

**283 DUKE STREET WEST**



### Summary of Significance

- ☒ Design/Physical Value
  - ☒ Historical Value
  - ☒ Contextual Value
  - ☐ Social Value
  - ☒ Economic Value
  - ☐ Environmental Value

**Municipal Address:** 283 Duke Street West

**Legal Description:** Plan 376 Lot 215-220 Part Lot 213 & 214 Lot 34 STS & LNS

**Year Built:** 1886 (fire); 1897

### Architectural Style: Industrial Vernacular

**Original Owner:** D. Hibner Furniture Co. Ltd. c/o Daniel Hibner

**Original Use:** Industrial

**Condition:** Fair

### **Description of Cultural Heritage Resource**

283 Duke Street West is an industrial building with several additions, whose massing ranges from one to three storeys in height. It was constructed in the Industrial Vernacular architectural style. The building is situated on a 1.73 acre parcel of land bounded by Duke Street West to the east, Breithaupt Street to the north, Waterloo Street to the west, and rail lines to the south. It is within the Mount 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**

283 Duke Street West is recognized for its design/physical, historical/associative, and contextual values.

#### ***Design/Physical Value***

283 Duke Street West has design/physical value as a representative example of the Industrial Vernacular architectural style. The original building on site was constructed in 1886 for the D. Hibner Furniture Company Limited. A fire in 1896 destroyed this building, and the existing was constructed one year later in 1897. The reconstructed factory was a close copy of the first. There have been a number of additions added to the building in the ensuing 128 years, including in 1964 when a 20,000 square foot expansion was completed by the owners of the time Electohome. This addition gave the company the largest finishing line in Canada. Construction dates for other additions, including two one-storey components located on the north side of the building, are unknown. It is assumed that these are no original due to minor differences in construction, including different board sizes and the use of chamfer edges as opposed to radius edges in the projecting pilasters as well as varying sill thicknesses.

The building ranges in height from one to three storeys. The construction is buff brick, now painted yellow. It is generally rectangular in its massing, though the north, west, and east façades are asymmetrical due to various setbacks and projections. Flat pilasters with shallow brickwork under the roofline provide some architectural intrigue and create bays in the façades of the building. The rooflines are varied and include flat roofs and low pitch side gable roofs. The window styles also vary throughout the building. Some are single hung 6/6 windows, paired in each bay on each level. Others are group into three to create a larger window opening. Some of the window openings are flat headed while others are segmentally arched, with original wood sills or concrete sills and soldier course headings.

On the front façade of the building, there is a projecting front entrance which divides the structure into three irregularly sized sections. A brick voussoir can still be seen at the top of this projection, indicating that it once contained openings that have now been closed with more brick. On the southern side of the projecting entrance there are three bays with groups of three 6/6 windows with sills and soldier course heading. Remnants of a painted black sign above the first and second floor still remain in this section. While it has greatly faded, the word “office” can still be made out on the lower sign. Individual letters can still be made out on the upper sign. The northern section of the front façade is comprised of 6 flat pilasters the create 6 recessed bays. Each bay contains two segmentally arched single hung 6/6 windows on each level with sill and soldier course heading. The roofline on this section is lower than that of the northern and central section, projects further out from the walls, and lacks some of the brickwork. A rubblestone foundation can be seen in this section.

#### ***Historical/Associative Value***

The site has historical and associative value due to its historic use and past owners of the property. It has further historical and associative value due to its contribution to the economic development and

well-being of Kitchener (then Berlin) at the end of the 19<sup>th</sup> century and into the end of the 20<sup>th</sup> century. The building was constructed during a time when what was then Berlin was experiencing exponential economic growth and remained in operation when the City was considered a primary industrial centre of Canada. Its history has the potential to contribute to an understanding of this economic development.

#### *D. Hibner Furniture Co. Ltd.*

283 Duke Street West was the original site of the D. Hibner Furniture Co. Ltd. Founded in 1889, D. Hibner Furniture was the top furniture centre in Berlin in 1912, during a period of time where furniture manufacturing was the largest economic sector of the City. The company's products were shipped both across the country from coast to coast as well as internationally. D. Hibner Furniture Co. Ltd remained in the building until 1920, when it was sold to another furniture company, Malcolm & Hill Ltd.

Daniel Hibner was the founder of D. Hibner Furniture Co. Ltd and a prominent figure within Kitchener. In addition to his position as an industrialist within the community Hibner was also heavily involved in politics. Hibner served the community in the capacity of reeve, councillor, and finally mayor. He led the manufacture opposition to reciprocity in Berlin during the reciprocity election. He was also actively involved in the Parks Commission, eventually serving as chairman. His efforts were instrumental in securing the land that now comprises Victoria Park (founded in December 1894), as well as founding Hibner Park which is the second oldest park within the City (founded August 1894).

#### *Dominion Electrohome Industrial Limited*

Dominion Electrohome Industrial Limited was a significant contributor to the economic history and development of Kitchener. The company was founded in 1933 by Arthur B. Pollock, through the amalgamation of Pollock-Welker Limited (formerly Pollock Manufacturing Company) and Grimes Radio Corporation. The name was selected by Arthur B. Pollocks son Carl, general manager at the time. Electrohome became the third owner of 283 Duke Street in 1936, after the company purchased the then-vacant building. The previous owner, Malcolm & Hill Ltd, had vacated the building in 1933. While both the expanding radio division and Phonola division were moved from the previous plant in Elmire to the new space in Kitchener, 283 Duke Street was larger than was required by the current operations. To use the excess capacity, Electrohome started producing furniture; this led to the creation of the Delicraft line of small fine quality tables in 1939.

