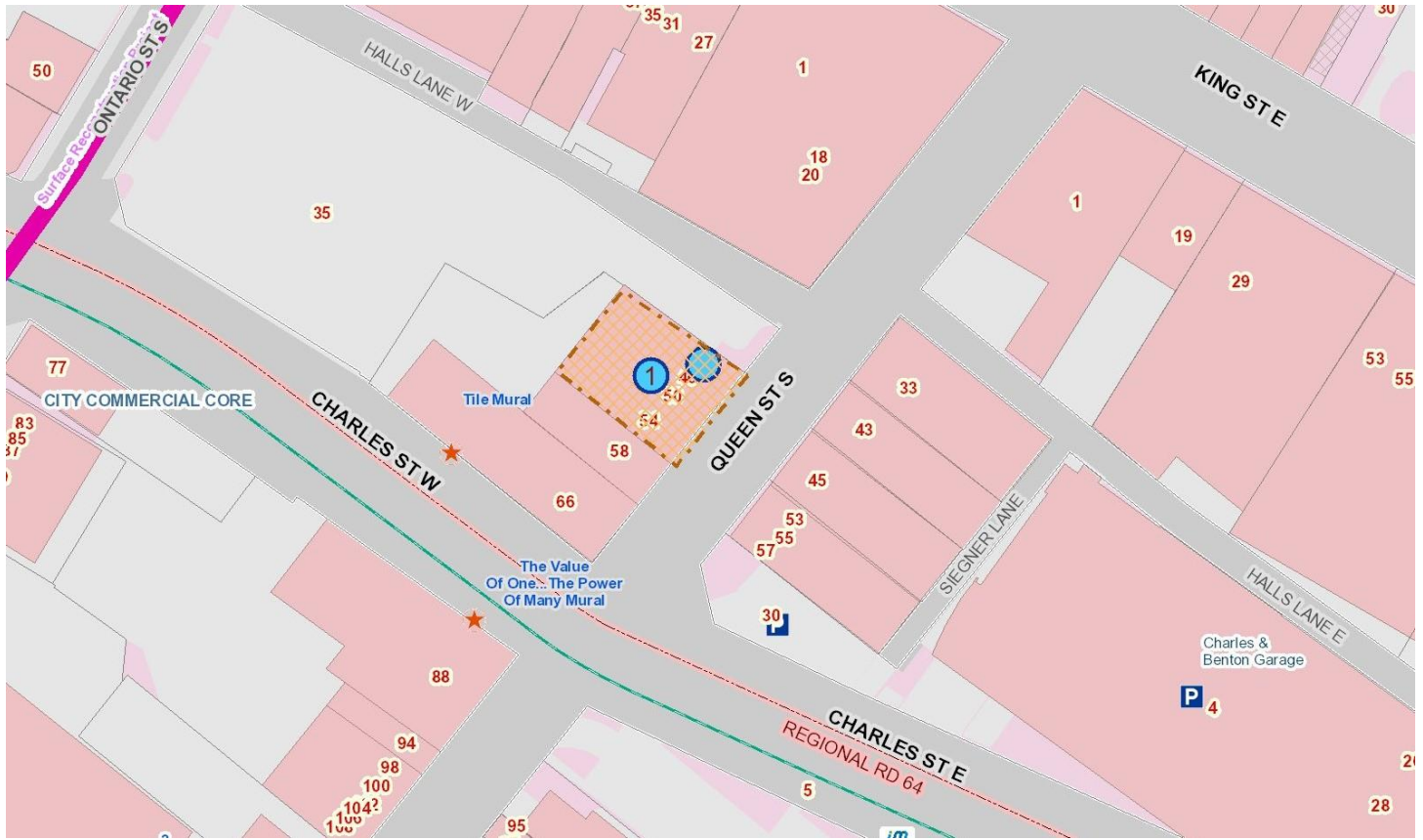


# STATEMENT OF SIGNIFICANCE

## 44-54 Queen Street South



### Summary of Significance

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Design/Physical Value | <input type="checkbox"/> Social Value              |
| <input type="checkbox"/> Historical Value                 | <input checked="" type="checkbox"/> Economic Value |
| <input checked="" type="checkbox"/> Contextual Value      | <input type="checkbox"/> Environmental Value       |

**Municipal Address:** 44-54 Queen Street South

**Legal Description:** Plan 391 PT LOT 5 & 6

**Year Built:** c. 1900-1907

**Architectural Styles:** Classical Revival

**Original Owner:** Unknown

**Original Use:** Commercial

**Condition:** Good

### Description of Cultural Heritage Resource

44-54 Queen Street South is a 3-storey circa 1900-1907 brick commercial building built in the Classical Revival architectural style. The building is situated on a 0.19 acre parcel of land located on the west side

of Queen Street South between King Street and Charles Street in the Commercial Core Area 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**

44-54 Queen Street South is recognized for its design/physical and contextual values.

### **Design/Physical Value**

The building is a early representative example of the Classic Revival architectural style located within the commercial downtown core of present-day Kitchener. Built c. 1900- 1907, this building could most likely be one of the oldest buildings in the City. The building has a rectangular plan, a flat roof, is 3 storeys in height, and is in good condition.

### **Front (South) Façade**

The ground-storey of the front façade is being used for commercial purposes and has been significantly altered. Above the ground storey, the second and third storey can be divided into three bays with four brick pilasters with stone capitals. Each bay includes four 2/2 awnings with fixed rectangular window pattern, two on each floor, with decorative stone label moulds and sills. Above the third storey windows and stone capitals are decorative alternative stepped brick courses. The building has a flat roof with a decorative brick pilasters and intricate brick blind arcade above the cornice.

