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Office of the City Clerk

ONTARIO HERITAGE TRUST

JUN 29 2012



**JANET BILLETT**

Supervisor, Council / Committee Services  
Finance & Corporate Services Department  
Kitchener City Hall, 2<sup>nd</sup> Floor  
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**REGISTERED MAIL**

June 27, 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 - 214 Queen Street South**

This is to advise that the Council of the Corporation of the City of Kitchener, at its meeting of June 11, 2012, passed By-law 2012-084, pursuant to Part IV of the Ontario Heritage Act, designating the property municipally known as 214 Queen Street South, 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.

cc: L. Bensason, Coordinator, Cultural Heritage Planning  
J. Sheryer, Assistant City Solicitor

BY-LAW NUMBER

2012-054

OF THE

CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate the property municipally known as 214 Queen Street South 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 April 3, 2012;

AND WHEREAS the Council of The Corporation of the City of Kitchener resolved at its Council Meeting held the April 23, 2012 to publish a Notice of Intention to designate the land described as 214 Queen Street South, and which resolution was confirmed by By-law No. 2012-058 passed by the Council of The Corporation of the City of Kitchener at its Council Meeting held the April 23, 2012;

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 214 Queen Street South 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 the real property described as 214 Queen Street South (York Apartments), a copy of which is attached hereto as Schedule "A", and has caused such Notice of Intention to designate to be published in a newspaper having general circulation in the municipality;

AND WHEREAS no Notice of Objection was received by the Clerk of the Municipality;

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 heritage attributes of the property municipally addressed as 214 Queen Street South in Kitchener:
  - All elements related to the construction and Neo-Georgian architectural style of the building, including:
    - brick, concrete and reinforced steel construction;

- symmetrical façade;
  - red and yellow rugged brick laid in the Common Bond style;
  - decorative brick work;
  - windows and window openings, including:
    - 6/6 hung windows; and,
    - concrete surround, pediment and faux balustrade window details;
  - concrete banding;
  - front door opening, including:
    - decorative concrete door surround with inscription that reads "YORK";
  - decorative wood cornice; and,
  - roof and roofline, including:
    - narrow parapet with spindle-and-spool balustrade and decorative concrete panels (currently covered);
    - plainly boxed cornice; and,
    - undecorated frieze board.
2. A statement of the property's cultural heritage value or interest is attached hereto as Schedule "B".
  3. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "C" 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 Foundation 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 11<sup>th</sup> day  
 of June, A.D. 2012.



[Signature]  
 Mayor

[Signature]  
 Clerk

## SCHEDULE "A"

### 214 Queen Street South Notice of Intention to Designate



FO011376489

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 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.

#### **214 Queen Street South (York Apartments)**

The property municipally addressed as 214 Queen Street South is a 20<sup>th</sup> century brick building built in the Neo-Georgian architectural style, located on the west side of Queen Street South between Courtland Avenue West and Joseph Street. The contextual value relates to the location of the property in close proximity to Downtown Kitchener and Victoria Park. The building contributes to the continuity and character of the street through the use of materials and design details that are found elsewhere on Queen Street. In addition, the building is an important visual landmark within the neighbourhood. The associative and historic value relates to the original owner, builder and use of the property. The original owner of the property was York Realty of Toronto. Construction of the building began in the spring of 1928 with Casper Braun acting as the general contractor. The plans represented Kitchener's tallest and most modern apartment building at that time making the York Apartment building Kitchener's first high rise apartment building. Casper Braun was a well known builder and general contractor and a prominent political figure in Berlin (now Kitchener).

The full Statement of Significance, containing a list of the heritage attributes, is available in the Office of the City Clerk, 2<sup>nd</sup> Floor, Kitchener City Hall during normal business hours.

Any person may send by Registered Mail or deliver to the Clerk of the City of Kitchener, notice of his or her objections to the proposed designation, together with a statement of the reasons for the objection and all relevant facts, to be received by the Clerk not later than the 28<sup>th</sup> day of May, 2012. 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 ([www.crb.gov.on.ca](http://www.crb.gov.on.ca)) for a hearing and report.

