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MARILYN MILLS
Committee Administrator, 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

October 10, 2023



RECEIVED
2023/10/12
(YYYY/MM/DD)
Ontario Heritage Trust

Re: Designating By-law – 97 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 Monday, June 26, 2023, passed By-law 2023-110, pursuant to Part IV of the *Ontario Heritage Act*, designating the property municipally known as 97 Victoria Street North as being of historic and cultural heritage value or interest. The By-law is registered on title at the Land Registry Office as Instrument No. WR1532332, and a copy has been attached for your information.

Designation under the *Ontario Heritage Act* requires the owner to obtain approval from the City prior to undertaking work including alterations, new construction and/or demolition, which is deemed to impact the heritage attributes as set out in the reasons for designation. Property owners shall contact Heritage Planning staff within the City's Community Services Department, prior to undertaking any work to determine if formal approval under the *Ontario Heritage Act* is required.

If you have any questions or concerns, please contact Victoria Grohn Heritage Planner at 519-741-2200 ext. 7041.

Yours truly,

A handwritten signature in dark ink, appearing to read "M. Mills".

Marilyn Mills
Committee Administrator

cc: Registrar, Ontario Heritage Trust
K. Hughes, Assistant City Solicitor
V. Grohn, Heritage & Policy Planner
(cc'd parties by email only)

Properties

PIN 22317 - 0019 LT
Description LT 71 PL 374 KITCHENER S/T 1547258 T/W 1547258; KITCHENER
Address 97 VICTORIA ST N
 KITCHENER

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE CITY OF KITCHENER
Address for Service 200 King Street West
 PO Box 1118
 Kitchener, Ontario
 N2G 4G7

This document is being authorized by a municipal corporation BERRY VRBANOVIC, MAYOR and DIANNA SAUNDERSON, DEPUTY CLERK.
This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Whitney Charlene Kleine	200 King St. W. Kitchener N2G 4G7	acting for Applicant(s)	Signed	2023 09 07
Tel	519-741-2268			
Fax	519-741-2702			

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

CITY OF KITCHENER	200 King St. W. Kitchener N2G 4G7	2023 09 07
Tel	519-741-2268	
Fax	519-741-2702	

Fees/Taxes/Payment

<i>Statutory Registration Fee</i>	\$69.00
<i>Total Paid</i>	\$69.00

File Number

Applicant Client File Number : 4.6.125

BY-LAW NUMBER 2023-110

OF THE

CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate the property municipally
addressed as 97 Victoria Street North, in the City of Kitchener
(being all of PIN 22317-0019) 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 97 Victoria Street North,
Kitchener;

AND WHEREAS the Council of The Corporation of the City of Kitchener resolved at
its Council Meeting held on June 26, 2023, to publish a Notice of Intention to designate the
Property described as 97 Victoria Street North, Kitchener 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. 2023-106;

AND WHEREAS a copy of the Notice of Intent to Designate was served upon the
registered owners of 97 Victoria Street North, Kitchener 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 June 30, 2023, 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:

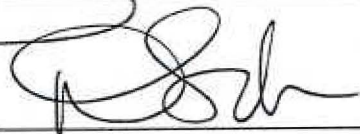
1. The property known as 97 Victoria Street North, Kitchener, and the building built
thereon, as more particularly described in Schedule "B", "C" and "D" to this by-law,
are hereby designated as being of cultural heritage value or interest under Part IV,
Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.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 "C" 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 "C" 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 28th day of August,
2023.





Mayor



DEPUTY Clerk

SCHEDULE A

NOTICE OF INTENTION TO DESIGNATE

97 Victoria Street North



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.

97 Victoria Street North

The property municipally addressed as 97 Victoria Street North demonstrates design/physical, historic/associative and contextual values. The existing building is a unique example of the Industrial Vernacular architectural style and is in good condition. In addition to its many different design features, this building has been recognized as a contributing industrial property that supports the character of the City's Warehouse District Cultural Heritage Landscape. The building acts as a visual gateway into the Warehouse District due to its position at the edge of the district.

The historic and associative value relate to the original owner, original use and present owner. William E. Mitchell of the Mitchell Button Company acquired the property from real estate broker M.B. Shanz in 1927, who had been formerly gifted the property by Charles A. Kern. The Mitchell Button Company operated out of this site for 41 years. The existing use of the building is for The Working Centre's Worth a Second Look Furniture and Housewares store and St. John's Kitchen. This building is also historically important as it was part of the buildings that were built at a time when Kitchener was undergoing rapid industrial development. Many of these industrial buildings – such as the Michael Button Company Building and the Kaufman Rubber Company Building were built between 1910 and 1930s in response to Kitchener's emerging economy.

The contextual values relate to the contribution that the building makes to the continuity and character of the Victoria Street North streetscape and the warehouse district. The building is historically linked to its surroundings within the warehouse district. The Warehouse District is defined by the industrial commercial development that occurred during the early 20th century and the concurrent built industrial vernacular structures.

The full Statement 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 not later than the 30th day of July, 2023. If a Notice of Objection is received, the Council of the Corporation of the City of Kitchener will refer the matter to the Conservation Review Board (<https://www.pas.gov.on.ca/Home/Agency/434>) for a hearing and report.

Dated at Kitchener the 30th day of June, 2023

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

97 Victoria Street North

Description of Cultural Heritage Resource

97 Victoria Street North is a two storey early-20th century brick building constructed in the Industrial Vernacular architectural style. The building is situated on a 0.24 acre parcel of land located on the east side of Victoria Street North between Duke Street West and Weber Street West in the City Commercial Core Planning Community of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the former industrial building.

