

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 |

Municipal Address: 8-24 King Street East
Legal Description: Plan 364 Pt Lots 13 & 14
Architectural Style: Commercial Italianate
Year Built: 1862-1863
Original Owner: Louis Breithaupt
Original Use: Commercial Storefronts and Hotel
Condition: Good

Description of Cultural Heritage Resource

8-24 King Street East is a 19th century commercial building built in the Commercial 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, historical/associative, and contextual values.

Design/Physical Value

The design and physical values relate to the Commercial 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 property addressed as 24 King Street East has been entirely reconstructed following a fire in the early 2010s, however, many of the architectural attributes of the original building have been replicated, including the cornice and wood brackets as well as the semi-circular window openings with brick voussoirs.

The properties municipally addressed as 26 and 30 King Street East were also historically part of this commercial building. However, 26 King Street East has been reconstructed in a modern design, and 30 King Street East is a vacant parcel following a fire in the early 2010s.

South (Front) Façade

The existing buildings are 3 storeys in height and include 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; and
- 24 King Street east is clad in brick veneer.

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 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 has single hung windows on each storey.

Some windows appear to be replacement units, however the portions and openings remain intact.

At the top of this façade, there is a cornice with decorative brackets, painted red, and decorative brick work that extends throughout the façade.

West (Side) Façade

This façade 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 have been altered over many years, with a major portion of this façade obstructed by the adjacent property at 4 King Street East/1 Queen Street North.

Although there have been several alterations to this commercial 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 its heritage integrity as a representative example of the Commercial Italianate architectural style.

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, and the original use of the upper building was a hotel – the American Hotel.

The American Block was constructed by Louis Breithaupt in 1862-1863 for \$9,000.00. It is estimated that the upper levels of the building served as a hotel for approximately 100 years, and it is the oldest building in downtown Kitchener. Some notable, early tenants of the American Block include Abram Tyson, whose department store stood on the corner, and William Niehaus, a shoemaker.

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., with extensive tanneries in Penetanguishene and Listowel, and 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 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 as a Warden of the County in 1898. For seven years, he 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 because it is in its original location and maintains historical, functional, and visual links to its surroundings. Furthermore, the building is the oldest commercial building in the City's downtown and is located at a prominent intersection.

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 19th and early 20th 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

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 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 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>

Notes

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:
