

REPORT TO: Heritage Kitchener

DATE OF MEETING: May 6, 2025

SUBMITTED BY: Garrett Stevenson, Director of Development and Housing Approvals,
519-783-8922

PREPARED BY: Michelle Drake, Senior Heritage Planner, 519-783-8909

WARD(S) INVOLVED: Ward 10

DATE OF REPORT: April 14, 2025

REPORT NO.: DSD-2025-193

SUBJECT: Heritage Permit Application HPA-2025-IV-006
122 Frederick Street (The Registry Theatre)
Alterations to Interior Marble Steps

That pursuant to Section 33 of the Ontario Heritage Act, Heritage Permit Application HPA-2025-IV-005 be approved to permit the repair of the interior marble steps at The Registry Theatre on the property municipally addressed as 122 Frederick Street, in accordance with the supplementary information submitted with the application, subject to the following condition:

1. That prior to commencing work on site, the following be reviewed and approved by Heritage Planning staff:
 - a. the scope of work;
 - b. the methods and materials; and,
 - c. a test panel showing repaired marble.

REPORT HIGHLIGHTS:

- The purpose of this report is to present Heritage Planning staff's recommendation for the proposed repair and/or replacement of the exterior limestone steps at The Registry Theatre at the subject property municipally addressed as 122 Frederick Street.
- The key finding of this report is that the repair of the interior marble steps will follow recognized heritage conservation practices to ensure that there will be no negative impacts to the heritage attributes of the subject property.
- There are no financial implications associated with this report.
- Community engagement included consultation with the City's Heritage Kitchener committee.
- This report supports the delivery of core services.

BACKGROUND:

The Development Services Department is in receipt of Heritage Permit Application HPA-2025-IV-006 seeking permission to repair the interior limestone steps at The Registry Theatre (the former County of Waterloo Registry Office), at the subject property municipally addressed as 122 Frederick Street. The subject property is owned by the City of Kitchener.

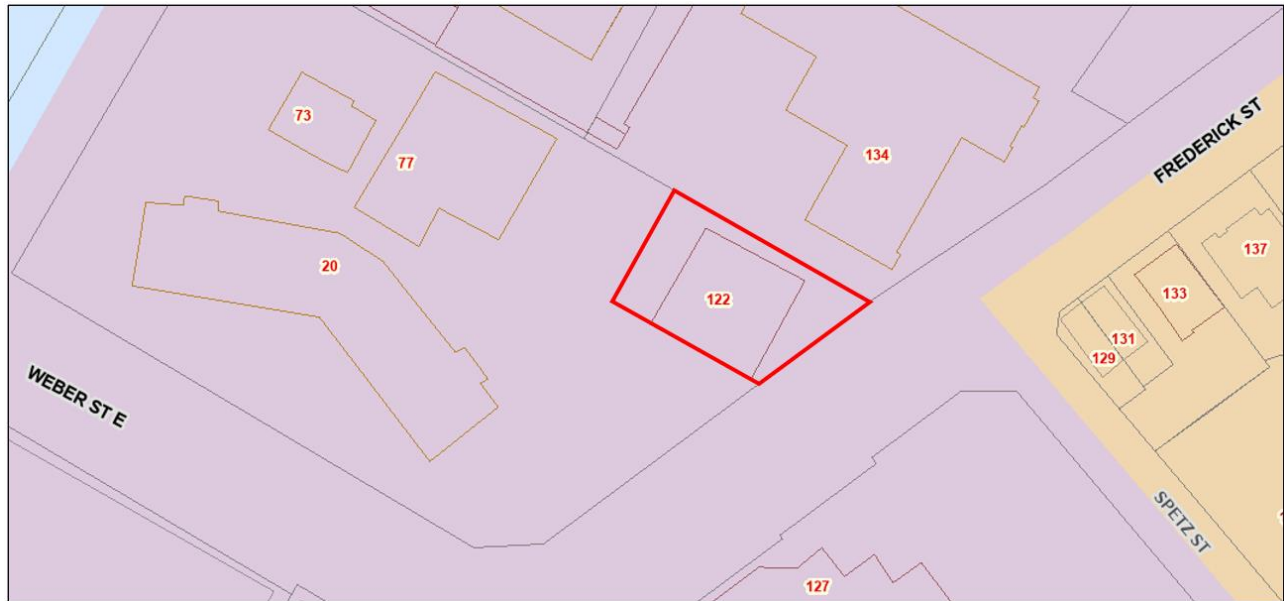


Figure 1. Location Map

REPORT:

The subject property is located on the west side of Frederick Street between Weber Street East and Spetz St, within the Civic District Cultural Heritage Landscape. The Registry Theatre (the former County of Waterloo Registry Office) was built in 1939 by Dunker Construction. The building is an outstanding examples of Art Deco architecture.

The subject property is individually designated under Part IV of the *Ontario Heritage Act*. Designating By-law 91-115 designates the property as being of historic and architectural value being comprised of all elevations and rooflines of the exterior and the front lobby of the interior. Designating By-law 91-115 identifies the following internal heritage attributes:

- Marble lobby walls;
- Plaster ceiling accentuated with geometric designs;
- Two original hanging fixtures;
- Terrazzo floors;
- Marble steps; and,
- Nickel plated heating grates and handrails.

