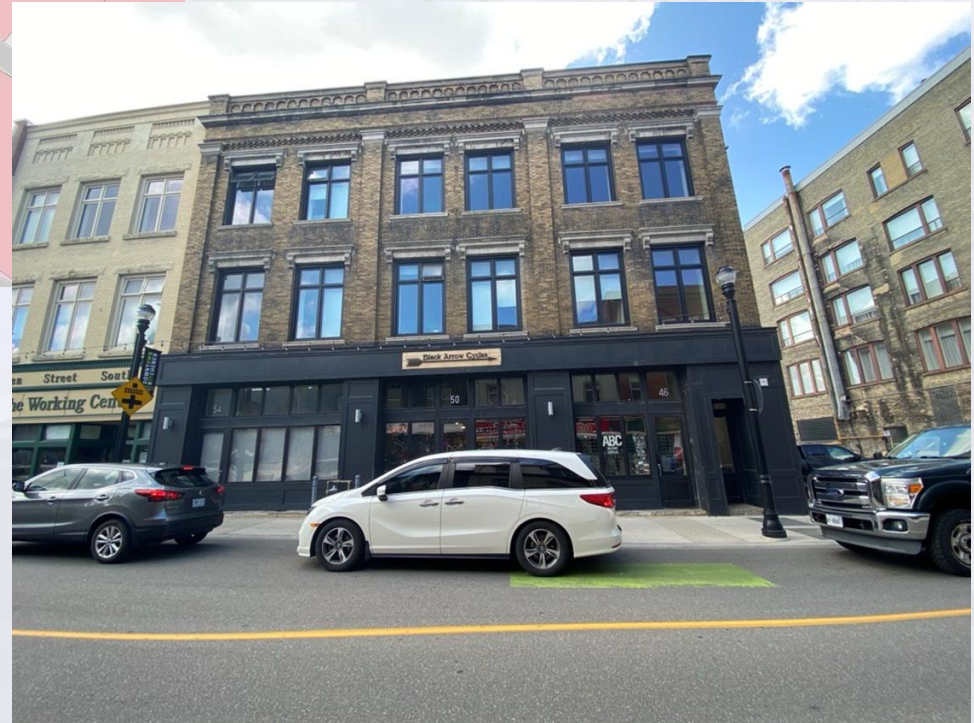
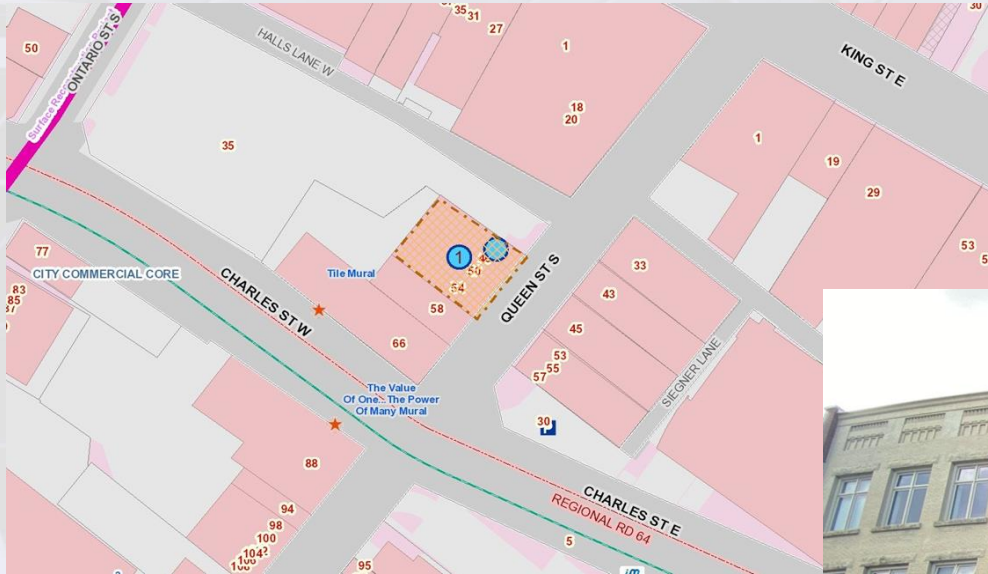
Criteria Met: 3 / 9
Value: Design/Physical
and Contextual

