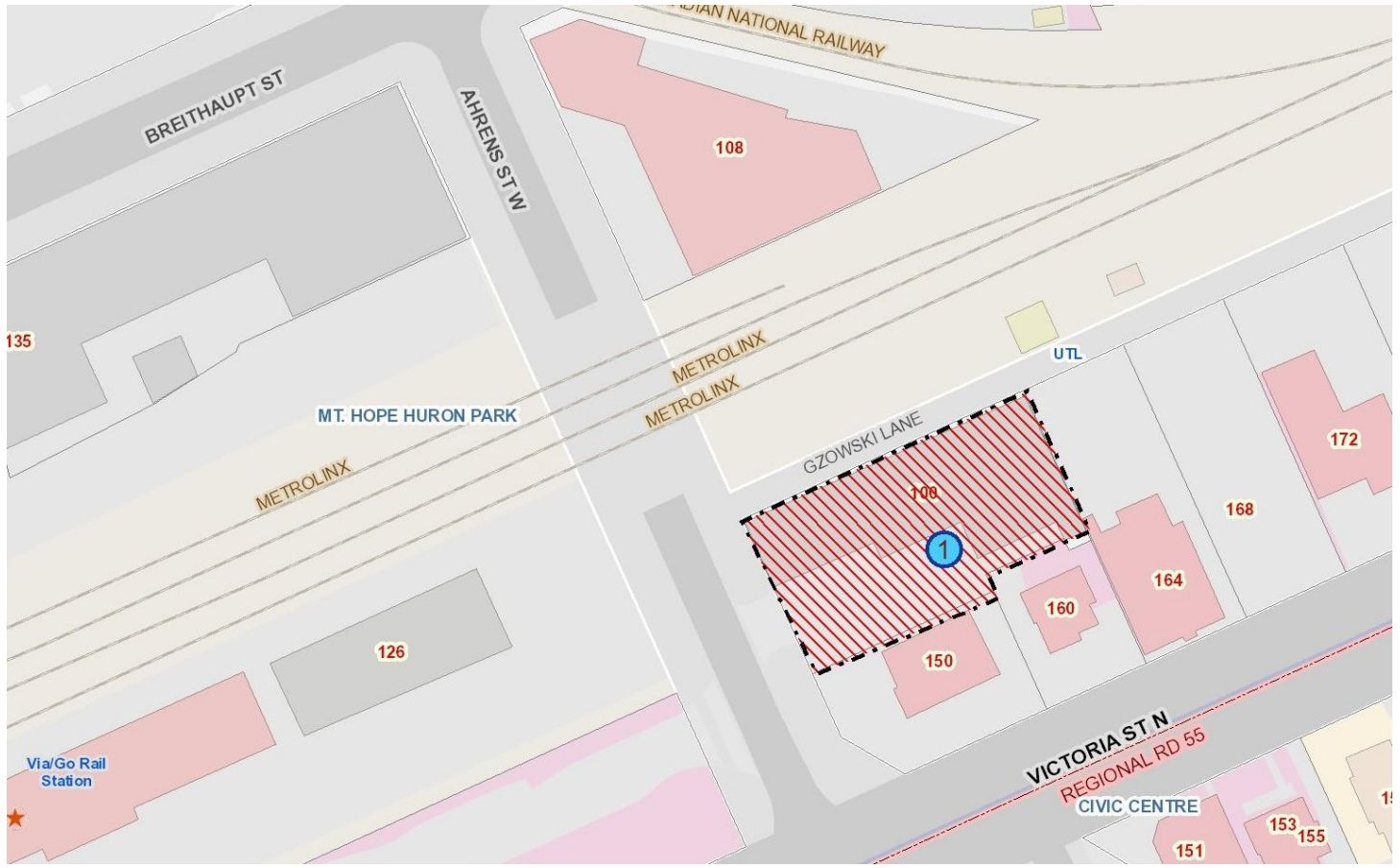


STATEMENT OF SIGNIFICANCE

100 Ahrens Street West



Summary of Significance

- Design/Physical Value
- Historical Value
- Contextual Value

- Social Value
- Economic Value
- Environmental Value

Municipal Address: 100 Ahrens Street West

Legal Description: Plan 374 Pt Lot 18 Pt Lot 19 Pt Lot 20

Year Built: c. 1914

Architectural Styles: Industrial Vernacular

Original Owner: Francesca Longo

Original Use: Industrial

Condition: Good

Description of Cultural Heritage Resource

100 Ahrens Street West is a two storey early 20th century building built in the Industrial Vernacular architectural style. The building is situated on a 0.29 acre parcel of land located on the north side of Ahrens 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 resource that contributes to the heritage value is the industrial building.

