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MARIAH BLAKE
Committee Coordinator, Legislated Services
Corporate Services Department
Kitchener City Hall, 2nd Floor
200 King Street West, P.O. Box 1118
Kitchener, ON N2G 4G7
Phone: 519-741-2200 ext. 7275
marilyn.mills@kitchener.ca

REGISTERED MAIL

July 19, 2024

Regional Municipality of Waterloo
4th Floor Finance
150 Frederick Street
Kitchener ON N2G 4J3

RECEIVED
2024/07/19
(YYYY/MM/DD)
Ontario Heritage Trust

Re: Designating By-law – 60 Victoria Street North

Dear Property Owner:

This is to advise that the Council of the Corporation of the City of Kitchener, at its regular meeting held on July 15, 2024, passed By-law 2024-141, pursuant to Part IV of the *Ontario Heritage Act*, designating the property municipally known as 60 Victoria Street North as being of historic and cultural heritage value or interest.

Any person who objects to this By-law may appeal to the Ontario Land Tribunal by notifying the Ontario Land Tribunal and the Clerk of the Corporation of the City of Kitchener in writing within 30 days after the publication of this notice. The last day to appeal is August 19, 2024. A notice of appeal must set out the objections to the By-law and the reasons in support of the objection, accompanied by the fee charged by the Ontario Land Tribunal.

If you have any questions or concerns, please contact Jessica Vieira, Heritage Planner at 519-741-2200 ext. 7291.

Yours truly,

A handwritten signature in black ink that reads 'M. Blake'.

Mariah Blake
Committee Coordinator

cc: Registrar, Ontario Heritage Trust
K. Hughes, Assistant City Solicitor
J. Vieira, Heritage Planner
(cc'd parties by email only)

BY-LAW NUMBER
OF THE
CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate the property
municipally addressed as 60 Victoria Street
North, in the City of Kitchener as being of
historic and cultural heritage value or interest.

WHEREAS section 29 of the *Ontario Heritage Act*, R.S.O. 1990, C. 0.18, authorizes the Council of a Municipality to enact by-laws to designate real property, including all of the buildings and structures thereon, or portions thereof, 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 (Heritage Kitchener) regarding the designation of a property located at 60 Victoria Street North, Kitchener (the "Property");

AND WHEREAS the Council of The Corporation of the City of Kitchener resolved at its Council Meeting held on March 18, 2024, to publish a Notice of Intention to designate the Property as being of cultural heritage value or interest pursuant to section 29 of the *Ontario Heritage Act*, R.S.O. 1990, C. O.18, and which resolution was confirmed by By-law No. 2024-070;

AND WHEREAS a copy of the Notice of Intent to Designate was served upon the registered owners of the Property and upon the Ontario Heritage Trust;

AND WHEREAS a copy of the Notice of Intent to Designate was published in the Waterloo Region Record, which is a newspaper having general circulation in the City of Kitchener on March 22, 2024, a copy of which is attached to this By-law as "Schedule A";

AND WHEREAS no Notice of Objection to the proposed designation has been served upon the Clerk of the City of Kitchener;

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

1. The building and property known as 60 Victoria Street North, Kitchener, as more particularly described in Schedules "B", "C", and "D" to this By-law are hereby designated as being of cultural value or interest under Part IV, section 29 of the *Ontario Heritage Act*, R.S.O. 1990, C. 0.18;
2. The City Solicitor is hereby authorized to cause a copy of this By-law to be registered against the whole of the property described in Schedule "D" to this By-law with the Land Registry Office;
3. The City Clerk is hereby authorized to cause a copy of this By-law to be served upon the registered owners of the property described in Schedule "D" to this By-law and on the Ontario Heritage Trust; and,
4. The City Clerk is hereby authorized to publish a notice of this By-law in a newspaper having general circulation in the City of Kitchener.

PASSED at the Council Chambers in the City of Kitchener this 15th day of July, 2024.

Mayor

Clerk

SCHEDULE A
NOTICE OF INTENTION TO DESIGNATE
60 Victoria Street North, KITCHENER



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 addresses 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.

60 Victoria Street North

The original 1913 factory on the property municipally addressed as 60 Victoria Street North demonstrates design/physical, historical/associative and contextual value.

The 1913 factory is a representative example of the vernacular industrial architectural style and is characteristic of early twentieth-century industrial complexes in Berlin/Kitchener.