August 2024 Update

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	Notable example of a Renaissance Revival architectural style and most of original elements are still intact and in good condition.
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 value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	
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.	No	

CRITERIA	MET?	DESCRIPTION
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	
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	Unknown	
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	The building contributes to the continuity and character of the streetscape with the height and proportions of the building blending well with the adjacent commercial uses. Contributes greatly to the streetscape of Queen Street, which is one of the oldest streets Kitchener and one of the main streets in the downtown commercial core.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	The building is physically and historically linked to its surroundings, Is still in its original location, as is located within the Downtown Cultural Heritage Landscape.
9. The property has contextual value because it is a landmark	No	

August 2024 Update



Criteria Met: 3 / 9
Value: Design/Physical
and Contextual

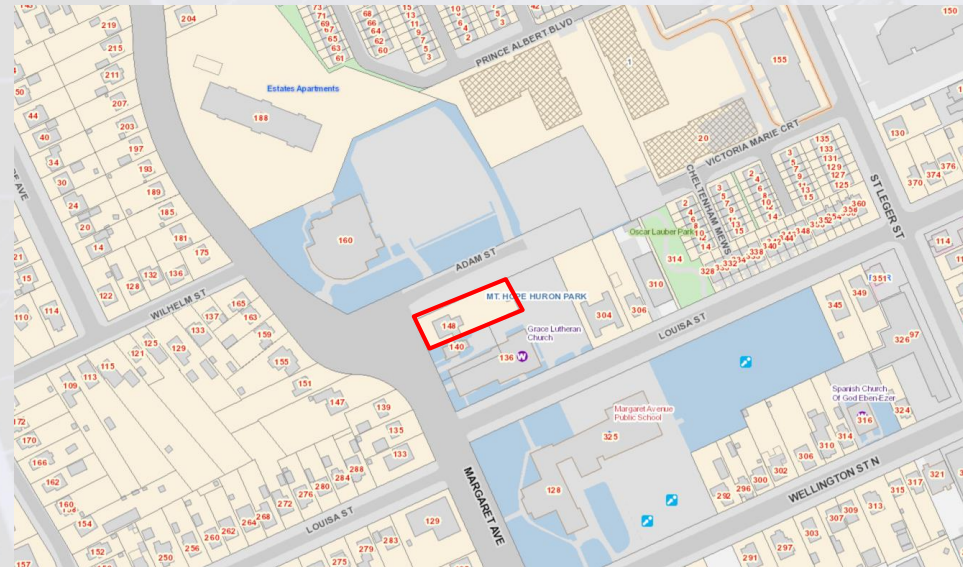
CRITERIA	MET?	DESCRIPTION
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	Notable example of a Classical Revival architectural style and most of original elements are still intact and in good condition.
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 value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	
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.	No	

CRITERIA	MET?	DESCRIPTION
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	
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	Unknown	
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	The building contributes to the continuity and character of the streetscape with the height and proportions of the building blending well with the adjacent commercial uses. Contributes greatly to the streetscape of Queen Street, which is one of the oldest streets Kitchener and one of the main streets in the downtown commercial core.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	The building is physically and historically linked to its surroundings, is still in its original location, as is located within the Downtown Cultural Heritage Landscape.
9. The property has contextual value because it is a landmark	No	

4.14 Municipal Heritage Register Review August 2024 Update



148 Margaret Avenue



Criteria Met: 5 / 9

Value: Design/Physical, Historical/Associative, Contextual

4.14 Municipal Heritage Register Review

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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	Unique and rare example of the Tudor Revival architectural style, being only one of five within the Region of Waterloo.
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 level of craftsmanship or artistic merit beyond what is typical for the architectural style.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	Does not display a high degree of technical or scientific achievement, being crafted using material and methods typical for the time.
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	The original owner and builder of the apartments was Michael Kraus. He was a prominent member of the New Apostolic Church, impacting the global growth of the religion. In addition, he was an entrepreneur within the City, founding Kraus Carpet Mills and Strudex Fibers. He contributed directly to the development of the built environment within the City but particularly along Margaret Avenue.

