

# STATEMENT OF SIGNIFICANCE

## 8-24 KING STREET EAST



### Summary of Significance

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

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**Municipal Address:** 8-30 King Street East  
**Legal Description:** Plan 364 Pt Lots 13 & 14  
**Architectural Style:** Italianate  
**Year Built:** 1862/1863  
**Original Owner:** Louis Breithaupt  
**Original Use:** Hotel  
**Condition:** Good

### Description of Cultural Heritage Resource

8-24 King Street East is a 19th century commercial building built in the Italianate architectural style. The building is situated on a 0.46 acre parcel of land located on the north east corner of King Street East and Queen Street North in the City Commercial Core Planning Community of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the commercial building.

### Heritage Value

8-24 King Street East is recognized for its design/physical, significant historical/associative and contextual values.

### **Design/Physical Value**

The design and physical values relate to the Italianate architectural style that is in good condition with many intact original elements. The building features: yellow brick construction; individual facades, including some original main street storefronts; simple cornice with single wood brackets; and semi-circular window openings with brick voussoirs. The building has been painted white.

### **South (Front) Façade**

The existing buildings are 3 storeys in height and includes different materials on this façade:

- 8-10 King Street is constructed of brick;
- 16 King Street East is also constructed of brick which has been painted white;
- 20 King Street East is most likely also constructed of brick which has been cladded over by stucco;
- 24 King Street east is clad in brick veneer.

26 and 30 King Street East were also historically part of this property, However, 26 King Street East is now of modern construction, and 30 King Street East is vacant due to a fire that occurred a number of years about.

The ground floor of these buildings contain commercial units and the upper storeys can be divided into 11 bays. Each bay contains semi-circular windows on each storey of different window styles:

- 8-10 King Street East mostly contains single hung windows with 2 windows on the upper floor that have 6 lites;
- 16 King Street East also has single hung windows with 2 lites in the lower portion of the window;
- 20 King Street East has single hung windows on each storey;
- 24 King Street East also has single hung windows on each storey.

At the top of this façade, there is a cornice with decorative brackets and decorative brick work that extends throughout the façade. The cornice and the brackets used to be red but have since been painted black.

### **West (Side) Façade**

This façade extends is adjoined with 4 King Street East/1 Queen Street North, and is not visible.

### **East (side) Façade**

This façade is adjoined with 26 King Street East, and is not visible.

### **North (Rear) Façade**

The rear facades of these buildings has been altered over many years, with a major portion of this façade not visible due to 4 King Street/1 Queen Street North.

Although there have been several alterations to the building over the years, including the alterations that had to be made because of a fire, the building still maintains some of its original elements and is still representative of its Italianate architectural style and retains its heritage integrity.

### **Historical/Associative Value**

This building has significant historical and associative value. The historical and associative values relate to the original owner and use of the property, as well as the contribution they made to the history of Berlin (now Kitchener). The original owner of the building was Louis Breithaupt while the original use of the building was a hotel – the American Hotel. The American Hotel was built by Louis Breithaupt in 1862-1863 for \$9,000.00. It is estimated that the building has served as a hotel for approximately 100 years. The building is one of the oldest commercial building in the City. Louis Breithaupt was a prominent business in Berlin as well as a former mayor, and his contributions to the development of Berlin form an integral chapter in Berlin's commercial and industrial development.

### **Louis Breithaupt**

Louis Jacob Breithaupt was born in Buffalo, New York, on March 3, 1855. His parents were Louis and Catherine (Hailer) Breithaupt. Louis' father was a native of Hessen, Germany, who brought his family from the United States to Canada, which led to Louis being educated in Berlin and Toronto, after which he joined his family in business in Berlin, learning the trade of a tanner. He served many roles, from being a salesman, bookkeeper, and commercial traveler for the house, and upon the death of his father in 1880, he became a member and acting manager of the firm of Louis Breithaupt & Company. In 1890, with Louis Breithaupt now the President of the Company, the business was re-organized as a joint stock company, also becoming known as The Breithaupt Leather Company Ltd, have extensive tanneries at Berlin, Penetanguishene and Listowel, with the head office in Berlin. This company became one of the biggest leather companies to operate in Canada. This contributed greatly to the economic and industrial development of Berlin at the time, with Louis Breithaupt becoming one of the most prominent members of the society.

Along with his business, he has also served as the President for the Ontario Bank Company, President of the Berlin Gas, Electric Light & Power Company, a Director for the Economical Fire Insurance Co. of Berlin, and was also the President of the North Waterloo Agricultural Society. Additionally, he was the first Vice-President of The Berlin Rubber Company. He was also the President of the Berlin Board of Trade. For many years he was on the Waterloo County council as a member, serving was a Warden of the County in 1898. For seven years, he was also served as a member of the Berlin Town Council, and served as a mayor of the city in 1889.

### **Contextual Value**

This building has contextual value as being built in the downtown commercial core of Berlin, before it became Kitchener, and is a part of a group of buildings that were built at

a time when industrial and commercial development in Berlin (now Kitchener) was happening. Today, these buildings are located in the downtown commercial core of Kitchener, and greatly contribute to the character of the area. The building is in its original location, and maintains historical and visual links to its surroundings. Furthermore, this building is the oldest commercial building in the City and located at a prominent intersection in the downtown city core, contributing to its contextual value.

## **Other Values**

### **Economic Value**

The existing building has economic value as being representative of a building with a history that contributes to the economic development that was taking place initially in Berlin, and then in Kitchener in the late 19<sup>th</sup> and early 20<sup>th</sup> century.

### **Heritage Attributes**

The heritage value of 8-24 King Street East resides in the following heritage attributes:

- All elements related to the construction and Italianate architectural style of the building, excluding the ground floor. These elements include, including:
  - Location, massing, and orientation of the building;
  - Brick construction;
  - Roof and roofline;
  - Decorative brickwork around the single wood brackets on the front facade;
  - Simple cornice with single wood brackets; and,
  - Semi-circular window openings with brick voussoirs and sills on the front and facade;
- All contextual elements related to the building including:
  - Its original location on King Street East/Queen Street North streetscape and its contribution to the Kitchener downtown commercial area.



Front Façade of 8-24 King Street East.

# CULTURAL HERITAGE EVALUATION FORM

Address: 8-24 King Street East

Recorder: Deeksha Choudhry

Description:

Date: December 4, 2025

(date of construction, architectural style, etc)

Photographs Attached:

Front Façade  
  Left Façade  
  Right Façade  
  Rear Façade  
  Details  
  Setting

<b>Designation Criteria</b>	<b>Recorder – Heritage Kitchener Committee</b>	<b>Heritage Planning Staff</b>
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 checked="" type="checkbox"/> Yes <input 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,</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><i>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 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>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 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

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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:

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TO BE FILLED BY HERITAGE PLANNING STAFF: