

STATEMENT OF SIGNIFICANCE

182 Victoria Street North



Summary of Significance

Design/Physical Value

Historical/Associative Value

Contextual Value

Social Value

Economic Value

Environmental Value

Municipal Address: 182 Victoria Street North

Legal Description: Plan 374 Pt Lots 23 & 24

Year Built: 1946

Architectural Style: Neo Gothic

Original Owner: New Apostolic Church

Original Use: Religious

Condition: Good

Description of Cultural Heritage Resource

182 Victoria Street North is a mid 20th Century building built in the Neo Gothic architectural style. The building is situated on a 0.26 acre parcel of land located on the west side of Victoria Street North between Ahrens Street West and Margaret Avenue in the Warehouse District Cultural Heritage Landscape in the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the religious building.

Heritage Value

182 Victoria Street North is recognized for its design/physical, historical/associative, and social values.

Design/Physical Value

The design and physical values relate to the Neo Gothic architectural style that is in good condition with many intact original elements. This style was generally built between 1900 and 1945 with a monochromatic design featuring wall buttresses and finials for aesthetic rather than structural purposes. The religious building features: rectangular plan; red brick construction; stepped gable roofline that holds a cross; concrete details such as door and window surrounds, medallions, and, sunburst above front entrance; gothic arch windows, including stained glass windows; windows with brick voussoirs; and, lights that flank the front entrance.

Front (East) Façade

The front of the building faces Victoria Street North and is comprised of a single bay that features red brick in a running bond; a stepped gable roofline that holds a concrete cross; concrete details, including stairs with railing, door and window surrounds, medallions, and sunburst; gothic arch leaded and stained glass window with concrete surround and brick voussoirs; double entrance doors flanked by decorative lights; and, poles with decorative lights on the stairs.

Side (North) Façade

The north side of the building is comprised of five bays of red brick and separated by buttresses. The first bay features a ribbon of three square windows with a single brick voussoir and a single concrete sill on the main level of the building separated from the basement by a concrete band with two square basement windows. The second and third bays feature a ribbon of three rectangular windows with a single brick voussoir and a single concrete sill on the main level of the building separated from the basement by a concrete band with three square basement windows. The fourth bay features a cross gable roofline that cuts into the front gable roofline of the main building to display a gothic arch window with tracery, brick voussoir with concrete label caps, and a concrete sill on the main level of the building; and, a ribbon of three (altered to two) square basement windows with a single brick voussoir. The fifth bay features a ribbon of three rectangular windows with a single brick voussoir and a single concrete sill on the main level of the building.

Side (South) Facade

The south side of the building is comprised of five bays of red brick and separated by buttresses. The first bay features a square window with a brick voussoir and a concrete sill on the main level of the building separated from the basement by a concrete band with a square basement window and a single gothic arch door with a brick voussoir and concrete label stops. The second and third bays feature a ribbon of three rectangular windows with a single brick voussoir and a single concrete sill on the main level of the building separated from the basement by a concrete band with three square basement windows. The fourth bay features a cross gable roofline that cuts into the front gable roofline of the main building to display a gothic arch window with tracery, brick voussoir with concrete label caps, and a concrete sill on the main level of the building; and, a ribbon of three square basement windows with a single brick voussoir. The fifth bay projects to the side of the building by about 1.5 metres (7 feet) with the east face of the bay featuring stairs with an entrance door and the south face of the bay featuring a ribbon of three rectangular windows with a single brick voussoir and a single concrete sill on the main level of the building.

Historical/Associative Value

The historical value relates to the original ownership and use of the building, by the New Apostolic Church. The New Apostolic Church started in England around 1832. Early services of the New Apostolic Church were held in Waterloo in 1925 by the parent church in the United States, and by 1930 services were also being held at 20 Ellen Street in Kitchener. As the congregation grew rapidly,

the church purchased a house at 182 Victoria Street North in 1934 and used it as their church for several years. By 1958, a sufficient number of congregations had been formed to organize a separate Canadian district church, and ordained Michael Kraus as District Apostle of the church in Zurich on June 21, 1958. Having outgrown the house, it was demolished in 1946 to allow for the current religious building. The congregation continued to grow and moved in 1974 to 160 Margaret Avenue.

