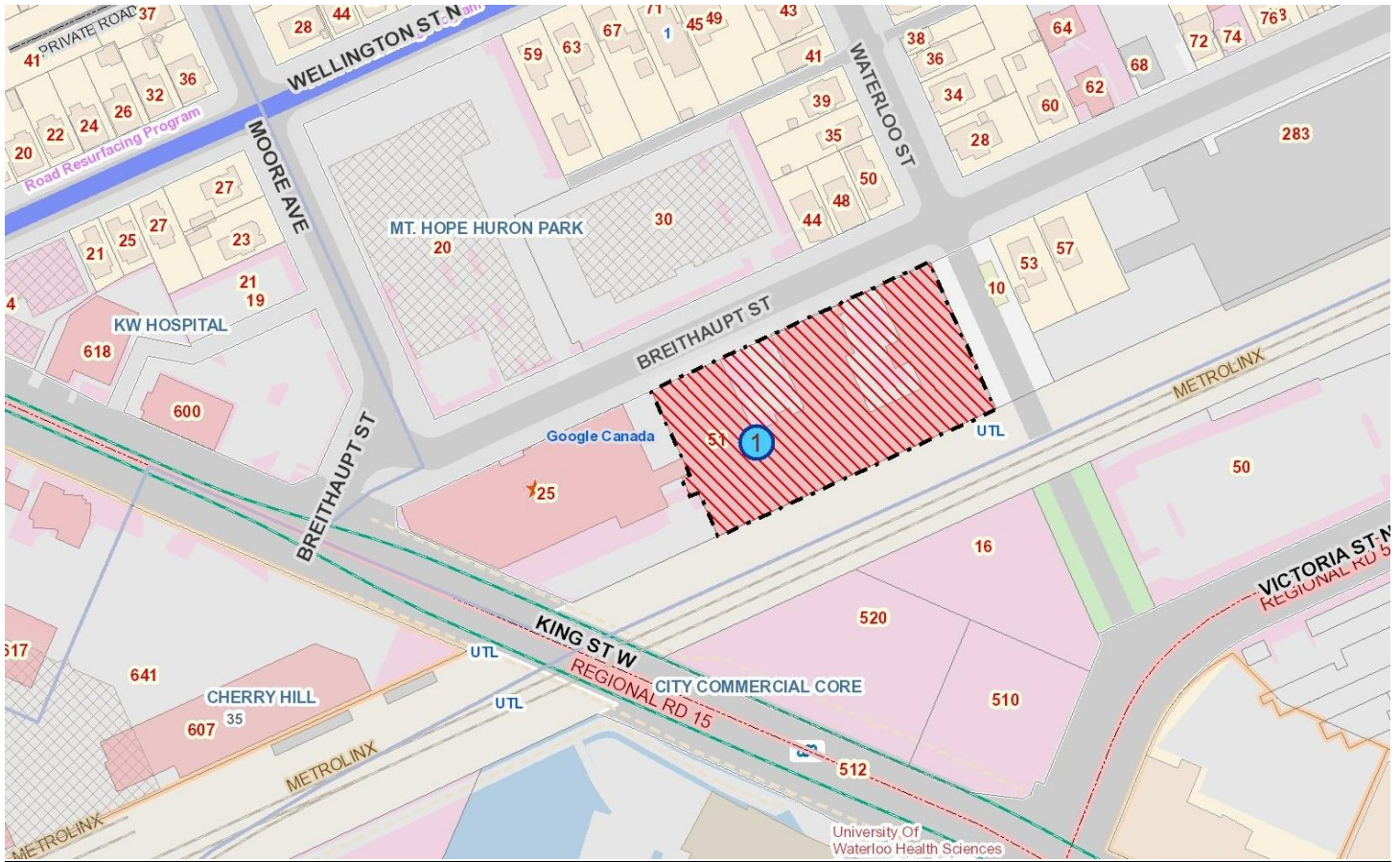


STATEMENT OF SIGNIFICANCE

51 Breithaupt Street



Summary of Significance

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

Municipal Address: 51 Breithaupt Street

Legal Description: Plan 376 Lots 205-212

Part Lot 204 STS & LNS Part Lot 33

RP 58R-3538 Part 1

Year Built: Original Building – c. 1903

Additions – c. 1907, 1919, 1946, 1955, 1966 and 1972

Architectural Styles: Industrial Vernacular

Original Owner: The Merchants Rubber Co. Ltd.

Original Use: Industrial

Condition: Good

Description of Cultural Heritage Resource

51 Breithaupt Street consists of a series of buildings built between 1903 and 1977. The buildings range in height from one to four storeys. The original building and early additions were built in the Industrial Vernacular architectural style with later additions being more modern in appearance. The buildings are situated on a 2.18 acre parcel of land located on the north side of King Street West between Victoria Street North and Breithaupt Street in the Mt. Hope Huron Park planning community of the City of Kitchener within the Region of Waterloo. The principal resources that contribute to the heritage value are the original building and early additions.

Heritage Value

51 Breithaupt Street is recognized for its design/physical, historic/associative, and contextual values.

Design/Physical Value

51 Breithaupt Street has design/physical value as it is a representative example of the Industrial Vernacular architectural style. The first building on site was built for the Berlin Piano and Organ Company in 1891, which was later taken over by Foster-Armstrong and Co. This original three-storey building was demolished in 1955 to construct a more 'modern' building. The oldest building that remains on site was constructed in c. 1903 and housed the Merchants Rubber Company, founded by Jacob Kaufman and T.H. Reider. There have been many additions and numerous renovations over this site's 113 year history, with these additions and renovations being made in 1908, 1909, 1912, 1918, 1929-30, 1953, 1955, 1966, 1969, 199, 2000 and 2001.

The additions could be described as buildings with their distinctive architectural style, however they were still built with an industrial function in mind. Certain architectural features of the site include but are not limited to: brick buttresses, stone sills and headers on windows and brick parapet with decorative brick detailing.

The building at the corner of Breithaupt Street and Waterloo Street (Fig. 3) was built in 1908 in the Industrial Vernacular architectural style. It is three storeys in height, with a flat roof and is of buff white brick construction. There are concrete pilasters dividing the front façade into 3 bays and the side façade into 9 bays. Each bay contains two 6 over 6 double hung windows with concrete sills on each storey, except for the central bay on the main storey of this building. The windows on the third storey have brick lintels.

Next to the 1908 building is a 1909 building, with a modern addition that was completed in 2001. This building is one storey in the front and increases up to 3 storeys in the back. The front portion of this building still has the original window openings with the concrete lintels and sills, with a flat roof and wood post and beam brick wall bearing construction. Next to this building is the four (4) storey 1903 building, which is the oldest building on site. This building has brick buttresses which divides the front façade into four (4) bays. Each bay contains two 6 over 6 double hung windows with concrete lintels and sills on the upper two storeys, with an irregular fenestration pattern and a big main entrance on the lower two storeys. This building has a flat roof with a parapet which has decorative brickwork. Recessed behind this building is a five (5) storey brick tower with brick pilasters and 6 over 6 double hung windows with concrete sills and lintels.

The last building of the original complex was built in 1918, and is four (4) storeys in height (Fig 4). This building has a flat roof with a central tower which has decorative brick moulding. This building also has brick pilasters which divide the front façade in two five (5) bays. Each bay of the upper three storey has a double 6 over 6 hound window with concrete lintels. Above the concrete lintels of each fifth storey window is decorative brick detailing. The building has two door openings on this façade, one in the centre, and one on the corner.

Historical/Associative Value

The site has historical and associative value for its original use and owner of the property – Merchants Rubber Co. Ltd, Jacob Kaufman, and Talmon Henry Reider. This site also has historical and associative value due to its contribution to the economic development of Kitchener (then Berlin) at the start of the 20th century.

The property was the site of the Berlin Piano and Organ Co. building that was erected in 1891, which was later taken over by Foster-Armstrong and Co to manufacture Haines Brothers and, Marshall and Wendell pianos. This original three storey building no longer remains as it was demolished in 1955 in order to construct a new modern addition.

The oldest building that remains on site was constructed in 1903 and housed the Merchants Rubber Co. Ltd., which was founded by Jacob Kaufman and T.H. Rieder. Jacob Kaufman sold out to T.H. Rieder in 1906 and, along with the Berlin Rubber Co., became part of the Canadian Consolidated Rubber Co. in 1907. During WWI, the company employed as many as 526 people and produced approximately 15000 shoes a day. In 1926, the Canadian Consolidated Rubber Co. became the Dominion Rubber Co. Ltd. Until 1969, these companies primarily produced footwear. In 1969, Dominion Rubber Co. Ltd. began to produce automobile parts.

This building was constructed at a time when Berlin was experiencing exponential economic growth, and has the potential to yield an understanding of the economic development of Berlin at the turn of the 20th century. Today, this site is used by Google as their main headquarters in the Kitchener-Waterloo Area. As part of this adaptive re-use, certain changes were made to building along with a new building on the neighboring property connecting with the existing buildings at 51 Breithaupt. However, this site still maintains its overall integrity and cultural heritage value.

Jacob S. Kaufman

Jacob S. Kaufman was born on July 15, 1847 on a farm near New Hamburg, Ontario. He was a prominent and influential businessman in Kitchener (then Berlin) who started his career in the lumber industry in Gadshill. He married Mary Ratz in 1877 and moved to Berlin where the larger community offered more economic opportunity. He built a mill manufacturing doors and window sashes, eventually incorporating his company as Jacob Kaufman Limited. In 1899, he encouraged George Schlee to organize The Berlin Rubber Company and was heavily involved financially. In 1903, Kaufman was also involved in the organization of the Merchants Rubber Company and was assisted in this venture by Talmon Henry Reider. Kaufman died in Kitchener on April 20, 1920.

Talmon Henry Reider

Talmon Henry Reider was born in New Hamburg, Ontario on August 10, 1878. In 1899, he was the bookkeeper and minor shareholder of the newly formed Berlin Rubber Company, and in 1903, was appointed as the general manager by Jacob Kaufman for the newly formed Merchants Rubber

Company. In 1907, these two companies merged with the Canadian Consolidated Rubber Company, leading to Reider, who was then the vice-president and director, to control five (5) rubber footwear factories. IN 1912-1913, he negotiated the purchase of the property and the building of the Dominion Tire Company (later Uniroyal), and in 1917, he became the president of the largest rubber company in Canada. However, he would only work there for 2 years, resigning in 1919 and accepting the position of president for Ames-Holden-McCready Ltd. Reider died on April 15, 1922.

Contextual Value

51 Breithaupt Street has contextual value because it is important in maintaining and supporting the character of the area. The site is located within the Warehouse District Cultural Heritage Landscape, and near other industrial buildings that were built parallel to the Canadian National Railways tracks. The buildings remain in their original locations, along with many of the original industrial sites nearby. The complex is also located within the Warehouse District Cultural Heritage Landscape, which includes other industrial buildings that were built as Berlin and then Kitchener experienced exponential economic growth and are reflective of that growth. Due to the complex's historical value and presence, it is very recognizable by the community and can be considered a local landmark.

Heritage Attributes

The heritage value of 51 Breithaupt Street resides in the following heritage attributes:

- All elements related to the construction and Industrial Vernacular architectural style of all the original remaining buildings, including:
 - All facades of the the three-storey 1908 building at the corner of Breithaupt and Waterloo Streets:
 - Location, massing and orientation of this building;
 - Flat roof;
 - Buff brick construction, including brick buttresses and decorative brick details;
 - Concrete pilasters;
 - Window openings, brick lintels and concrete sills;
 - Appearance and style of the 6/6 double hung windows;
 - Portions of the facades of the 1909 building with the original Industrial Vernacular architectural style construction, which is one-storey in the front and three storeys at the rear:
 - The location, massing and orientation of this building;
 - Appearance and style of the 6-paned windows with concrete sills and headers;
 - Buff brick construction, including brick pilasters; and
 - Flat roof;
 - All facades of the original four-storey 1903 building, excluding the modern addition:
 - The location, massing and orientation of the building;
 - Buff brick construction;
 - Flat roof with parapet which has brick detailing;
 - Appearance and style of the 6/6 double hung windows with concrete headers;
 - Brick pilasters
 - Recessed brick tower with brick buttresses and single 6/6 double hung windows on each storey
 - All facades of the four-storey 1918 building, excluding the modern addition:
 - The location, massing and orientation of the building;
 - Central tower with decorative brick moulding;

- Brick buttresses;
 - Appearance and style of the 6/6 double hung windows with concrete headers and sills.
 - Decorative brick mouldings above the fourth-storey concrete headers;
 - Flat roof
- Rooflines of all the buildings.
- All other elements related to the Industrial Vernacular architectural style of these buildings.
- All elements related to the contextual value of the buildings, including:
 - Original location on Breithaupt Street and its contribution to the landscape of Breithaupt Street.

Photos



51 Breithaupt Street – front and side elevation



51 Breithaupt Street – front elevation



51 Breithaupt Street – front elevation



51 Breithaupt Street – front elevation

CULTURAL HERITAGE EVALUATION FORM

Address: 51 Breithaupt Street Recorder: Deeksha Choudhry

Description: Office Use Date: May 15, 2024

Photographs Attached:

Front Facade Left Façade Right Façade Rear Facade 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 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 because it demonstrates a high degree of technical or scientific achievement. <i>* E.g. - constructed with a unique material</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 checked="" type="checkbox"/> Yes <input type="checkbox"/>

<p><i>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 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 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 checked="" 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 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>7. The property has contextual value</p>		

<p>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

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"/></p> <p>Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/></p>
<p>Completeness: Does this structure have other original outbuildings, notable landscaping or external</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" 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>

features that complete the site?		
<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 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 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 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 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 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>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 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 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>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 checked="" 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 checked="" 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 type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input checked="" type="checkbox"/> Additional Research Required</p> <p>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>

<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"/> 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 checked="" 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 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

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: _____