As a result, issuance of a Heritage Permit is required to carry out any alterations to the interior lobby of the building, including repairs which may impact the heritage attributes.

Proposed Alterations

The applicant is proposing to repair the interior marble steps located in the lobby area of The Registry Theatre. This includes repairs to the treads, the risers and the nosing (bull

nose). The repair of the marble steps may require the following: cleaning the marble with steam (distilled water) and a mild surfactant (Dawn soap); removal of all loose marble; removal of dust and debris from joints; and, undertaking a multi-step epoxy plastics repair (e.g., Last Patch Gel, Touchstone Clear Gel) tinted to match the existing marble to create depth and luminescence.

Following completion of repairs and/or replacements, the applicant is proposing to apply KEIM Fixative, which is a clear binder, thinner, and consolidation agent intended to help deteriorating stone and reduce the impacts of salt damage.



Figure 1.0 Interior Marble Steps at 122 Frederick Street

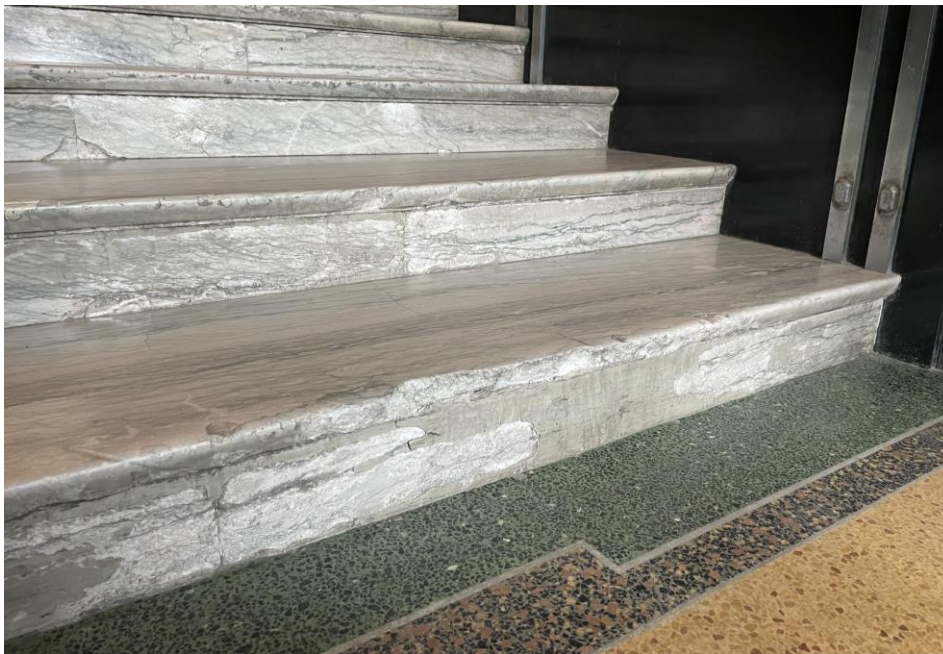


Figure 2.0 Existing Condition of Interior Marble Steps at 122 Frederick Street

The Federal “*Standards and Guidelines for the Conservation of Historic Places in Canada*” provides the following recommended guidelines for masonry repairs:

- Retaining sound and repairable masonry that contributes to the heritage value of the historic place;
- Replacing in kind extensively deteriorated or missing parts of masonry elements, based on documentary and physical evidence;
- Repairing masonry by patching, piecing-in or consolidating, using recognized conservation methods. Repair might include the limited replacement in kind, or replacement with a compatible substitute material, of extensively deteriorated or missing masonry units, where there are surviving prototypes; and,
- Replacing in kind an irreparable masonry element, based on documentary and physical evidence.

The Provincial “*Eight guiding principles in the conservation of built heritage properties*” provides the following recommended principles:

- Repair/conservate rather than replace building materials and finishes except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource;
- Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity; and,
- With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

In reviewing the merits of this application, Heritage Planning Staff note the following:

- The subject property is designated under Part IV of the *Ontario Heritage Act*;
- The proposed masonry repairs will extend the life of the interior marble steps;
- Heritage Planning staff will review and approve the final scope of work, the methods and materials, and the test panel to ensure that they follow good conservation practices, including the Parks Canada Standards and Guidelines and the Province’s Eight Guiding Principles; and,
- The repairs of the interior marble steps will not adversely affect the character of the property nor the interior lobby.

In accordance with the Heritage Permit Application form, the approval of any application under the *Ontario Heritage Act* shall not be a waiver of any of the provisions of any by-law of the City of Kitchener or legislation, including, but not limited to, the requirements of the Ontario Building Code and Zoning By-law.

STRATEGIC PLAN ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City’s website with the agenda in advance of the Heritage Kitchener committee meeting.

CONSULT – The Heritage Kitchener committee has been consulted regarding the Heritage Permit Application.

PREVIOUS REPORTS/AUTHORITIES:

- *Ontario Heritage Act*

APPROVED BY: Justin Readman, General Manager, Development Services Department

ATTACHMENTS:

Attachment A – Heritage Permit Application HPA-2025-IV-006