The associative values relate to Michael Kraus, Verses restaurant, and the Chin Christian Church.

Michael Kraus was a reverend of the New Apostolic Church, builder, and a prominent businessman in the Kitchener-Waterloo community. He was born in Romania on March 26, 1908 and arrived in Kitchener at the age of 18. At age 22, he married Hilda Loscher and two years later the couple became members of the small New Apostolic congregation on Ellen Street. He was ordained into the ministry the following year in 1933. In the 1930s, he worked as a labourer in the Baetz furniture factory, and built apartments during after hours. He built the religious building at 182 Victoria Street North in 1946. He began importing upholstery fabric at age 33, and eventually started his own carpet company, Kraus Carpet Mills (1959) and Strudex Fibres (1971). He was ordained as an Apostle in 1955, and ordained as a District Apostle and national leader of the New Apostolic Church of Canada in 1958. He traveled extensively and sent fellow missionaries all the over the world, and helped establish the New Apostolic Church in over 70 countries. The church membership had grown to 4 million by his retirement in 1994. He died in Kitchener on November 16, 2003.

Brett Shantz and Debbie McFadden purchased the building and converted it to the restaurant Verses, specializing in metropolitan dining, in 2003. The Verses website indicated that *“the owners felt it necessary to keep the integrity of the building intact. What your eyes feast on when you first walk in is the original stained glass windows, ceiling motifs and church lights. The pews were made into the striking harvest tables now in the centre of the main dining room. These same pews have been used elsewhere as a design element in the VERSES facility. They house the unique glass sinks by Renato Foti in the powder rooms and they are now panel walls in the “Chef’s Table” dining area. The original hardwood floors were stained and refinished on the main level, as were the beautiful terrazzo floors on the lower level.”* Verses was ranked a four-diamond restaurant by CAA – the only one in Waterloo Region at that level – in 2013 and closed in 2014 when the property was sold to the Chin Christian Church.

The Chin Christian Fellowship was established in 2004 to help Chin people living in the Kitchener-Waterloo area. Services were held at the First Hmong Mennonite Church. The Chin Christian Fellowship of Canada was founded in 2006 by delegates from all Chin churches in Canada. The name was changed to Chin Christian Church in 2008. The church has grown to 200 plus members and two pastors. The religious building at 182 Victoria Street North was purchased in 2014 and continues to operate as the Chin Christian Church.

Other Values - Social Value

The New Apostolic Church has social value as a place of worship that has been in Kitchener for over 95 years. The religious building at 182 Victoria Street North supported these services between 1946 to 1974 (28 years) and during that period was a place of importance for this religious community.

The Chin Christian Church has social value as a place of worship that has been in Kitchener for 21 years. The religious building at 182 Victoria Street North has supported these services since 2014 and has become a place of importance to this religious community.

Places of worship often provide intangible community value as a place where people gather and are often a central piece of a community.

Heritage Attributes

The heritage value of 182 Victoria Street North resides in the following heritage attributes:

- All elements related to the construction and Neo Gothic architectural style of the building, including:
 - rectangular plan;
 - red brick construction;
 - stepped gable roofline that holds a cross;
 - concrete details such as door and window surrounds, medallions, and, sunburst above front entrance;
 - gothic arch windows, including stained glass windows;
 - windows with brick voussoirs; and,
 - lights that flank the front entrance.
 - Front (East) Façade
 - single bay with red brick in a running bond;
 - stepped gable roofline that holds a concrete cross;
 - concrete details, including stairs with railing, door and window surrounds, medallions, and sunburst;
 - gothic arch leaded and stained glass window with concrete surround and brick voussoir;
 - double entrance doors flanked by decorative lights; and,
 - poles with decorative lights on the stairs.
 - Side (North) Façade
 - five bays of red brick separated by buttresses;
 - the first bay features a ribbon of three square windows with a single brick voussoir and a single concrete sill on the main level of the building separated from the basement by a concrete band with two square basement windows;
 - the second and third bays feature a ribbon of three rectangular windows with a single brick voussoir and a single concrete sill on the main level of the building separated from the basement by a concrete band with three square basement windows;
 - the fourth bay features a cross gable roofline that cuts into the front gable roofline of the main building to display a gothic arch window with tracery, brick voussoir with concrete label caps, and a concrete sill on the main level of the building; and, a ribbon of three (altered to two) square basement windows with a single brick voussoir; and,
 - the fifth bay features a ribbon of three rectangular windows with a single brick voussoir and a single concrete sill on the main level of the building.
 - Side (South) Façade
 - five bays of red brick separated by buttresses;

