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Office of the City Clerk

ONTARIO HERITAGE TRUST

MAR 07 2012

RECEIVED

**JANET BILLETT**

Supervisor, Council / Committee Services  
Finance & Corporate Services Department  
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janet.billett@kitchener.ca

**REGISTERED MAIL**

March 2, 2012

Jim Leonard  
Registrar, Ontario Heritage Trust  
Heritage Programs and Operation  
10 Adelaide Street East  
Toronto ON M5C 1J3

Dear Mr. Leonard:

**Re: Notice of Passing - 137-147 King Street East**

This is to advise that the Council of the Corporation of the City of Kitchener, at its meeting of February 27, 2012, passed By-law 2012-025, pursuant to Part IV of the Ontario Heritage Act, designating the property municipally known as 137-147 King Street East, Kitchener. A copy of the designating by-law is attached for your information, along with a copy of the Notice of Passing.

Yours truly,

Janet Billett, AMCT  
Committee Administrator  
Att.

c: L. Bensason, Coordinator, Cultural Heritage Planning  
S. Ross, Assistant City Solicitor

March 2, 2012



R0011302575

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18, AS AMENDED, AND IN THE MATTER OF THE LANDS AND PREMISES AT THE FOLLOWING MUNICIPAL ADDRESS(ES) IN THE PROVINCE OF ONTARIO

**NOTICE OF PASSING**

**TAKE NOTICE** that the Council of the Corporation of the City of Kitchener passed By-law No. 2012-025 designating the property municipally known as 137-147 King Street East as being of cultural heritage value or interest under the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended.

Dated at Kitchener the 2nd day of March, 2012

Randy Gosse  
Director of Legislated Services  
& City Clerk  
City Hall, P.O. Box 1118  
200 King Street West  
Kitchener, Ontario N2G 4G7

BY-LAW NUMBER

2012-025

OF THE

CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate a portion of the property municipally known as 137-147 King Street East in the City of Kitchener as being of cultural heritage value or interest).

WHEREAS section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18., authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the Council of the Corporation of the City of Kitchener has received and considered the recommendations of its municipal heritage committee pertaining to this by-law, arising from Heritage Kitchener's meeting held on May 3, 2011;

AND WHEREAS the Council of The Corporation of the City of Kitchener resolved at its Council Meeting held the 9<sup>th</sup> day of May, 2011 to publish a Notice of Intention to designate the land described as 137-147 King Street East, and which resolution was confirmed by By-law No. 2011-067 passed by the Council of The Corporation of the City of Kitchener at its Council Meeting held the 9<sup>th</sup> day of May, 2011;

AND WHEREAS the Council of The Corporation of the City of Kitchener has caused to be served on the owner of the land and premises known municipally as 137-147 King Street East in the City of Kitchener, and upon the Ontario Heritage Trust, a Notice of Intention to designate as being of cultural heritage value or interest that part of the aforesaid real property more particularly hereinafter described, in the attached Schedule "A", and has caused such Notice of Intention to be published in a newspaper having general circulation in the municipality;

AND WHEREAS a Notice of Objection was received by the Clerk of the Municipality but was withdrawn prior to a full hearing of the matter scheduled by the Conservation Review Board (File No: CRB1104);

AND WHEREAS there are currently no other appeals with respect to the designation of the property;

NOW THEREFORE the Council of The Corporation of the City of Kitchener enacts as follows:

1. There is designated as being of cultural heritage value or interest the following key attributes of the building where it stands, on the front and side elevations that



embody the heritage value of 137-147 King Street East as a representative example of a vernacular commercial building:

- the square plan;
- the stone foundation;
- rugged brick construction;
- decorative brickwork and masonry detailing;
- date stone that reads "1922";
- precast masonry storefront;
- window and door openings;
- masonry sills;
- wood windows with multiple light transoms;
- heavy cornice with dentil blocks and metal capping;
- wood doors with semi-circular transom;
- roofline; and
- painted signage band on the north (west) elevation reading "Conservatory Sales Room".

2. A statement of the property's cultural heritage value or interest is attached hereto as Schedule "A".
3. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the portion of 137-147 King Street East described in Schedule "B" attached hereto in the proper land registry office.
4. The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Trust and to cause notice of the passing of this by-law to be published in a newspaper having general circulation in the municipality.

