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MARILYN MILLS
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

March 5, 2024

IN8 (88 Queen) Developments Inc
180 Columbia Street West #3
Waterloo, ON N2L 3L3

RECEIVED
2024/03/05
(YYYY/MM/DD)
Ontario Heritage Trust

Re: Designating By-law – 90-92 Queen Street South

Dear Property Owner:

This is to advise that the period to file an appeal against the passing of By-law 2024-013, designating the property municipally known as 90-92 Queen Street South as being of historic and cultural heritage value or interest, has now passed and no appeals were received. Pursuant to Part IV of the *Ontario Heritage Act*, the property municipally known as 90-92 Queen Street South is now designated 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. WR1557379 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 Development 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 Jessica Vieira, Heritage Planner at 519-741-2200 ext. 7291.

Yours truly,

A handwritten signature in black ink, appearing to read 'M. Mills'.

Marilyn Mills
Committee Coordinator

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

Properties

PIN 22427 - 0180 LT

Description FIRSTLY: PART LOT 1 PLAN 391 KITCHENER; PART LOT 5 E/S ONTARIO STREET, 27 W/S QUEEN STREET PLAN 393 KITCHENER PART 1, 2 & 3, 58R858, S/T & T/W 1162690 EXCEPT EASEMENT THEREIN RE: PART 5, 58R858, T/W 1066868; KITCHENER SECONDLY: PART LOT 1 PLAN 391 KITCHENER; PART LOT 27 W/S QUEEN STREET PLAN 393 KITCHENER AS IN 1187034; T/W 1552270 EXCEPT EASEMENT THEREIN RE: PART 6, 58R858; WATERLOO THIRDLY: PART LOT 27 W/S QUEEN STREET PLAN 393 KITCHENER; PART LOT 1 PLAN 391 KITCHENER PART 6, 58R858; KITCHENER FOURTHLY: PART LOT 27 W/S QUEEN STREET PLAN 393 KITCHENER; PART LOT 1 PLAN 391 KITCHENER AS IN 1162690 (SECONDLY), T/W 1162690 EXCEPT EASEMENT THEREIN RE: PART 6, 58R858; CITY OF KITCHENER

Address 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 AMANDA FUSCO, 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	2024 02 05
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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	2024 02 05
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Tel 519-741-2268
Fax 519-741-2702

Fees/Taxes/Payment

<i>Statutory Registration Fee</i>	\$69.95
<i>Total Paid</i>	\$69.95

BY-LAW NUMBER 2024-013

OF THE

CORPORATION OF THE CITY OF KITCHENER

Being a by-law to designate the property municipally addressed as 90-92 Queen Street South, 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 90-92 Queen Street South, Kitchener (the "Property");

AND WHEREAS the Council of The Corporation of the City of Kitchener resolved at its Council Meeting held on September 25, 2023, 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. 2023-133;

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 October 6, 2023, a copy of which is attached to this by-law as "Schedule A";

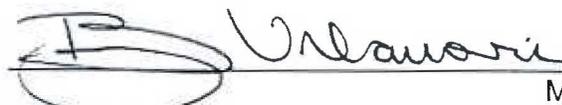
AND WHEREAS no Notice of Objection to the proposed designation has been served upon the Clerk of the City of Kitchener;

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

1. The building and property known as 90-92 Queen Street South, Kitchener, as more particularly described in Schedule "B" and "C" 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 22nd day of January, 2024.





Mayor



Clerk

SCHEDULE A

NOTICE OF INTENTION TO DESIGNATE

90-92 QUEEN STREET SOUTH, 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.

64 Water Street North

The property municipally addressed as 64 Water Street North demonstrates design/physical, historical/associative and contextual values. The existing church building is a rare and unique example of a blending of architectural styles including the Arts and Craft style, Tudor Revival style, and the Gothic style. The church building is in excellent condition.

This building has significant historical and associative value. This church was the first Christian Scientist church built outside of the United States of America, in what was then known as the British Empire.

The church has significant contextual value because of its location. The church still exists in its original location, on a triangular plot of land located at the intersection of two streets at a sharp angle. This plot of land was purposely chosen to mimic the Mother Church in Boston. Furthermore, because of its prominent but unique form and architecture, this building has been recognized as a landmark in the community.

35 & 43 Sheldon Avenue North

The properties municipally addressed as 35 & 43 Sheldon Avenue North demonstrate design/physical, historical/associative and contextual values. The buildings possess design value, being representative examples of the Tudor Revival Style in good condition with many intact elements. They also display a high degree of craftsmanship and artistic merit, with the symmetrical design of the properties being a unique characteristic.

The historic and associative value of the subject property relates to the ownership of the home as well as the architect who designed the buildings. 35 & 43 Sheldon Avenue North were constructed by Barney Joseph and Irving Somer, uncle and nephew. Both were prominent merchants within the community. Other notable owners include Edith Macintosh and Egbert Seegmiller.

The contextual value of the subject property relates to the contributions the buildings make to the continuity and character of the Sheldon Avenue North streetscape. The buildings are located in-situ and as such are historically linked to their surroundings and each other.

90-92 Queen Street South

The properties municipally addressed as 90-92 Queen Street South demonstrate design/physical, historical/associative and contextual values. The existing buildings are a unique example of the Art Deco architectural style and is the only example of Art Deco architecture in the area.

The historic and associative values relate to the early use of the building for the local business known as 'Pearl Laundry Cleaners and Dryers'. Pearl Laundry Cleaners and Dryers was founded by David Knipfel in 1897.