The historical and associative value of the subject property lies in its connection to the felt manufacturing industry and several important members of the community, as well as the ties it displays to regionally significant themes such as transportation, the manufacturing industry, and urban development. Rumble Felt Co. Limited, then known as the Berlin Felt & Boot Company, was originally established by George Rumble on the adjacent property municipally addressed as 50 Victoria Street North in 1875. The existing 1913 factory at 60 Victoria Street North was built by Walter Rumble, who succeeded his father George as manager of the company in 1916. Like many of the industrial factories of the time, 60 Victoria Street was intentionally constructed in proximity to the rail corridor. As a significant built heritage resource, the Rumble Felt building contributes to the understanding of the twentieth-century industrial cultural and urban and economic development of what was then Berlin.

60 Victoria Street North supports the character of the surrounding area, being located within the Warehouse District Cultural Heritage Landscape (CHL). The Warehouse District CHL is located in the west end of downtown Kitchener and encompasses a number of remaining factories along King Street and Victoria Street. These buildings were the sites for the manufacturing, storage, and exportation of raw materials and other products across Canada and were one of the prominent reasons for Kitchener developing into an urban industrial centre. The contextual value of the building also relates to its physical, historical, and functional link to its surroundings, specifically the railway tracks and train station. Finally, the building can also be classified as a historic industrial landmark and a touchstone to the City's industrial heritage, made easily recognizable by the building's location on a corner property, main entrance fronting immediately onto a main street, and sheer massing.

72 Victoria Street South

The property municipally addressed as 72 Victoria Street South demonstrates design/physical, historical/associative and contextual value.

The design and physical value of the property relates to the Berlin Industrial Vernacular architectural style of the building. It displays artistic merit through the presence of detailed design elements including the cut-off corner main entrance, Doric columned portico with cornice, and semi-elliptical main entrance door opening with red brick vousoirs.

The historic and associative values relate to the original owner and use of the property and buildings and the contribution they made to the economic development of Berlin. The property was the former location of The Berlin Interior Hardwood Company, Ltd. The Berlin Interior Hardwood Company initially made furniture for banks, offices, and similar institutions including the Canadian House of Commons. It also manufactured wooden seats for arenas, theatres and auditoriums including the Kitchener-Waterloo Auditorium.

The original owner of 72 Victoria Street South was William T. Sass, an active member of the community. Mr. Sass served on Kitchener City Council in 1917-1919, and for four years was a member of the K.-W. Collegiate Board. From 1922 to 1924, he was chairman of the Kitchener Board of Trade, and he served as president of the Kitchener-Waterloo Manufacturers' Association.

The contextual value relates to the building's physical, historical, functional and visual link to its surroundings. The building is representative of the ties among industrial entrepreneurs in the early 1900s and it illustrates the connections between industry and the railroad as well as between industry and workers housing. It also maintains and supports the character of the area, being located within the Warehouse District Cultural Heritage Landscape (CHL). Supported by the convergence of the rail lines in the area, the Warehouse District contains a number of large, historic warehouse and factory buildings formerly used for the manufacturing, storage, and exportation of raw material and products across Canada.

33 Eby Street South

The property municipally addressed as 33 Eby Street South demonstrates design/physical, and historical/associative, and contextual values.

The design and physical value relate to the house's architecture as an early and representative example of the Ontario Gothic Revival cottage style in Kitchener.

The historical and associative value of the property relates to the original owner, Henry Eby. Part of the prominent Eby family, Henry Eby was the founder of the popular German newspaper *Der Deutsche Canadianer und Neuigkeitsbote*. Having a broadly read German newspaper and various books and pamphlets set the German speaking people of Kitchener apart from the largely rural and Mennonite community in surrounding areas.

The contextual value relates to the buildings functional, physical, and visual link to the surrounding area as well as the contribution that the house makes to the continuity and character of the Eby Street streetscape. The building is located in-situ along the intersection of Charles Street East and Eby Street South. It is within the Cedar Hill Neighbourhood Cultural Heritage Landscape (CHL), which is home to a wide variety of some of the earlier homes of Kitchener. The CHL is further characterized by the elevated topography, narrow street widths, and dramatically long views.

