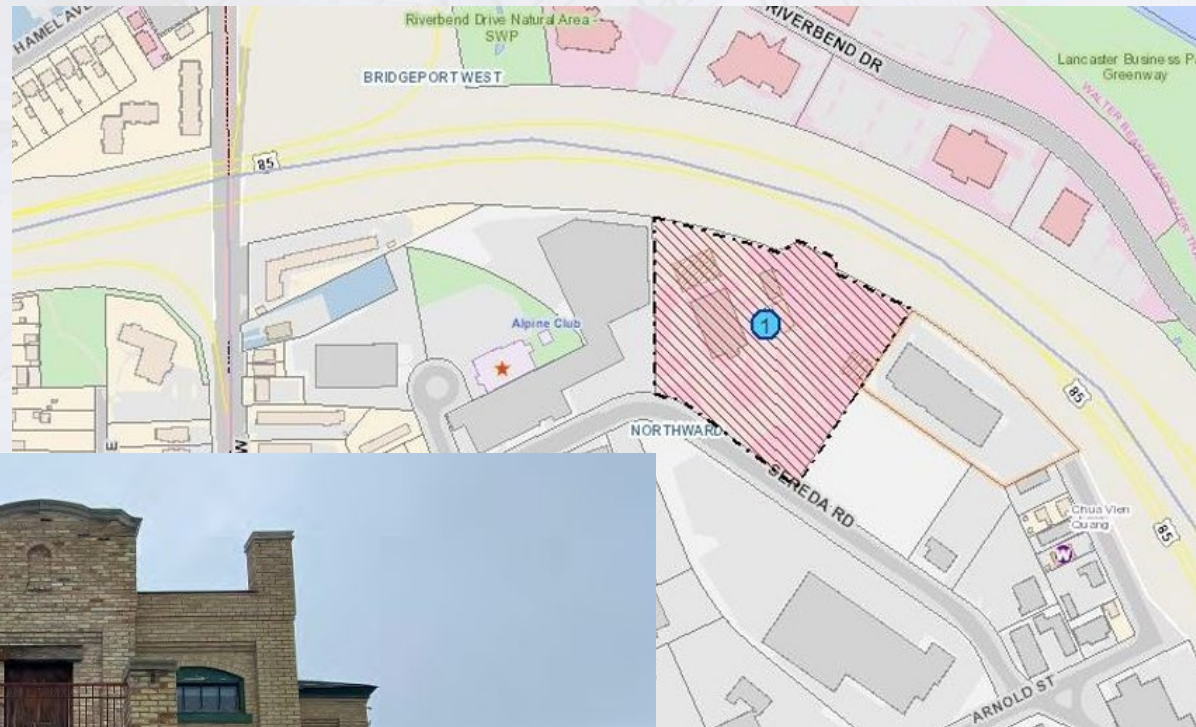


4.4 Notice of Intention to Designate – 1254 Union Street



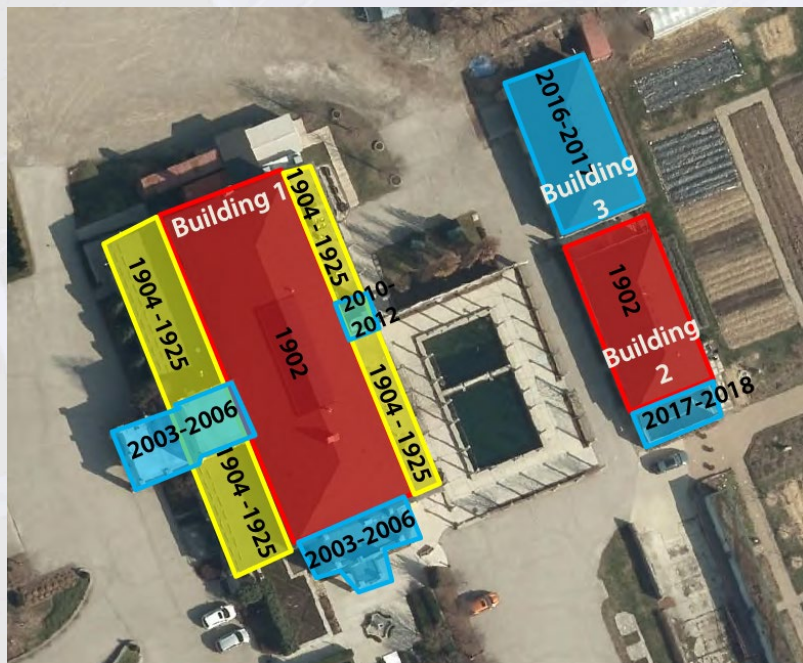
Criteria Met: 5 of 9
Value: Design/Physical,
Historical/Associative &
Contextual Values