- the first bay features a square window with a brick voussoir and a concrete sill on the main level of the building separated from the basement by a concrete band with a square basement window and a single gothic arch door with a brick voussoir and concrete label stops;
- the second and third bays feature a ribbon of three rectangular windows with a single brick voussoir and a single concrete sill on the main level of the building separated from the basement by a concrete band with three square basement windows;
- the fourth bay features a cross gable roofline that cuts into the front gable roofline of the main building to display a gothic arch window with tracery, brick voussoir with concrete label caps, and a concrete sill on the main level of the building; and, a ribbon of three square basement windows with a single brick voussoir;
- the fifth bay projects to the side of the building by about 1.5 metres (7 feet) with the east face of the bay featuring stairs with an entrance door and the south face of the bay featuring a ribbon of three rectangular windows with a single brick voussoir and a single concrete sill on the main level of the building.

References

- Bryson, M. (2025). *Bingeman family, Michael Kraus honoured on German Pioneer Day*. Kitchener Waterloo Record. Accessed on 2025 November 26 from https://www.therecord.com/news/waterloo-region/bingeman-family-michael-kraus-honoured-on-german-pioneers-day/article_ec1cf596-9bd7-518e-b4ff-748d685a6419.html
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- Chin Christian Church. (2025). *Chin Christian Church: About CCC*. Accessed on 2025 November 26 from <https://www.kwchinchristianchurch.com/about/>
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- New Apostolic Church International. (2024). *When Michael Kraus prayed ...* Accessed on 2025 November 26 from <https://nac.today/en/when-michael-kraus-prayed/>
- Wikipedia. (2025). *Michael Kraus (minister)*. Accessed on 2025 November 26 from [https://en.wikipedia.org/wiki/Michael_Kraus_\(minister\)](https://en.wikipedia.org/wiki/Michael_Kraus_(minister))

Photographs



Front (Victoria Street North) Elevation (East Façade) (Google, May 2025)



Side Elevation (North Façade) (Google, May 2025)



Side Elevation (South Façade) (Google, May 2025)

CULTURAL HERITAGE EVALUATION FORM

Address: 182 Victoria Street North Recorder: Michelle Drake

Description: New Apostolic Church, 1946, Neo Gothic Date: November 17, 2025

(date of construction, architectural style, etc)

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 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		

<p>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></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>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. <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. <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>7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area. <i>* E.g. - It helps to define an entrance point to a</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>

<i>neighbourhood or helps establish the (historic) rural character of an area.</i>		
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings. <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 checked="" type="checkbox"/> Yes <input type="checkbox"/>
9. The property has contextual value because it is a landmark. <i>*within the region, city or neighborhood.</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"/>

Notes

Additional Criteria	Recorder	Heritage Kitchener Committee
Interior: Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>
Completeness: 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 checked="" type="checkbox"/>
Site Integrity: 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 checked="" type="checkbox"/>
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.	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>Alterations: Are there additional elements or features that should be added to the heritage attribute list?</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>Condition: 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></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>Indigenous History: 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></p> <p>Could there be any urban Indigenous history associated with the property? <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"/> <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 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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p>
<p>Function: 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></p>	<p>Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Other <input type="checkbox"/> - _____</p>	<p>Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Other <input checked="" type="checkbox"/> Religious _____</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? <i>* E.g.- Waterloo Masjid (Muslim Society of Waterloo & Wellington Counties) was the first established Islamic Center</i></p>	<p>N/A <input 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 type="checkbox"/> Additional Research Required</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> <input type="checkbox"/> Additional Research Required</p>

<i>and Masjid in the Region and contributes to the history of the Muslim community in the area.</i>		
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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: _____