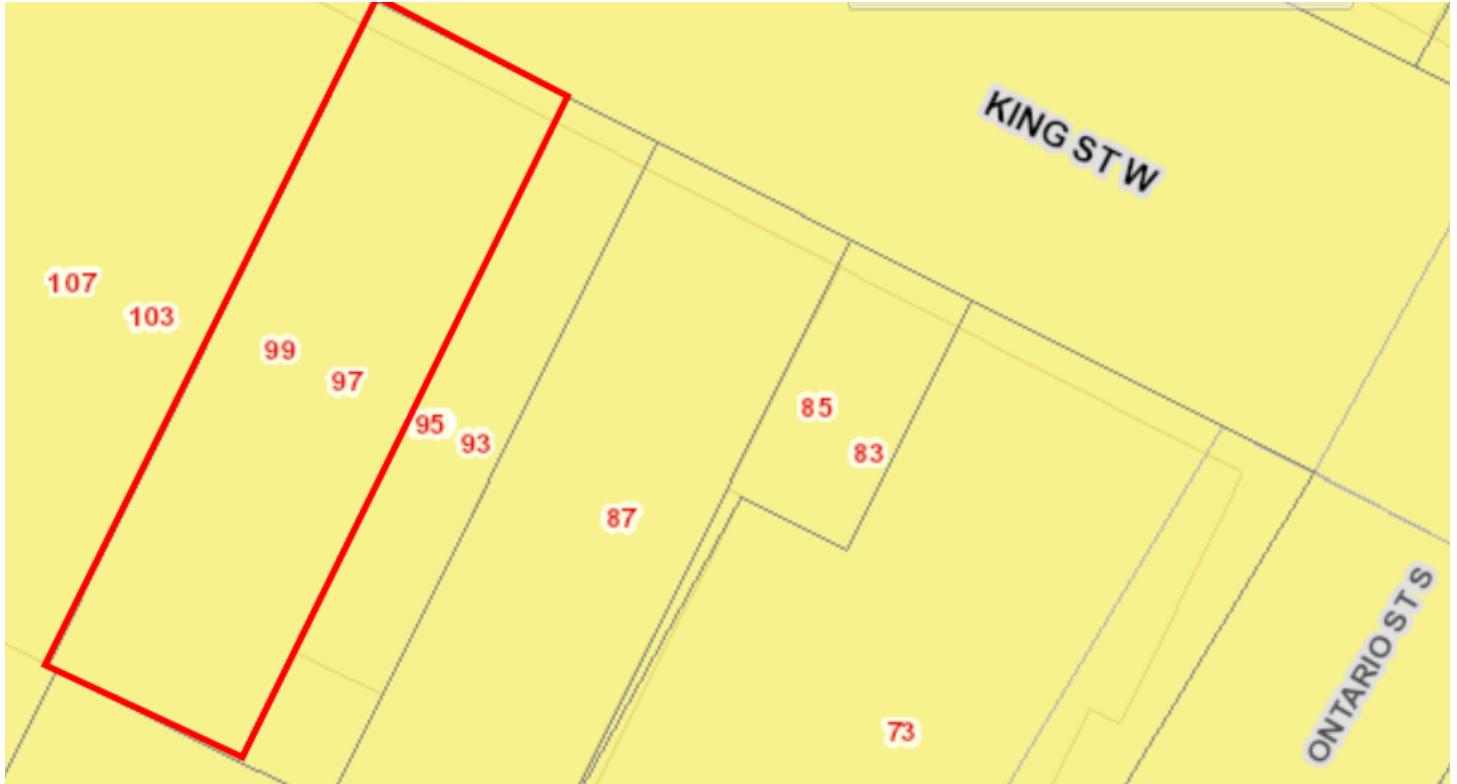


STATEMENT OF SIGNIFICANCE

97-99 King Street West



Summary of Significance

- Design/Physical Value
- Historical Value
- Contextual Value

- Social Value
- Economic Value
- Environmental Value

Municipal Address: 97-99 King Street West

Legal Description: PT LT 1, 9 PL 380 KITCHENER PT 1, 58R6305; T/W 969401

Year Built: c. 1904

Architectural Style: Vernacular Classic Revival

Original Owner: Unknown

Original Use: Commercial

Condition: Good

Description of Cultural Heritage Resource

97-99 King Street West is a three-storey early 20th-century brick building. The building is constructed in the Vernacular Classic Revival architectural style. The building is situated on a 0.08-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 area of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the building.

Heritage Value

97-99 King Street West is recognized for its design/physical, historical/associative and contextual values.

