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**REGISTERED MAIL**

June 27, 2025

Khandelwal Properties Ltd.  
55 Victoria Street North  
Kitchener ON N2H 5B7

**RECEIVED**  
2025/06/27  
(YYYY/MM/DD)  
Ontario Heritage Trust

Re: Council Resolution - Notice of Intention to Designate 241-247 Duke Street  
West/55 Victoria Street North  
under Part IV of the Ontario Heritage Act

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Dear Khandelwal Properties Ltd,

Please be advised that the Council of the Corporation of the City of Kitchener at its regular meeting held Monday, June 23, 2025 passed the following resolution:

"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 241-247 Duke Street as being of cultural heritage value or interest, as outlined in Development Services Department report DSD-2025-241."

Attached is a copy of Development Services Department report DSD-2025-241, May 13, 2025, as well as a Statement of Cultural Heritage Value or Interest for 241-247 Duke Street West/55 Victoria Street North and a description of the heritage attributes related to the property to be protected. Also attached is a copy of the Notice of Intention to Designate.

If you have any questions or concerns, please contact Michelle Drake, Heritage Planner at 519-783-8909.

Yours truly,

Mariah Blake  
Committee Coordinator

cc: Registrar, Ontario Heritage Trust  
Michelle Drake, Heritage Planner  
(cc'd parties by email only)



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.

#### **241-247 Duke Street West / 55 Victoria Street North**

241-247 Duke Street West (formerly 21 Edward Street) / 55 Victoria Street North is recognized for its design/physical, historical/associative, and contextual values.

The design/physical value relates to the building as a representative example of early 20th century Vernacular Industrial architecture in Berlin (now Kitchener). The original 1913 portion of the building features elements characteristic of early Vernacular Industrial architecture including a flat roof, buff (yellow) brick (painted c. 2019), a regular arrangement of windows and minimal ornamentation. Decorative features include a horizontal brick band under the cornice and above the foundation, dentils under the cornice band and brick pilasters that separate the door and window openings. An addition constructed after 1925 on the east side of the building replicates the mass, setback, roofline, and pilasters of the original building.

The historical/associative value of the building reflects the work of an architect, Charles Knechtel (1869-1951), who was significant to Berlin. The historical/associative value of the property relates to its connection to commercial development in the City during the early part of the 20th century. The building was first occupied in 1913 by John Sloan and Co., a wholesale grocer, and one of only two such wholesale companies in Berlin at that time. The location was important given its proximity to the railway spur line that ran along Victoria Street North and enabled easy transport of produce to the warehouse. The historical/associative value of the property also relates to the connection of building to well-known local electrical and lighting company called Bergen Electric Ltd and its owner [REDACTED]. He purchased the subject property in 1950.

The contextual value relates to the building's role in maintaining and supporting the character of the Warehouse District Cultural Heritage Landscape (WDCHL). The WDCHL, which roughly encompasses the complex of industrial buildings concentrated along the Canadian National Railway (formerly Grand Trunk Railway) and the railway line itself, was the site of the majority of the City's economic development during the late 19th and early 20th centuries. Heritage attributes include a quantity of multi-storey, brick buildings in a Vernacular Industrial style with small setbacks from the street and the rail line. The subject property supports these heritage values and attributes through its height, mass, setback, Vernacular Industrial architectural style, and original use as a warehouse. The building is historically linked to the Canadian National Railway, which delivered produce and goods via a spur line which permitted freight cars to pull up directly alongside the Victoria Street North elevation of the building.

#### **1865 Huron Road**

1865 Huron Road is recognized for its design/physical, historical/associative, and contextual values.

The design and physical values relate to age, material, and method of construction. The west wing of the farmhouse is a rare example of strapped log construction while the east wing is a representative example of lath construction. The building features: log and lath construction; side gables with a medium pitch whose roof ridges form a "T"; clapboard siding (covered by insulbrick and aluminum siding); symmetrical window placements; original door and window openings, including the round window opening on the east elevation; verandah with hip roof on the south; original interior baseboards, casings and doors; and, the plaster wall with the inscribed date "1885."

The property has historical/associative value because it has direct associations with the theme of early pioneer settlement, early pioneer farming, and pioneer settlers. The subject property is part of Bechtel's Tract. George Bechtel bought 3,150 acres of land from Richard Beasley on July 18, 1800, which came to be known as Bechtel's Tract. The property has historical/associative value because it has direct associations with the Sallans family. The property was purchased by James Henry Sallans in 1924. He was a local blacksmith and according to local history he moved an old pig stable from Strasburg to his property and converted it to a blacksmith shop. He was known for making horseshoes, sleighs and farm wagons. The blacksmith shop no longer exists. He was a member of the Rosebank Brethren in Christ Church. His second wife was Lucy Rosenblath and together they had eight children. Their youngest child was Willard Louis Sallans. Willard operated a farm machinery business, Sallans Equipment Ltd., at 1876 Huron Road for 30 years. In 1985, Sallans Equipment Ltd. became the biggest farm machinery dealership in eastern Canada for the new Deutz-Allis Chalmers manufacturing company. Willard is recognized across North America within the tractor-pulling community for his skill at announcing and judging at competitions.

The contextual value relates to the physical location of the building orientated towards and in close proximity to Huron Road, which would have been connected to its use as a blacksmith shop and later commercial uses. The property is also visually connected to 1876 Huron Road on the south side of the road and west of 1865 Huron Road.

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](mailto: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 27 day of July, 2025. If a Notice of Objection is received, the matter will be referred to the Council of the Corporation of the City of Kitchener for consideration.

Dated at Kitchener the 27 day of June, 2025.

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