Heritage Value

97 Victoria Street North is recognized for its design, historical, and contextual values.

Design/Physical Value

The design value relates to the architecture of the building. The house is a unique example of the Industrial Vernacular architectural style. The building was built c. 1927 as an industrial warehouse for the Mitchell Button Company and has continued to serve as an industrial and/or commercial building until present day. The building is in good condition. The building is two storeys in height and features:

- flat roof with shaped parapet on the front façade;
- 3 by 9 bays;
- red, yellow and beige brick Construction;
- shallow buttressing between the windows;
- original window openings with brick headers and concrete sills; and,
- Groups of three 6/6 windows on the front façade with brick headers and concrete sills.

In addition to these features, this building has been recognized as a contributing industrial property that supports the character of the City's Warehouse District Cultural Heritage Landscape. Furthermore, this building acts as a visual gateway into the Warehouse District due to its position at the edge of the district.

Historical/Associative Value

The historic and associative value relate to the original owner, original use and present owner. William E. Mitchell of the Mitchell Button Company had been operating his company from 21 Gaukel Street until the acquisition of this property on 14 April 1927. Photographic evidence and tenancy documentation found in the city directories suggests that Mitchell had the structure on the subject property shortly after taking lot ownership from M.B. Shantz – real estate broker. This property was given to Shantz by Charles A. Kern – who also granted portion of this property to Ernest Denton on July 29, 1924. Per the registry, it appears as though Mitchell, along with the Canada Permanent Trust Company, retained ownership of the Property and leased it to the Mitchell Button Company for \$5,400.00 yearly. In 1967, the Mitchell Button Company would retain ownership of the Company. William's son took over the Company in 1915 but the Mitchell Button Company operated out of this site for 41 years.

City directories inform that the Mitchell Button Company retained tenancy on the Property until 1969, undergoing two name changes across its 41 year tenure, first in 1964 when it was renamed "Mitchell Plastics and Buttons Limited", and then again shortly in 1969 to "Mitchell Plastics Limited". A second company called the "Woeller

Upholstering Company” also took occupancy of the building between 1932 and 1941. For the first 41 years of its developed existence, the Property supported an industrial use as it housed manufacturing companies.

Despite Mitchell Plastics and Buttons retaining ownership of the Property as indicated on land registry documentation, the site remained vacant between 1970 and 1971 when the company moved to the a new lot in 1970 located at 11 Hoffman Street.

Over the years, the building has supported a range of businesses and uses – some of the being – “Marian Household Centre (1972-1980)”, “Dumont Press Graphix Limited (1973-1988)”, “Elsworhy Cabinets (1977 – 1997)” – to name a few.

The existing use of the building is for The Working Centre’s Worth a Second Look Furniture and Housewares store and St. John’s Kitchen.

This building is also historically important as it was part of the buildings that were built at a time when Kitchener was undergoing rapid industrial development. Many of these industrial buildings – such as the Michael Button Company Building and the Kaufman Rubber Company Building were built between 1910 and 1930s in response to Kitchener’s emerging economy.

Contextual Value

The contextual values relate to the contribution that the building makes to the continuity and character of the Victoria Street North streetscape and the warehouse district. The building is historically linked to its surroundings within the warehouse district.

The Warehouse District is defined by the industrial commercial development that occurred during the early 20th century and the concurrent built industrial vernacular structures.

Economic Value

The building has economic value as a contributing property to a group of buildings that were built during Kitchener’s economic boom that was taking place in the early 20th century.

Heritage Attributes

The heritage attributes of this building are:

- All elements related to the Industrial Vernacular architectural style of the building, including:
 - Two-storey height;
 - Symmetrical northwest (primary) façade;
 - Flat roof with shaped parapet on the northwest (primary) façade;
 - Shallow buttresses that define distinct bays along each of the building’s elevations;
 - Brick construction comprising of red, yellow, and beige brick;
 - Original window openings with soldier course brick headers and concrete sills;
 - Six-over-six windows on the northwest (primary) façade; and
 - Chimney set in stretcher bond, yellow brick with concrete banding.
- All elements related to the contextual value, including:
 - Location of the building and contribution that it makes to the continuity and character of the Victoria Street North streetscape and the Warehouse District; and
 - The link to the surrounding Warehouse District

SCHEDULE C

DESCRIPTION OF HERITAGE ATTRIBUTES 97 Victoria Street North

Description of Heritage Attributes

The heritage attributes of this building are:

- All elements related to the Industrial Vernacular architectural style of the building, including:
 - Two-storey height;
 - Symmetrical northwest (primary) façade;
 - Flat roof with shaped parapet on the northwest (primary façade);
 - Shallow buttresses that define distinct bays along each of the building's elevations;
 - Brick construction comprising of red, yellow, and beige brick;
 - Original window openings with soldier course brick headers and concrete sills;
 - Six-over-six windows on the northwest (primary) façade; and
 - Chimney set in stretcher bond, yellow brick with concrete banding.
- All elements related to the contextual value, including:
 - Location of the building and contribution that it makes to the continuity and character of the Victoria Street North streetscape and the Warehouse District; and
 - The link to the surrounding Warehouse District.

SCHEDULE D

LEGAL DESCRIPTION

97 Victoria Street North

LT 71 PL 374 KITCHENER S/T 1547258 T/W 1547258 (PIN: 22317-0019)