Dated at Kitchener the 27<sup>th</sup> day of April, 2012.

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

## SCHEDULE "B"

### 214 Queen Street South Statement of Cultural Heritage Value or Interest

214 Queen Street South is recognized for its design, physical, contextual, historical and associative values.

The design and physical values relate to the Neo-Georgian architectural style that is in good condition with many intact original elements. The building features: a symmetrical façade; red and yellow brick construction; decorative brick work; 6/6 hung windows; concrete surround, pediment and faux balustrade window details; concrete banding; decorative concrete door surround, including inscription that reads "YORK"; decorative wood cornice; and, roofline.

The associative and historic values relate to the original owner, builder and use of the property. The original owner of the property was York Realty of Toronto ("Modern," 1928) and hence the building is commonly known as the York Apartments. An application to construct a new building was submitted by York Realty of Toronto and Atlas Finance Corporation of Toronto in 1928 ("Modern," 1928). At the time of application, the zoning of the property was residential, which prohibited buildings more than three stories ("Modern," 1928). The new building was viewed as a large structure that would be a benefit to the community ("Modern," 1928). As a result, the Kitchener City Planning Commission recommended that the zoning be changed to a business section provided that the majority of adjacent property owners sign a petition in favour of the change ("Modern," 1928; "Council," 1928).

*"The plans of the building show that the structure will be 50 feet wide and 120 feet long and six stories high with a basement the ground floor of which however, will be even with the present elevation. Six apartments will be provided on each floor the majority of which will have five rooms. The ground floor or basement will contain a lounge room, janitor's quarters, a doctor's room, boiler room and lockers. Brick, concrete and reinforced steel will be used in the construction."*  
("Modern," 1928)

The plans represented Kitchener's tallest (seven stories, including basement/ground floor) and most modern apartment house with 36 suites and a cost of \$325, 000 ("New apartment house," 1928). Innovative and modern features included: reinforced brick; fire proof; oak floors; tile bathrooms; black fixtures; inter-suite telephone system; dumb waiters in the kitchens; hot water; Westinghouse electric stoves; cast-iron copper-plate Majestic electric fireplaces; electric push button Otis elevator; grates; lockboxes; and, electric refrigerators (Andrews, 2009; "New apartment house," 1928; "Live," 1933).

Construction of the building began in the spring of 1928 with Casper Braun acting as the general contractor ("New Apartment House," 1928). Construction was suspended by Casper Braun in the fall of 1928 due to the financial difficulties of the York Realty

Company of Toronto. Almost a full year later, four local financial institutions (Mutual Life Assurance Company of Canada, the Waterloo Trusts and Savings Company, the Dominion Life Assurance Company and the Economical Fire Insurance Company) attempted to enable construction of the Kitchener York Apartments to resume ("Kitchener York apartments," 1929; "Expect work," 1930). Construction did not resume until the summer of 1930 when Toronto interests assisted with refinancing ("Expect work," 1930). The Kitchener York Apartments opened on Saturday, February 14, 1931 with hundreds of City residents taking the opportunity to tour the building with the Daughters of the Empire serving tea and Rudy Roth's orchestra providing music ("Hundreds viewed," 1931). According to the Berlin Daily News ("Hundreds viewed," 1931), "*Windows in all apartments make the York a beautiful and homelike place in which to live.*"

Some of the first tenants at the Kitchener York Apartments included prominent family names such as Breithaupt, Schreiter, Moser and Boehmer (Andrews, 2009).