PASSED at the Council Chambers in the City of Kitchener this 27<sup>th</sup> day of February, A.D. 2012.



  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

## **SCHEDULE "A"**

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18, AS AMENDED, AND IN THE MATTER OF THE LANDS AND PREMISES AT THE FOLLOWING MUNICIPAL ADDRESS(ES) IN THE PROVINCE OF ONTARIO

### **NOTICE OF INTENTION**

TAKE NOTICE that the Council of the Corporation of the City of Kitchener intends to designate the following municipal address as being of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended.

#### **137-147 King Street East**

The property municipally addressed as 137-147 King Street East is a representative example of early 20<sup>th</sup> century main street commercial architecture and is a rare survivor of this style of building south (east) of Frederick / Benton Streets in Downtown Kitchener. It features a high degree of detail and craftsmanship including a pre-cast storefront, brick and masonry detailing, heavy cornice, and multiple light transoms. The historical and associative values relates to previous and notable tenants who made significant contributions to the community. From the 1940s through to the 1970s, the building was the location of the Kitchener Conservatory of Music at a time when the organization's President was founder George Henry Ziegler, a member of the Waterloo Region Hall of Fame. The property also has a long relationship with various trade unions and labour associations from the 1950s through to 2010, serving as the headquarters of the KW Labour Association.

The full particulars identifying this property as being of cultural heritage value or interest are available for inspection during normal business hours (8:30 a.m. - 5:00 p.m.) in the Office of the City Clerk, 2<sup>nd</sup> Floor, Kitchener City Hall.

Any person who objects to the proposed designation may send a Notice of Objection, together with a statement of the reasons for the objection and all relevant facts, to the Clerk of the City of Kitchener by no later than the 13<sup>th</sup> day of June, 2011. Please note that when a Notice of Objection has been received, the Council of the Corporation of the City of Kitchener will refer the matter to the Conservation Review Board.

Dated at Kitchener this 13<sup>th</sup> day of May, 2011.

Randy Gosse  
Director of Legislated Services  
& City Clerk  
City Hall, P.O. Box 1118  
200 King Street West  
Kitchener, Ontario N2G 4G7



## **SCHEDULE "B"**

### **137-147 King Street East Statement of Cultural Heritage Value or Interest**

The design and physical values relate to the vernacular architecture of the building which features many intact original elements. The building is a representative example of early 20<sup>th</sup> century main street commercial architecture and a rare survivor of this style of building south (east) of Frederick / Benton streets in downtown Kitchener. It features a high degree of detail and craftsmanship including a pre-cast storefront, brick and masonry detailing, heavy cornice, and multiple light transoms.

The historical and associative values relate to previous and notable tenants associated with individuals and organizations that have made significant contributions to the community. From the 1940s through to the 1970s, the building was the location of the Kitchener Conservatory of Music at a time when the organization's President was founder George Henry Ziegler, a member of the Waterloo Region Hall of Fame. In 1911, George H. Ziegler founded the Ziegler Associated Studios, which later became the Kitchener Conservatory of Music. Instruction was offered in piano, orchestra and band instruments, voice, guitar, theory, and elocution. George was a flautist with the 29<sup>th</sup> Regiment Band, the Toronto Philharmonic Orchestra and the Toronto Symphony Orchestra. In addition, he was an organist and choir master at St. Peter's Church, St. Andrew's Church, and Trinity United from 1917-1950. He also organized the Kitchener-Waterloo branch of the Ontario Registered Music Teachers' Association, the Berlin Symphony Orchestra, the Kitchener Ladies' band, and the first Kitchener Boys' Band. He was leader of the 29<sup>th</sup> Regiment Band of the Scots Fusiliers of Canada, and of the Kitchener Musical Society Band.

The property also has a long time association with various trade union and labour associations from the 1950s through to 2010. It served as headquarters of the K-W Labour Association which included local unions from the Canadian Association of Public Employees, the United Food and Commercial Workers Union, the United Packing House Workers of America, the United Rubber Workers of America, and the United Steel Workers of America.

**SCHEDULE "C"**

**137-147 King Street East  
Legal Description**

PT LT 5 S/S KING ST, 6 S/S KING ST PL 364 KITCHENER AS IN 302404 & A14451  
T/W A124451; S/T & T/W 302404; KITCHENER.

Being all of PIN 22501-0053 (LT).