The building has contextual value because it is important in maintaining the commercial/industrial character of the Queen Street South streetscape. This building represents the industrial development that was taking place in Kitchener in the early 20th century.

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 5th day of November, 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 6th day of October, 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

90-92 QUEEN STREET SOUTH, KITCHENER

Description of Cultural Heritage Resource

The municipal address 90-92 Queen Street South includes a 20th century storefront façade built in the Art Deco architectural style. The building is situated on a 0.46 acre parcel of land located on the west side of Queen Street South between Church Street and Charles Street 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 c. 1920 Art Deco façade.

Heritage Value

90-92 Queen Street South is known for its significant design/physical, historical/associative, and contextual values.

Design/Physical Value

The design and physical values relate to the Art- Deco architectural style that is in excellent condition with many intact original elements. The building features: first floor cast concrete construction (ashlar) topped with an egg and dart moulding and acanthus leaf mouldings, which are carried up and across to frame the second storey; first storey has yellow brick trim. Second storey is of yellow brick construction arranged in horizontal and vertical rows with wide shallow gable parapet wall with beaded cornice and three cast stone mouldings. Segmentally arched storefront windows, two rectangular basement windows, temporarily correct lamps flank each side of store front windows. The second storey also has central cast concrete mouldings.

90-92 Queen Street South is a unique example of the Art Deco architectural style and is the only example of Art Deco architecture in the area. The available evidence indicates that the current configuration of the structure was achieved between 1930 and 1945. Given that the popularity of the style has decreased by 1940 and due to World War II, it seems likely that construction of the current Art Deco facade occurred circa 1938, whereas the building could have been constructed earlier when a small parcel of land was purchased by David Knipfel from the City of Kitchener

Historical/Associative Value

The historic and associative values relate to the early use of the building for the local business known as 'Pearl Laundry Cleaners and Dryers'. Pearl Laundry Cleaners and Dryers was founded by David Knipfel in 1897. Between 1897 and 1899, the city directories list it as operating at 52 King Street West. In 1901, the business is listed at 9 Queen Street. In 1910, the Pearl Laundry is located at 54 Queen Street South (which was the original address of 90-92 Queen Street South). In 1919, the business is listed as operating from 52 Queen Street (original address of 90-92 Queen Street South). In 1928, the address is listed as 90 Queen Street. In 1946, David Knipfel sold the business to Berlin

Dye Works, owned by Abraham S.Uttley. David Knipfel only sells the company, not the structure, and enters into a long-term lease agreement with Abraham Uttley whereas Uttley continues to operate the Pearl Laundry out of 90 Queen Street South and rents the premises from David Knipfel. This arrangement continued until the death of David Knipfel in 1961, after which Uttley purchased the premises. In 1966, Uttley sells the business and premises to Newtex Ltd., another Kitchener based dry cleaning company. Thus, the building has a long history of being associated with a dry-cleaning company.

Contextual Value

The building has contextual value because it is important in maintaining the commercial/industrial character of the Queen Street South streetscape. This building represents the industrial development that was taking place in Kitchener in the early 20th century. It is also visually and historically linked to the area by way of the original 'Pearl Laundry Cleaners & Dryers' signage.

Economic Value

The existing building has economic value as being representative of a building with a history that contributes to the economic development that was taking initially in Berlin, and then in Kitchener in the late 19th and early 20th century.

SCHEDULE C

DESCRIPTION OF HERITAGE ATTRIBUTES

90-92 QUEEN STREET SOUTH, KITCHENER

Description of the Heritage Attributes

The heritage attributes supporting the cultural heritage value or interest of 90-92 Queen Street South are represented in the retained façade, built in the Art Deco architectural style, as well as its setting. The following are the identified heritage attributes:

- All elements related to the Art Deco architectural style of the façade, including:
 - Cast concrete mouldings and finishes;
 - Ashlar finish first storey with yellow brick trim;
 - Yellow brick second storey;
 - Shallow gable parapet wall;
 - Segmentally arched storefront windows;
 - Rectangular basement windows;
 - Temporally correct exterior lights;
 - Round headed structural openings on either sides of storefront window;
 - Pairing and symmetry of rectangular second storey windows;
 - Cast stone crest second storey;
 - Rectangular Plan; and
 - Flat roof.
- All elements of the front façade related to the contextual value of the building, including:
 - Its location on the Queen Street South streetscape.

SCHEDULE D

LEGAL DESCRIPTION

90-92 Queen Street South

FIRSTLY: PART LOT 1 PLAN 391 KITCHENER; PART LOT 5 E/S ONTARIO STREET, 27 W/S QUEEN STREET PLAN 393 KITCHENER PART 1, 2 & 3, 58R858, S/T & T/W 1162690 EXCEPT EASEMENT THEREIN RE: PART 5, 58R858, T/W 1066868; KITCHENER SECONDLY: PART LOT 1 PLAN 391 KITCHENER; PART LOT 27 W/S QUEEN STREET PLAN 393 KITCHENER AS IN 1187034; T/W 1552270 EXCEPT EASEMENT THEREIN RE: PART 6, 58R858; WATERLOO THIRDLY: PART LOT 27 W/S QUEEN STREET PLAN 393 KITCHENER; PART LOT 1 PLAN 391 KITCHENER PART 6, 58R858; KITCHENER FOURTHLY: PART LOT 27 W/S QUEEN STREET PLAN 393 KITCHENER; PART LOT 1 PLAN 391 KITCHENER AS IN 1162690 (SECONDLY), T/W 1162690 EXCEPT EASEMENT THEREIN RE: PART 6, 58R858; CITY OF KITCHENER

Being All of PIN: 22427-0180 (LT)