### **Side (East) Façade**

The east façade is a blank façade and does not contain any windows.

### **Rear (North) Façade**

The rear façade has been extensively altered. The main storey of the building has been parged with cement with altered door openings. The second and third storey contain six awnings over fixed windows on each storey with concrete headers.

### **Side (West) Façade**

There are no notable features on the west façade as it is adjoined to the neighboring building.

### **Contextual Value**

44-54 Queen Street South has contextual value because it is physically, functionally, visually and historically linked to its surroundings. The building exists in its original location within the downtown core. The property also has contextual value because it is important in defining, maintaining or supporting the character of the area. The building contributes to the visual and architectural continuity of the streetscape, and forms part of the historic Downtown. The building is located on Queen Street South, which served as an important historic transportation route and continues to serve as an important transportation route into the Downtown.

### **Other Values**

## **Economic Value**

Even though no notable businesses have operated out of this building, this building does contribute to the economic development of Berlin and Kitchener. Located on the main economic intersection of Berlin, where the first buildings of present-day downtown core were built, this building contributes to how Kitchener has developed over time.

## **Heritage Attributes**

The heritage attributes of 44-54 Queen Street South resides in the following heritage attributes:

- All elements related to the construction and Classical Revival architectural style (excluding the ground storey) of the building including:
  - Location, orientation and massing of the building;
  - Rectangular Plan;
  - Flat roof and roofline;
  - Brick construction with stone accents;
  - Window openings on the front façade with stone label moulds and sills, and window openings on the rear facade,
  - Brick pilasters with stone capitals;
  - Alternating stepped brick courses;
  - Projecting cornice; and
  - Brick pilasters and intricate brick blind arcade above the cornice.
- All elements related to the contextual value of the building, including:
  - Its original location on Queen Street South and its contribution to the Queen Street South commercial streetscape.

**Photos**



**44-54 Queen Street South – Front Façade**



44-54 Queen Street South – Front and East (side) elevation



**44-54 Queen Street South – Rear Facade**

# CULTURAL HERITAGE EVALUATION FORM

Address: 44-54 Queen Street South Recorder: Deeksha Choudhry

Description: Commerical Date: June 15, 2024

Photographs Attached:

Front Facade     Left Façade     Right Façade     Rear Facade     Details     Setting

<b>Designation Criteria</b>	<b>Recorder – Heritage Kitchener Committee</b>	<b>Heritage Planning Staff</b>
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 <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>
3. The property has design value or physical value	N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>

<p>because it demonstrates a high degree of technical or scientific achievement.</p> <p><i>* E.g. - constructed with a unique material combination or use, incorporates challenging geometric designs etc.</i></p>		
<p>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.</p> <p><i>* Additional archival work may be required.</i></p>	<p>N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>
<p>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.</p> <p><i>* E.g - A commercial building may provide an understanding of how the economic development of the City occurred. Additional archival work may be required.</i></p>	<p>N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>
<p>6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder,</p>	<p>N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>



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

**Notes**

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<b>Additional Criteria</b>	<b>Recorder</b>	<b>Heritage Kitchener Committee</b>
<p><b>Interior:</b> Is the interior arrangement, finish,</p>	<p>N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/></p>	

craftsmanship and/or detail noteworthy?	Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>
<b>Completeness:</b> Does this structure have other original outbuildings, notable landscaping or external features that complete the site?	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
<b>Site Integrity:</b> Does the structure occupy its original site?  <i>* If relocated, is it relocated on its original site, moved from another site, etc.</i>	N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
<b>Alterations:</b> 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 <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
<b>Alterations:</b> Are there additional elements or features that should be added to the heritage attribute list?	N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>
<b>Condition:</b> Is the building in good condition?  <i>*E.g. - Could be a good candidate for adaptive re-use if possible and contribute towards equity-building and climate change action.</i>	N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
<b>Indigenous History:</b> Could this site be of importance to Indigenous heritage and history?  <i>*E.g. - Site within 300m of water sources, near distinct topographical land, or near cemeteries might have archaeological potential and indigenous heritage potential.</i>  Could there be any urban Indigenous history associated with the property?	N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input checked="" type="checkbox"/> Additional Research Required  N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input checked="" type="checkbox"/> Additional Research Required

<p>* Additional archival work may be required.</p>	<p>N/A <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>  <input type="checkbox"/> Additional Research Required</p>	
<p><b>Function:</b> What is the present function of the subject property?</p> <p>* Other may include vacant, social, institutional, etc. and important for the community from an equity building perspective.</p>	<p>Unknown <input type="checkbox"/> Residential <input type="checkbox"/>  Commercial <input type="checkbox"/>  Office <input type="checkbox"/> Other <input type="checkbox"/> Church</p>	<p>Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/>  Office <input type="checkbox"/> Other <input checked="" type="checkbox"/> - Industrial</p>
<p><b>Diversity and Inclusion:</b> Does the subject property contribute to the cultural heritage of a community of people?</p> <p>Does the subject property have intangible value to a specific community of people?</p> <p>* E.g.- Waterloo Masjid (Muslim Society of Waterloo &amp; 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.</p>	<p>N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>  <input type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>  <input type="checkbox"/> Additional Research Required</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>  <input type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>  <input type="checkbox"/> Additional Research Required</p>

Notes about Additional Criteria Examined

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**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

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TO BE FILLED BY HERITAGE PLANNING STAFF:

Date of Property Owner Notification: \_\_\_\_\_