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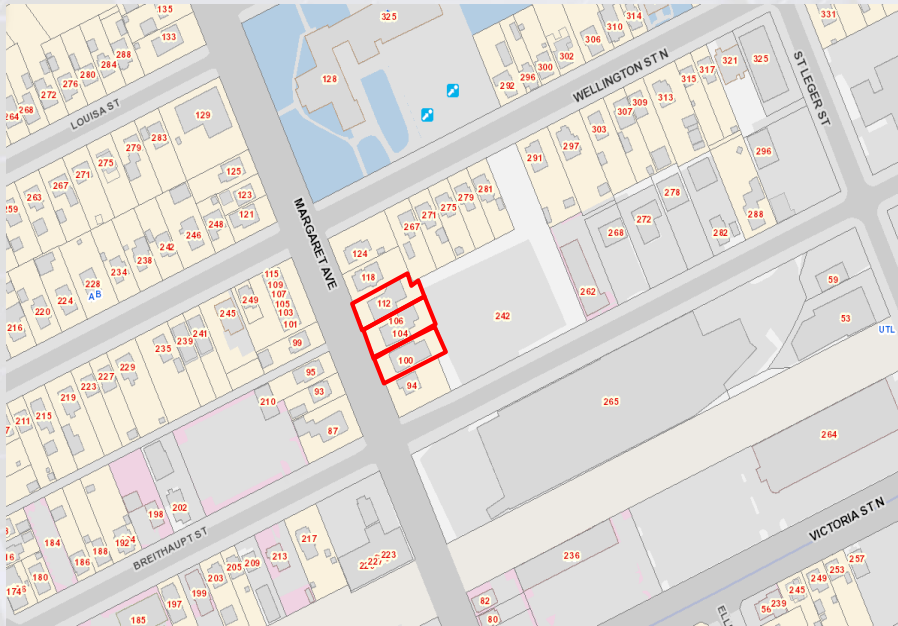


CRITERIA	MET?	DESCRIPTION
5. This property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	Does not provide or contribute to an understanding of the surrounding community or a particular community/cultural.
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	Michael Kraus built the apartments, in addition to several other apartments and dwellings within the City and specifically along Margaret Avenue.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	Contributes to the continuity and character of Margaret Avenue streetscape and surrounding area. Setback, scale, orientation, and materials used is consistent with adjacent and surrounding residential properties.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	Remains in-situ and maintain its original residential use.
9. The property has contextual value because it is a landmark	No	The property is not a landmark.

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100 Margaret Avenue / 104-106 Margaret Avenue / 112 Margaret Avenue



Criteria Met: 5 / 9

Value: Design/Physical, Historical/Associative, Contextual

4.14 Municipal Heritage Register Review

August 2024 Update



CRITERIA	MET?	DESCRIPTION
<p>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.</p>	<p>Yes</p>	<p>Unique example of the vernacular architectural style with influences from both the gothic and art deco architectural styles. Shares a design with adjacent apartment buildings, with minor differences in features for 112 Margaret Avenue.</p>
<p>2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.</p>	<p>No</p>	<p>Does not display a level of craftsmanship or artistic merit beyond what is typical for the architectural style.</p>
<p>3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.</p>	<p>No</p>	<p>Does not display a high degree of technical or scientific achievement, being crafted using material and methods typical for the time.</p>
<p>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.</p>	<p>Yes</p>	<p>The original owner and builder of the apartments was Michael Kraus. He was a prominent member of the New Apostolic Church, impacting the global growth of the religion. In addition, he was an entrepreneur within the City, founding Kraus Carpet Mills and Strudex Fibers. He contributed directly to the development of the built environment within the City but particularly along Margaret Avenue.</p>

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CRITERIA	MET?	DESCRIPTION
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 provide or contribute to an understanding of the surrounding community or a particular community/cultural.
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	<p>The architect of the building is William Herbert Eugence Schmalz, who was a native of Berlin (now Kitchener) and had an active career within the area between 1914-1960. Notable works he completed include the 1922 Kitchener City Hall, the fourth office of the Economical Mutual Fire Insurance Company, the War Memorial Cenotaph, alterations to the Waterloo County Gaol, and several churches. He was also an engaged citizen who served with distinction on the board of many local community groups.</p> <p>Michael Kraus built the apartments, in addition to several other apartments and dwellings within the City.</p>
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	Contributes to the continuity and character of Margaret Avenue streetscape and surrounding area. Setback, scale, orientation, materials used, and design of the apartments is consistent with adjacent and surrounding residential properties.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	Remains in-situ and maintain its original residential use.
9. The property has contextual value because it is a landmark	No	The property is not a landmark.