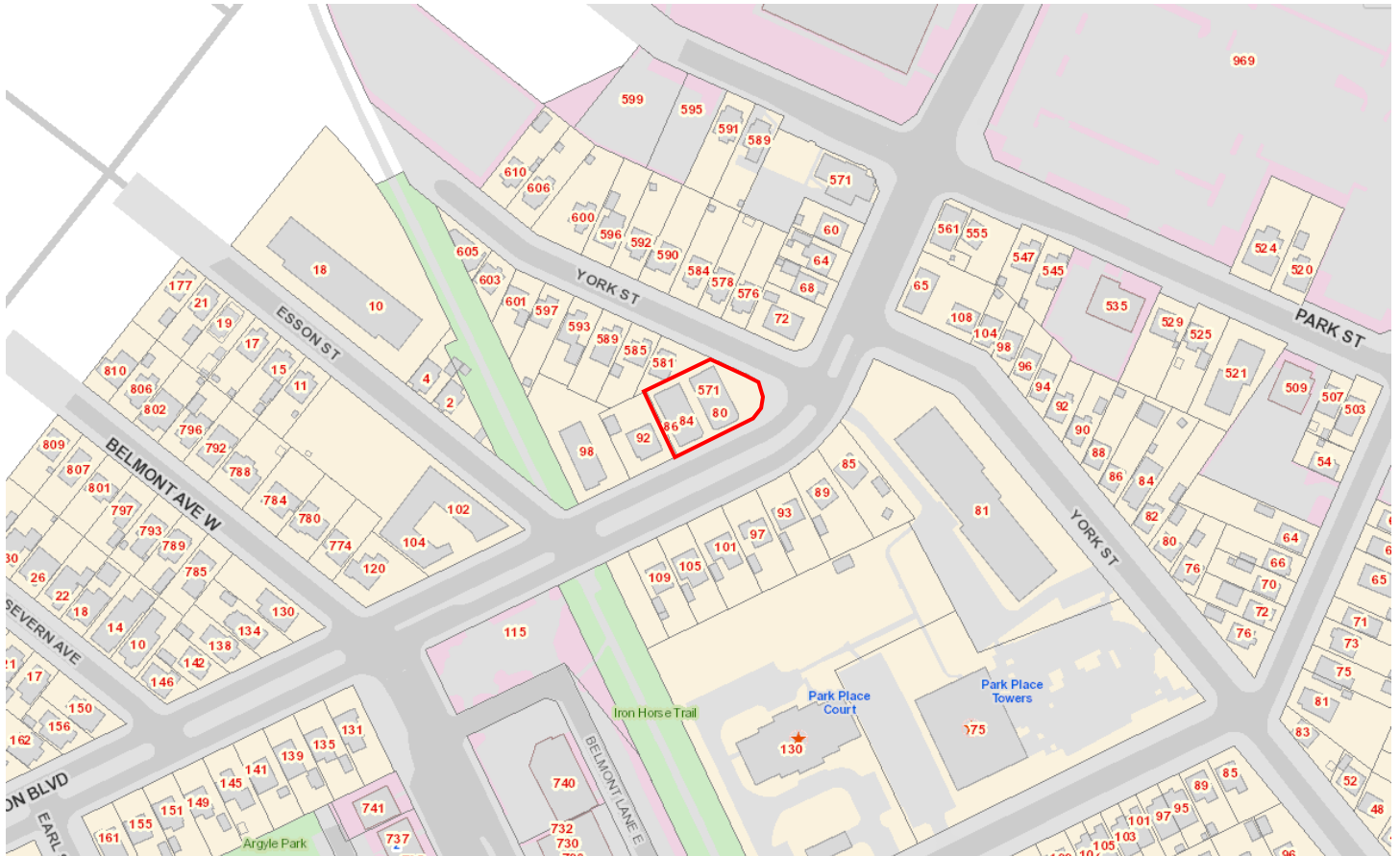


STATEMENT OF SIGNIFICANCE

80-86 UNION BOULEVARD / 571 YORK STREET



Summary of Significance

- Design/Physical Value
- Historical Value
- Contextual Value

- Social Value
- Economic Value
- Environmental Value

Municipal Address: 80-86 Union Boulevard / 571 York Street

Legal Description: Plan 203 Lot 140 Part Lots 115, 138, 139 & 140

Year Built: 1944

Architectural Styles: Mid-Century Vernacular

Original Owner: A. Kraus

Original Use: Residential (multiple dwelling)