The full Statements of Significance, containing a list of the heritage attributes, is available in the Office of the City Clerk by contacting clerks@kitchener.ca during normal business hours. Any person may send by Registered Mail, or deliver to the Clerk of the City of Kitchener, notice of their objections to the proposed designation, together with a statement of the reasons for objection and all relevant facts, to be received by the Clerk no later than the 21st day of April, 2024. If a Notice of Objection is received, the Council of the Corporation of the City of Kitchener will refer the matter to the Ontario Land Tribunal (<https://olt.gov.on.ca/>) for a hearing and report.

Dated at Kitchener the 22nd day of March, 2024.

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

SCHEDULE B
STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

60 Victoria Street North, KITCHENER

Description of Cultural Heritage Resource

60 Victoria Street North is located on the northwestern corner of the Victoria Street South and Duke Street West intersection. It is a complex of buildings, including an original 1913 three-storey brick factory constructed in the Vernacular Industrial architectural style with three contemporary additions. The structures are situated on a lot 0.85 acres in size within City Commercial Core of the City of Kitchener, Region of Waterloo. The principal resource that contributes to the heritage value of the property is the original 1913 portion of the building.

Heritage Value

60 Victoria Street North is recognized for its significant design/physical, historical/associative, and contextual values.

Design/Physical Value

The original 1913 portion of the building municipally addressed as 60 Victoria Street North is a representative example of the vernacular industrial architectural style and is characteristic of early twentieth-century industrial complexes in Berlin/Kitchener. Its construct consists of load bearing brick exterior walls with steel frame interior bearing columns and beams infilled with board-formed concrete slabs. Sloping steel beam and purlin framing with joist infill forms the roof. Typical of the vernacular industrial style is the buildings load bearing brick and riveted shear plate column construction, three-storey height, rhythmic large-arched window openings providing ample natural light into the factory production spaces, and modest design with a decorated main entrance. Three additions construction in 1942, 1962, and 1968 are present on the eastern side of the factory.

Front Façade

The front façade of the 1913 factory is three storeys in height and symmetrical in appearance. The first floor contains two window openings to either side of the main entrance decorated with a column and architrave porch. Multi-paned sidelights and a transom surrounded the main door. The first floor is divided from the subsequent two storeys by a large painted sign that spans the expanse of the front façade and reads “The Rumpel Felt Co. Limited”. The second and third storey each contain three window openings and windows as well. Well and the window and window openings present today are not original, the initial large and arched forms can still be identified by the split-face architectural concrete blocks that were used as infill. The brick voussoirs of the original openings are also still present.

Historical/Associative Value

The historical and associative value of the subject property lies in its connection to the felt manufacturing industry and several important members of the community, as well as the ties it displays to regionally significant themes such as transportation, the manufacturing industry, and urban development.

Rumple Felt Co. Limited, then known as the Berlin Felt & Boot Company, was originally established by George Rumple on the adjacent property municipally addressed as 50 Victoria Street North in 1875. By 1909, the Rumple Felt Company employed over 300 workers, greatly contributing to the economic development and value of the downtown area. The industrial growth experienced by what was then Berlin at the start of the 20th century resulted in rapid population growth, with the number of residents increasing from 15,000 people in 1911 to over 19,000 in 1913. In addition to his establishment of a successful company that created jobs within the area and aided in local economic growth, George Rumple served his community as an active participant in the political scene. He was a prominent member of the Parks Board, Water Commission, and town council for five years. In 1897 he acted as Town Reeve and in 1898 Town Mayor.

The existing 1913 factory at 60 Victoria Street North was built by Walter Rumple, who succeeded his father George as manager of the company in 1916. Rumple Felt Co. Limited remained under the management of the Rumple family for over a century through a series of successors; George Rumple and Walter Rumple (1875-1916 and 1916 -1944 respectively) were followed by John W. Rumple (1944-1966), and David Rumple (1966-2007). The company ceased production in 2007.

60 Victoria Street North, like many of the industrial factories of the time, was intentionally constructed in proximity to the main rail corridor. The presence of the Grand Trunk (operational c. 1856) within the city allowed for transportation of raw materials into the industrial area and exportation of manufactured goods out to the rest of the country. The rise and evolution of large department stores, such as Eaton's or Sears, was a direct cause of the large-scale transport of goods manufactured in major centres such by train. As a significant built heritage resource, the Rumple Felt building contributes to the understanding of the twentieth-century industrial cultural and urban and economic development of what was then Berlin.