Heritage Value

100 Ahrens Street West is recognized for its design/physical, historic/associative, and contextual values.

Design/Physical Value

The design and physical values relate to the Industrial Vernacular architectural style of the building. The building is in good condition with many intact original elements. The building features: rectangular plan; red brick construction; Ahrens Street façade with decorative brick cornice and parapet, buttressing, 1/1 hung windows and concrete headers and sills; and, 4/4 hung windows.

West (Front) Façade

The building fronts to Ahrens Street West. This was done on purpose to have better access to the Grand Trunk Railway running immediately behind the rear of the building. The building is 2 storeys in height, with a flat and parapet. The parapet has decorative brick cornice. The central portion of the façade projects towards the street and includes brick buttresses on each end. There are three 1/1 hung windows with one concrete header and sills. On each side of the central portion are two 1/1 hung windows with concrete headers and sills with brick buttresses on the upper storey, and long floor length windows on the lower storey. There is a big floor length tripartite window in the central portion of the building.

South (side) Façade

The façade faces Victoria Street and includes double 4/4 hung windows with concrete heads and sills with back portion that projects towards the parking space on the property. The portion has no windows on the lower storey, and a combination of hung windows and glass block windows on the upper storey.

North (side) Façade

This façade faces the Grand Trunk Railway tracks. This façade contains 4/4 hung windows with concrete headers and sills, and glass block windows.

East (rear) Façade

This façade contains 6 casement windows with concrete sills, three on each storey.

Historical/Associative Value

This building has associative value as it has direct associations with the economic development of Kitchener in the early 20th century. The Longo Brothers, whose owner was Tony Longo, were wholesale fruit dealers who built the building for their fruit business. The building was purpose built to

serve their business, with the basement having several rooms for the ripening of fruits, to installing an elevator that would convey loads of fruits straight off the railway cars directly to the building for efficient distribution. At the time of its construction, this building was one of the biggest industrial buildings that was built specifically for fruit distribution in Kitchener.

Contextual Value

The building has contextual value because it is physically, visually, and historically linked to its surroundings. The building is still located in its original location right next to the Grand Trunk Railway. The building was strategically built fronting on to Ahrens Street so that the fruit factory could function efficiently unloading fruit from the railway cars ran by the Grand Trunk Railway. The building still maintains those links with its immediate surrounding environment. Furthermore, the property is within the Warehouse District Cultural Heritage Landscape (CHL), which has been identified as a high priority cultural heritage resource. The Warehouse District CHL is significant because it includes a number of buildings that were instrumental to the development and progress of Kitchener's economy, making it the center of industrial growth in Canada at the turn of the 20th century.

Heritage Attributes

The heritage value of 100 Ahrens Street West resides in the following heritage attributes:

- All elements related to the construction and Industrial Vernacular architectural style of the building, including:
 - The location, massing and orientation of the building;
 - Roof and roofline;
 - Original window openings;
 - Rectangular plan;
 - Red brick construction;
 - Ahrens Street façade with decorative brick cornice and parapet,
 - Brick buttresses;
 - Appearance and style of the 1/1 hung wood windows and concrete headers and sills; and,
 - Appearance and style of the 4/4 hung windows and concrete headers and sills.
- All elements related to the contextual value of the building, including
 - The buildings frontage on Ahrens Street West; and
 - It's original location on Ahrens Street West and its contribution to the Ahrens Street West landscape.

Photos



100 Ahrens Street West– Front and Side Facade

CULTURAL HERITAGE EVALUATION FORM

Address: 100 Ahrens Street West Recorder: Deeksha Choudhry

Description: Commercial Date: October 1, 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"/> |

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

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| <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"/> Yes <input type="checkbox"/></p> | <p>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 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>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"/> 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</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 checked="" type="checkbox"/> Yes <input type="checkbox"/></p> |

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| 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 type="checkbox"/> Yes <input checked="" 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> |

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| <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 type="checkbox"/> Other <input checked="" 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 Not