Condition: Very Good

Description of Cultural Heritage Resource

80-86 Union Boulevard / 571 York Street contains two mid-20th century apartment buildings constructed in the Mid-Century Vernacular architectural style. The buildings are situated on a 0.25 acre parcel of land located on the western corner of the intersection at York Street and Union Boulevard, within the K-W Hospital Planning Community of the City of Kitchener in the Region of Waterloo. The principal resources that contribute to the heritage value of the property are the two apartment buildings.

Heritage Value

80-86 Union Boulevard / 571 York Street is recognized for its design/physical, historic/associative, and contextual values.

Design/Physical Value

The design value of the subject property relates to the architecture of the apartment building. The building is a unique example of the Art Moderne architectural style with Art Deco influences. The buildings are three and a half storeys in height, with a raised basement and the third floor being composed of dormer additions. They feature varied roofline, curved building corners, varied brick colour, concrete banding, projecting central front bay, main entrance framed by glass blocks with stone face surround; signage above the main entrance that reads "UNION APTS" with decorative leaf motifs; symbol with the letter's 'U' and 'A'; and, parged concrete foundation. The buildings also have a range of different windows and window openings including 1/1 windows with concrete headers and sills, 6/6 windows with concrete sills, and glass block windows with concrete sills.

The Art Moderne architectural style emerged during the 1930's and developed out of the Art Deco architectural style. It is characterized by its use of simple geometric shape, long horizontal lines and banding, curved sides and corner windows, and glass block windows as seen in 80-86 Union Boulevard / 571 York Street. The Art Deco influences can be seen in the decorative detailing that adorn the building, such as the leaf motifs above the entrance of the carved UA symbol, or the more dramatic and ornate front entrance surround.

Front Façade

The front façades of the buildings are symmetrical in their design and massing. They can be divided vertically into three sections; while all sections are approximately the same width, the northern-most and southern-most sections are recessed back from the central section and contain angled corners with glass block windows and concrete sills and headers. The side sections also contain three single hung windows with concrete sills and headers. The projecting central section contains the single front-entrance, which is framed by glass blocks and a stone-faced surround. A stone sign which reads "UNION APTS" with decorative leaf motifs is located within this surround, and above the sign there is a single lantern. Above the front entrance there are two single hung windows framed by concrete sills and headers and glass blocks to the side, as well as a decorative UA symbol just below the roofline. The roofline of the central section is square and stepped, and distinctive from the slope of the rest of the roof.

The building is also divided horizontally by concrete banding which delineates the raised basement, first, and second floor. The third floor is distinguished by the roofline and dormers which do not appear to be original and are clad with white horizontal siding.

Historical/Associative Value

The historic and associative value of the apartment buildings relate to their potential to contribute towards an understanding of development patterns in the late 1930's to the 1960's. This time period saw a marked change in housing, as Canada regained its economic and social footing following the second world war and opened its doors to new immigrants. As such a construction boom of apartments occurred, as they were an efficient and economical means to create a sufficient supply of housing. In 1928 14 apartments existed within Kitchener and Waterloo (Vernon's Directory, 1928). By 1945 there were 66 apartment buildings, and by 1955 there were 109 (Vernon's Directory, 1945 and 1955)

80-86 Union Boulevard / 571 York Street was one of the first of several low-rise apartment buildings constructed in the Art Moderne style between the time period of 1944-1954. The Art Moderne style was an appropriate choice for such developments, as it was a response from designers which sought to meet the needs of ordinary citizens while proving that mass production / quantity and quality were not mutually exclusive. The resulting apartments were sensible and were still of a small enough scale as to allow a community-centric experience to residents.