Prior to World War II, Electrohome employed 400 local citizens. During the war the company received substantial war contracts and employed over 1400. They were considered a nationally important industry vital to war efforts, being the producers of various parts for different equipment including planes as well as units for the communication field. The number of people employed by the company was reduced to 650 after the war ended but continued to rise steadily over the years until 1972 when Electrohome became the largest industrial employer within the Region of Waterloo.

Electrohomes impact on Kitchener goes beyond the provision of employment opportunities and monetarily contributing to the local market through sales. The company was also one of the first to provide life and health insurance to its workers and was instrumental in influencing other employers to provide fringe benefits to their employees. Further, the company played a role in the development of educational institutes within the City by awarding scholarships to graduates and providing donations to different schools.

#### ***Contextual Value***

The contextual value of the subject property relates to the contribution that the industrial building makes to the continuity and character of Duke Street West and the surrounding Warehouse District

Cultural Heritage Landscape (CHL) as well as the adjacent Canadian National Railway Line Cultural Heritage Landscape.

The Warehouse District CHL covers the west end of downtown Kitchener and is the result of rapid industrial growth and subsequent rapid population growth that was experienced within the City in the early twentieth century. Supported by the convergence of the railway lines in the area, the Warehouse District contains a number of large, historic warehouse and factory buildings that were formerly used for the manufacturing, storage, and exportation of raw material and products across Canada. These original industrial buildings include the former Rumble Felt factory, located at 60 Victoria Street North, just to the south of the subject property across the train tracks, and the former Berlin Piano and Organ Company complex located at 51 Breithaupt Street to the west of the subject property.

283 Duke Street West is also physically, visually, and historically linked to its surroundings, specifically the railway tracks. The former factory remains in situ and maintains its original organization along the railway lines with a front entrance oriented towards Duke Street West (known as Edward Street at the time of original construction).

### **Heritage Attributes**

The heritage value of 283 Duke Street West resides in the following attributes:

- All elements related to the Industrial Vernacular architectural style of the buildings, including:
  - Varied rooflines, including flat roof and low pitch side gable roof;
  - Off-white brick (now painted);
  - Original windows, including 6/6 windows paired in each bay and ribbon of three 6/6 windows in each bay;
  - Original window openings, including flat head and segmentally arched openings with original wood sills or concrete sills and soldier course headings;
  - Slight brick work under the eaves;
  - Flat pilasters; and,
  - Entrance on Duke Street West marked by simple projecting massing.
- All elements related to the contextual value, including:
  - Location of the buildings and contributions they make to the continuity and character of the Duke Street West and Breithaupt Street streetscapes and Warehouse District Cultural Heritage Landscape; and
  - Proximity to the rail line.



## Photographs



Front Elevation (East Façade)



Rear Elevation (West Façade)





Side Elevation (North Façade)



Side Elevation (South Façade)





Detailing of Remaining Painted Black Sign

## THE D. HIBNER FURNITURE CO., Limited



MANUFACTURERS  
OF HIGH GRADE  
FURNITURE

BERLIN  
ONTARIO

WE COVER  
THE WHOLE  
DOMINION

283 Duke Street West c. 1912

# CULTURAL HERITAGE EVALUATION FORM

Address: 283 Duke Street W

Recorder: Jessica Vieira

Description: \_\_\_\_\_

Date: November 5, 2024

(Date of construction, architectural style, etc)

Photographs Attached:

☒ Front Façade

☒ Left Façade

☒ Right Façade

☒ Rear Façade

☒ Details

☐ Setting

<i>Designation Criteria</i>	<i>Recorder – Heritage Kitchener Committee</i>	<i>Heritage Planning Staff</i>
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 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 combination or use, incorporates challenging geometric designs etc.</i>	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"/>
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.  <i>* Additional archival work may be required.</i>	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"/>



<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 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 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 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 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.</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>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 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>

<b><i>Additional Criteria</i></b>	<b><i>Recorder</i></b>	<b><i>Heritage Kitchener Committee</i></b>
<b>Interior:</b> Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?	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 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 type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input 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 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 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 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 type="checkbox"/>
<b>Alterations:</b> Are there additional elements or features that should be added to the heritage attribute list?	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 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 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 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 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 type="checkbox"/> Additional Research Required
	N/A <input 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"/>

* Additional archival work may be required.		<input type="checkbox"/> Additional Research Required
<b>Function:</b> What is the present function of the subject property?  <i>* Other may include vacant, social, institutional, etc. and important for the community from an equity building perspective.</i>	Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Other <input type="checkbox"/> - _____  	Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Other <input type="checkbox"/> - _____  
<b>Diversity and Inclusion:</b> Does the subject property contribute to the cultural heritage of a community of people?  Does the subject property have intangible value to a specific community of people?  <i>* 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.</i>	N/A <input 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 type="checkbox"/> Additional Research Required	N/A <input 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 type="checkbox"/> Additional Research Required

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: \_\_\_\_\_