4.4 Notice of Intention to Designate – 1254 Union Street



Background:

- Property was subject to a Site Plan application
- Staff identified plans to designate property once works completed
- NOID was deferred to allow for additional discussions with the property owner
- Heritage attributes have been updated



4.4 Notice of Intention to Designate – 1254 Union Street

Design/Physical Value:

- Representative example of the Industrial Vernacular architectural style



Image source: HIA (MHBC, 2023)

4.4 Notice of Intention to Designate – 1254 Union Street

Historical/Associative Value:

- Direct associations with the Ontario Sugar Company
- Direct associations with the Breithaupt family (operations)
- Direct associations with E.H. Dyer Co. (design)
- Direct associations with Ron Doyle
- Potential to yield information regarding the rapid economic growth and industrial expansion of Berlin (Kitchener)

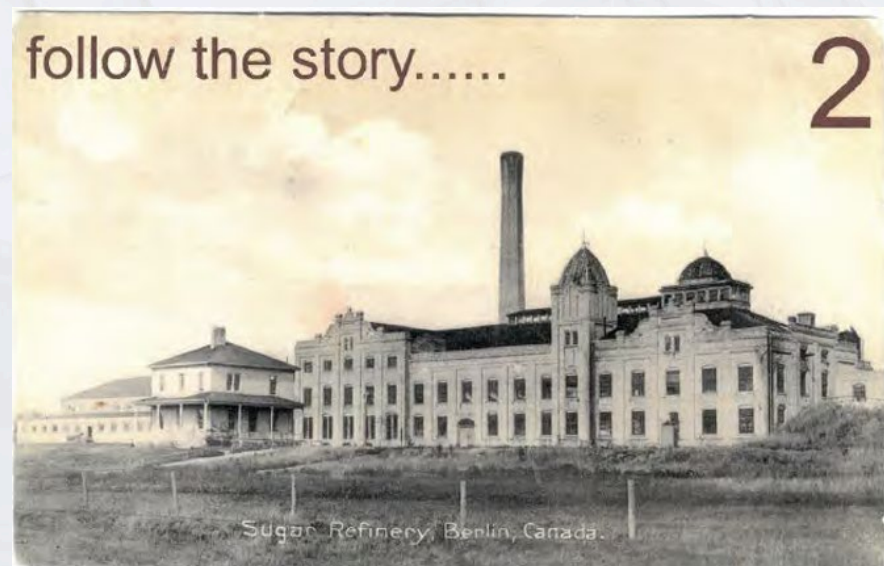


Image source: HIA (MHBC, 2023)

4.4 Notice of Intention to Designate – 1254 Union Street

Contextual Value:

- Physically, functionally, and historically linked to its surroundings
 - Proximity to the Grand River
 - Proximity to Grand Trunk Railway



Image source: HIA (MHBC, 2023)

4.4 Notice of Intention to Designate – 1254 Union Street



Heritage Attributes:

- All elements related to the construction of the main original warehouse building (c. 1902), along with the wings on the warehouse building (c. 1904-1923) including:
 - The location, massing, and scale of the original portions of the c. 1902 former warehouse building, including original features of the single storey wing additions (1904-1923);
 - The style and appearance of the main hip roof of the c. 1902 portion of the building;
 - Flat and shed rooflines on the wings of the original warehouse building;
 - Yellow brick construction including decorative stepped masonry details and brick pilasters between bays on all facades;
 - Segmentally arched original window openings with brick voussoirs;
 - Original arched window openings;
 - Segmentally arched original door openings with brick voussoirs at the south, east, and west elevations.
- All elements of the original portion of the former machine shop (1902) (excluding later additions) including:
 - The location, massing, and scale of the former machine shop;
 - Yellow and red brick construction;
 - The style and appearance of the hip roof;
 - Original arched window openings with brick voussoirs; and
 - Original arched door openings with brick voussoirs.
- All elements related the contextual value of the buildings including:
 - The original location of the original former warehouse and former machine shop on the subject property.

4.4 Notice of Intention to Designate – 1254 Union Street



RECOMMENDATION:

That pursuant to Section 29 of the Ontario Heritage Act, the Clerk be directed to publish a Notice of Intention to Designate the property municipally addressed as 1254 Union Street as being of cultural heritage value or interest.