Contextual Value

The contextual values relate to the contribution that the apartment building makes to the continuity and character of the Union Boulevard and York Street streetscapes and the surrounding area. The property is located within the Westmount East & West Neighbourhood Cultural Heritage Landscape, and borders the Union Street & Union Boulevard Cultural Heritage Landscape.

The Westmount CHL is a neighbourhood with a unique urban form inspired by the City Beautiful Movement. One of its more distinguishable features are the slightly curvilinear alignment of the roads and the 6-metre-wide medians planted with high branching trees and elegant light fixtures. The residential dwellings within the neighbourhood are a concentrated mixture of recognizable architectural styles from the 1920's-1940's, largely constructed from high quality material and displaying fine details. A number of these homes are historically associated with important city builders, businesspeople, and community leaders including A.R. Kaufman, E.O. Weber and E.F. Seagram. While slightly larger in height and massing than the typically 1.5 and 2-storey single detached dwellings predominate in the neighbourhood, the overall design, form, setbacks, and materials used in the construction of 80-86 Union Boulevard / 571 York Street are compatible and complimentary to adjacent and surrounding properties. The garden beds and mature trees in and around the property further integrate it into the well-maintained Westmount neighbourhood.

The apartment buildings at 80-86 Union Boulevard / 571 York Street are also physically, visually, historically, and functionally linked to their surroundings as they remain in-situ and maintain their original multiple residential use.

Heritage Attributes

The heritage value of 80-86 Union Boulevard / 571 York Street resides in the following attributes:

- All elements related to the Art Moderne with Art Deco influences architectural style, including:
 - varied roofline;
 - angled building corners;
 - varied brick colour;

- concrete banding;
 - window openings with concrete headers and sills;
 - glass blocks framing window openings and entrance openings;
 - glass block windows with concrete headers and sills;
 - projecting central front bay with main entrance;
 - stone faced surround;
 - sign that reads “UNION APTS” with leaf motifs;
 - light fixture above main entrance;
 - symbol with the letters ‘U’ and ‘A’; and,
 - parged concrete foundation.
- All elements related to the contextual value, including:
 - Location and orientation of the buildings and the contribution that they make to the continuity and character of the Union Boulevard and York Street streetscapes.

Photographs



View from Union Boulevard





CULTURAL HERITAGE EVALUATION FORM

Address: 80-86 Union Blvd Recorder: Jessica Vieira

Description: Apartments Date: August 19, 2024

Photographs Attached:

Front Facade Left Façade Right Façade Rear Facade Details Setting

Designation Criteria	Recorder – Heritage Planning Staff	Heritage Kitchener Committee
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 checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input 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 checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement. <i>* e.g., constructed with a unique material combination or use, incorporates challenging geometric designs etc.</i>	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 type="checkbox"/>

<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 checked="" type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input 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 - 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 checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input 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 who 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 checked="" type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></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 type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input 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 type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input 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 type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>

Notes

<i>Additional Criteria</i>	<i>Recorder</i>	<i>Heritage Kitchener Committee</i>
<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 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 checked="" type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input 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 checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input 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 checked="" type="checkbox"/></p> <p>Dormers seem like new additions, new double single-hung or single-hung windows</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input 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 checked="" type="checkbox"/></p> <p>Light fixture above entrances look like they could be original</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input 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 checked="" type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input 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>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 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>	<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>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 checked="" type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Other <input checked="" type="checkbox"/></p> <p><u>Multiple dwelling</u></p>	<p>Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Other <input type="checkbox"/> -</p> <p>-----</p>
<p>Diversity and Inclusion: Does the subject property contribute to the cultural heritage of a community of people?</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" 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 type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></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 checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/> Additional Research Required</p>	<p><input type="checkbox"/> Additional Research Required</p>
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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 _____