Contextual Value

60 Victoria Street North supports the character of the surrounding area, being located within the Warehouse District Cultural Heritage Landscape (CHL). The Warehouse District CHL is located in the west end of downtown Kitchener and encompasses a number of remaining factories along King Street and Victoria Street including: Kaufman Lofts (formerly the Kaufman Rubber Company Factory), Breithaupt Block (formerly the Merchants Rubber Co. Ltd. Building), 283 Duke Street (formerly the Hibner Furniture Co. Ltd. Building), the Glovebox (formerly the Huck Glove Factory), and the Lang Tannery, (formerly the Lang Tanning Co. Building). These buildings were the sites for the manufacturing, storage, and exportation of raw materials and other products across Canada, and were one of the prominent reasons for Kitchener developing into an urban industrial centre.

The contextual value of the building also relates to its physical, historical, and functional link to its surroundings, specifically the railway tracks and train station. Consistent with the siting of the historic industrial buildings in the district, the Rumpel Felt Building was organized along the rail line and constructed immediately adjacent to the property line with a main entrance fronting directly onto the public right-of-way on Victoria Street North. The establishment and proximity of this building to the convergence of the rail line, along with the other aforementioned industrial buildings within the Warehouse District, were important to the City's development as an urban industrial centre. In addition the building can also be classified as a historic industrial landmark and a touchstone to the City's industrial heritage, made easily recognizable by the building's location on a corner property, main entrance fronting immediately onto a main street, and sheer massing.

Economic Value

60 Victoria Street North has economic value, being a building that has historically contributed to the economic development of what was then-Berlin at the start of the 20th century as well as creating employment opportunities for residents of the area. As a manufacturer of felt, the Rumpel Felt Company supplied material necessary for further production and manufacturing of other goods both locally and at a greater scale.

SCHEDULE C

DESCRIPTION OF HERITAGE ATTRIBUTES

60 Victoria Street North, KITCHENER

Description of the Heritage Attributes

The heritage value of 60 Victoria Street North reside in the 1913 portion of the building, as well as its setting. The following are the identified heritage attributes:

- Interior elements including:
 - Riveted shear plate column construction; and
 - Goods lift (circa 1913)
- Exterior attributes related to the vernacular industrial architectural style of the building, including:
 - The massing of the original 1913 portion of the building;
 - North, south, and west façades of the original 1913 portion of the building;
 - Red brick walls;
 - Wooden pipes (presently used as top course of north retaining wall to north parking lot);
 - Entry columns and architrave to the roof of the entry porch;
 - Multi-paned windows with metal mullions and pivoting panels;
 - Painted sign above the first storey of the front façade that reads “The Rumble Felt Co. Limited”;
 - Painted sign below the roof line of the rear façade that reads “The Rumble Felt Co. Limited Felts for Every Purpose”
- Elements that relate to the building’s contribution to the remaining industrial landscape known as the Warehouse District Cultural Heritage Landscape; including:
 - The north-south orientation of the building;
 - The massing of the building fronting onto Victoria Street North;
 - The proximity to the rail line.

SCHEDULE D

LEGAL DESCRIPTION

PT LOTS 10,11 & 12, LTS 13,14 & 15 PL 374, PT LANE CLOSED BY BY-LAW #971978 PL 374, PTS 2-9 58R6453; KITCHENER. S/T INT IN 983885. S/T 983887

Being all of PIN 22319-0399 (LT)



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 HERITAGE DESIGNATION BY-LAW

TAKE NOTICE that the Council of the Corporation of the City of Kitchener passed By-law No. 2024-140 designating the property municipally known as 10 Duke Street West and By-law No. 2024-141 designating the property municipally known as 60 Victoria Street North as being of cultural heritage value or interest under the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended.

AND TAKE FURTHER NOTICE that any person who objects to this By-law may appeal to the Ontario Land Tribunal by notifying the Ontario Land Tribunal and the Clerk of the Corporation of the City of Kitchener in writing within 30 days after the publication of this notice. The last day to appeal is August 19th, 2024. A notice of appeal must set out the objections to the By-law and the reasons in support of the objection, accompanied by the fee charged by the Ontario Land Tribunal.

Dated at Kitchener the 19th day of July 2024

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