Design/Physical Value

The property municipally addressed as 97-99 King Street West demonstrates design or physical value as an early and rare example of 20th-century, commercial brick building built in the Vernacular Classic Revival architectural style. The building has many intact heritage attributes and is in fair condition. Features which represent the Vernacular Classic Revival architectural style include: nearly flat, low sloping roof; symmetrical façade on the second- and third-storey; two bay red brick façade; highly decorative brick cornice, brick frieze, and stone and brick architrave; ornamental brick moulding along with red brick corbelling; brick pilasters; semi-circular window openings; semi-circular transom design; 1/1 hung window design with decorative brick hood moulds with keystones and continuous stone sills; flat head window openings; and, rectangular transoms; 1/1 hung window design with brick voussoirs and continuous stone sills.

Historical/Associative Value

The property municipally addressed as 97-99 King Street West has historical/associative value given its direct association with early development of King Street West in what is now referred to as Downtown Kitchener. According to the 1898 Fire Insurance Plan, the foundation for a 3-storey building was built c. 1904. By 1908, the Fire Insurance Plan shows a three-storey building with a tailor on the second floor. It is not clear who built the building or who the original tenants were. J. D. Miller & C. H. Hohmeier founded their dry goods business in 1912. The business operated at 97-99 King Street West (formerly 63 King Street West) from c. 1912 to c. 1936. And later moved to 58 King Street East until 1961 when J. D. Mill retired.

Contextual Value

The contextual value of the property relates to its location and proximity to adjacent commercial buildings that share the same Vernacular Classic Revival architectural style and almost identical heritage attributes. It is likely that these buildings were constructed around the same time by the same builder. Collectively, the properties municipally addressed as 83-85 King Street West, 87-91 King Street West and 97-99 King Street West contribute to character of the Downtown and the King Street streetscape.

Heritage Attributes

The heritage value of 97-99 King Street West resides in the following heritage attributes:

- All elements related to the construction and Classic Revival architectural style of the building, including:
 - nearly flat, low sloping roof;
 - symmetrical façade on the second- and third-storey;
 - two bay red brick façade;
 - highly decorative brick cornice, brick frieze, and stone and brick architrave;
 - ornamental brick moulding along with red brick corbelling;

- brick pilasters;
- semi-circular window openings;
- semi-circular transom;
- 1/1 hung window design with decorative brick hood moulds with keystones and continuous stone sills;
- flat head window openings;
- rectangular transoms; and,
- 1/1 hung window design with brick voussoirs and continuous stone sills.

References

Berlin Fire Insurance Map. (1894 revised 1904). Kitchener Public Library: Kitchener, ON.

Kitchener Fire Insurance Map. (1908 revised 1925). Kitchener Public Library: Kitchener, ON.

Tiessen, P. (1979). *Berlin, Canada: A Self-Portrait of Kitchener, Ontario Before World War One*. Sand Hills Books, Inc.: St. Jacob's, ON.

Vernon's City of Berlin and Town of Waterloo and Bridgeport Directory. (1913). Vernon Directories Limited: Hamilton, ON.

Vernon's City of Kitchener and Town of Waterloo (Ontario) Directory. (1935). Vernon Directories Limited: Hamilton, ON.

Waterloo Historical Society. (1961). "*Kitchener's oldest merchant retires.*" Waterloo Historical Society: 49(63).

Photographs



Front Elevation (North Façade) – 97-99 King Street West



Detailing of brick frieze, stone and brick architrave and ornamental brick moulding along with red brick corbelling – 97-99 King Street West



Detailing of second-storey showing semi-circular window openings; semi-circular transom; 1/1 hung windows; and, decorative brick hood moulds with keystones and continuous stone sills



Detailing of second-storey showing flat head window openings; rectangular transoms; 1/1 windows; and, brick voussiors and continuous stone sills



CULTURAL HERITAGE EVALUATION FORM

Address: 97-99 King Street West Recorder: Michelle Drake

Description: Commercial façade; brick construction; Classic Revival Date: March 19, 2024

(date of construction, architectural style, etc)

Photographs Attached:

Front Façade Left Façade Right Façade Rear Façade Details Setting

Designation Criteria	Recorder – Heritage Kitchener Committee	Heritage Planning Staff
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 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 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"/>
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A <input 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><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 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 type="checkbox"/> Yes <input checked="" 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 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, designer or theorist</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>

<p>who is significant to a community. * Additional archival work may be required.</p>		
<p>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.</p>	<p>N/A <input 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 type="checkbox"/> 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. * Additional archival work may be required.</p>	<p>N/A <input 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 type="checkbox"/> Yes <input checked="" type="checkbox"/></p>
<p>9. The property has contextual value because it is a landmark. * within the region, city or neighborhood.</p>	<p>N/A <input 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>

Notes

Additional Criteria	Recorder	Heritage Kitchener Committee
<p>Interior: Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?</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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>

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

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: _____