Casper Braun was a well known builder and general contractor in Kitchener and associated with the construction of many important additions and buildings, including: additions to King Edward Public School, Suddaby Public School, and Victoria Public School; additions and/or buildings at B.F. Goodrich Canada Limited, Dominion Rubber, Krug Furniture, Lang Tannery, and Uniroyal; and, the Christian Science Church and St. Mary's Roman Catholic Church (Moyer, 1979a; Region of Waterloo, 2011). Casper Braun began his business in 1889 and in his later years he engaged in the monument business on the corner of King and Water Streets. He also owned and operated Ott Brick and Tile Manufacturing Company (Region of Waterloo, 2011) and Berlin Granite and Marble Company (Shea, 1989). Casper Braun was a prominent political figure in Berlin (now Kitchener) and served as a member of the Board of Trade, a member of the Water Commission and a City Councillor ("Veteran builder," 1937; Shea, 1989). Bill Moyer makes the following statements about Casper Braun: "*By the standards of the early part of the 20<sup>th</sup> century, he could be considered a giant in the industry*" and he "*contributed to the building up of Kitchener more than any other builder in the days when the City enjoyed steady industrial growth*" (Moyer, 1979b; "Veteran builder," 1937). The York Apartments was his last contracting job before his death in 1937 ("Veteran builder," 1937).

York Realty Company of Toronto also built apartment houses in Stratford, London and Peterborough ("New apartment house," 1928). The Stratford York Apartments were built in 1928 (Bernie Weber, personal communication, 29 December 2011) by Casper Braun. The Stratford York Apartments display many similarities to the Kitchener York Apartments, including: brick and concrete construction; symmetrical façade; red and yellow brick; 6/6 hung windows; decorative door surround with inscription that reads "YORK"; and, banding and cornice. The Stratford York Apartments are designated the Ontario Heritage Act (Bernie Weber, personal communication, 29 December 2011).

The building is the earliest example of an apartment building in Kitchener. The building continues to be used as a residential apartment building.

## References

- Andrews, C. (2009). *Ahead of its time: York apartment residents still charmed by 1931-style luxury*. *Grand Magazine*, pp. 138-143.
- Modern six story apartment now depends upon residents: Latter will be consulted before zoning ordinance is changed to permit building; Elaborate structure. (1928, January 27). *Kitchener Daily Record*.
- Council will not act until residents express opinion: Decline to extend business area on South Queen Street to permit erection of modern apartment. (1928, February 30). *Kitchener Daily Record*.
- New apartment house de luxe to be finished by November 1: Work on South Queen Street block to start immediately; Will have 36 modern suites: New structure to be highest one in City: most of sub-contracts likely to be given to twin city firms. (1928, April 26). *Kitchener Daily Record*.
- Kitchener york apartments will be completed by four financial institutions here: Arrangements underway to raise \$150,000 for project and Waterloo Trust Co. will operate two apartments. (1929, December 4). *Kitchener Daily Record*.
- Expect work on york apartments to start shortly: Rumors say big job will soon be completed; Building operations commenced two years ago. (1930, August 1). *Kitchener Daily Record*.
- Hundreds viewed york apartments on opening day: Thirty six smartly designed suites add to City's recent residential community: Has many advantages. (1931, February 20). *Kitchener Daily Record*.
- Live the modern way: Change all your ideas about apartment buildings. (1933, September 20). *Kitchener Daily Record*.
- Veteran builder ill four months. (1937, March 15). *Kitchener Daily Record*.
- Moyer, B. (1979a). *Yesterday revisited*. KW Real Estate News.
- Moyer, B. (1979b). *Yesterday revisited*. KW Real Estate News.
- Region of Waterloo. (2011). *Individual report for Casper Braun*. Waterloo Region Generations. <http://generations.regionofwaterloo.ca>
- Shea, P. (1989). *Historic building inventory: York apartments 214 Queen Street South*.
- Weber, B. <bweber@city.stratford.on.ca> (2011, December 29). Re: York apartment building. [Personal email]. (2011, December 20).

**SCHEDULE "C"**

**214 Queen Street South  
Legal Description**

Part Lot 57 on Plan 393 in the City of Kitchener as in Instrument Number 726763.

Being all of PIN 22428-0261 (LT).