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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

Glovebox (2019) Inc
2220 University Ave E
Waterloo, ON
N2K 0A8

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

Re: Designating By-law – 120 Victoria Street South

Dear Property Owner:

This is to advise that the period to file an appeal against the passing of By-law 2024-009, designating the property municipally known as 120 Victoria 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 120 Victoria 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. WR1557397, 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 Deeksha Choudhry, Heritage Planner at 519-741-2200 ext. 7602.

Yours truly,

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

Marilyn Mills
Committee Coordinator

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

Properties

PIN 22425 - 0274 LT
Description PART OF LOT 553 PLAN 378, BEING PARTS 4 & 5, 58R-20337; SUBJECT TO AN EASEMENT OVER PART 5, 58R20337 AS IN LT108825; TOGETHER WITH AN EASEMENT OVER PARTS 1, 2 & 3, 58R20337 AS IN WR1168721; SUBJECT TO AN EASEMENT OVER PARTS 4 & 5, 58R20337 IN FAVOUR OF PARTS 1, 2 & 3, 58R20337 AS IN WR1168721; SUBJECT TO AN EASEMENT IN FAVOUR OF PART OF LOT 553 PLAN 378, PART 1 ON PLAN 58R20204 AS IN WR1177429; TOGETHER WITH AN EASEMENT OVER THE COMMON ELEMENTS & THE PARKING UNITS (UNIT 1, LEVEL A; UNIT 1, LEVEL B; & UNIT 3, LEVEL 1) OF WCP670 AS IN WR1180530; TOGETHER WITH AN EASEMENT OVER THE COMMON ELEMENTS OF WCP670 AS IN WR1180530; TOGETHER WITH AN EASEMENT OVER PART OF LOT 553, PLAN 378, PART 3 PLAN 58R20110 (WCP670) AS IN WR1180530; CITY OF KITCHENER
Address 120 VICTORIA STREET SOUTH
 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

Statutory Registration Fee	\$69.95
Total Paid	\$69.95

BY-LAW NUMBER 2024-009

OF THE

CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate the property
municipally addressed as 120 Victoria 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 120 Victoria Street South, Kitchener (the "Property");

AND WHEREAS the Council of The Corporation of the City of Kitchener resolved at its Council Meeting held on October 16, 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. 0.18, 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;

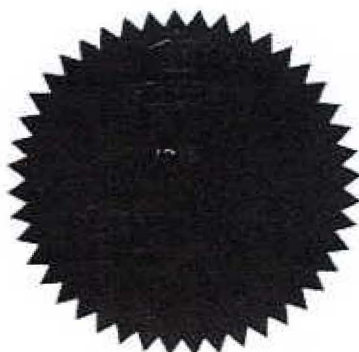
AND WHEREAS a copy of the Notice of Intent to Designate was published in the Waterloo Region Record, which is a newspaper having general circulation in the City of Kitchener on October 27, 2023, a copy of which is attached to this by-law as "Schedule A";

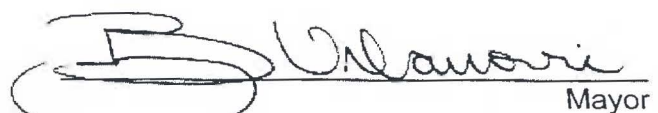
AND WHEREAS no Notice of Objection to the proposed designation has been served upon the Clerk of the City of Kitchener;

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

1. The building and property known as 120 Victoria 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

120 VICTORIA 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 ADDRESSES 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.

87 Scott Street and 82 Weber Street

The property municipally addressed as 87 Scott Street demonstrates design/physical and contextual value and 82 Weber Street East demonstrates design/physical and historical/associative value.

87 Scott Street is a representative example of the Italianate architectural style. This style of architecture was popular in then-Berlin until the early 1890's, particularly for domestic buildings due to its relation to the earlier regency style and its complement, Gothic and Queen Anne architecture. The contextual value of 87 Scott Street relates to the contributions the building makes to the continuity and character of the Scott Street streetscape. The contextual value of 87 Scott Street also relates to its relationship to 91 Scott Street, the building located across Pearl Place to the northeast. The two buildings together provide a distinctive and balanced frame to the entrance of Pearl Place, and the visual impact of the totality is significant.

82 Weber Street East is an excellent example of modern or modernist architecture within the Waterloo Region. The historic and associative value of the building relates to its association with Horton & Ball Architects, the firm hired to design the building. The building also has historical value as it contributes to the understanding of the modernist movement in southwestern Ontario and yields information on the transition in architectural styles that occurred after the Cold War.

120 Victoria Street South

The property municipally addressed as 120 Victoria Street South demonstrates design/physical, historical/associative and contextual values. The design and physical values relate to the Industrial Vernacular architectural style that is in good condition with many intact original elements. The interiors are also fashioned in the industrial vernacular with post and beam construction and wood floors and ceilings.

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. The building was constructed by Henry A. Hagen who was the founder of the Hagen Shirt and Collar Co. The Huck Glove Company traces its origins to 1880, when Menno Erb went into partnership with C.F. Brown. They operated a tannery and manufactured mattresses. In 1906, after Mr. Erb's death, a forerunner, Joseph Huck, bought the glove business and established the Huck Glove Co. Ltd. The company moved to the building at 120 Victoria Street South around 1937.

The contextual values relate to the contribution that the building makes to the Warehouse District Cultural Heritage Landscape (CHL) as it shares many of the physical and contextual relationships of buildings constructed in this era and for this use.

28 Burgetz Avenue

The property municipally addressed as 28 Burgetz Avenue demonstrates design/physical, and historical/associative values. The construction of this building is a rare, representative, and early example of early 19th century log construction in Waterloo County.

The historic and associative values relate to the theme of early agricultural settlement of Waterloo Township. The subject lands are associated with members of the Burgetz family, having held ownership of part of Lot 54 of the German Company Tract for 119 years (since land was first purchased by Allen Burgetz in 1899). The property includes an early 19th century log house which may aid in understanding the early history of the community.

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 26th 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 Ontario Land Tribunal (<http://otl.gov.on.ca/>) for a hearing and report.

Dated at Kitchener the 27th 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

120 VICTORIA STREET SOUTH, KITCHENER

Description of Cultural Heritage Resource

The property municipally addressed as 120 Victoria Street South contains a three-storey brick building constructed in the Industrial Vernacular architectural style. The property is located on the north side of Victoria Street South between Bramm Street and Joseph Street within the Warehouse District of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the 1907 Glovebox Inc. building.

Heritage Value

120 Victoria Street South is recognized for its design/physical, historical/associative, and contextual value.

Design/Physical Value

The design and physical values relate to the Industrial Vernacular architectural style that is in good condition with many intact original elements. The building is a three-storeys and features the following:

- Rectangular plan;
- Yellow brick construction;
- Four bays on the Victoria Street South elevation (front) and rear elevations, and six bays on the long elevations to the north and south separated by shallow buttressing;
- Segmentally arched window openings with brick voussoirs; and
- Stone sills.

In addition to the exterior features noted above, the interiors are also fashioned in the industrial vernacular with post and beam construction and wood floors and ceilings. Until 2009, the front and side elevation of the building featured sign banding that read "The Huck Glove Co. Ltd.".

Historical/Associative Value

The historic and associative values relate to the original owner, the Hagen Shirt and Collar Co.; a previous owner, the Lang Shirt Co.; and The Huck Glove Co. Ltd. The building was constructed by Henry A. Hagen who was the founder of the Hagen Shirt and Collar Co. The company was incorporated in 1906 and manufactured the Hagen brand of shirts, collars, and cuffs. The 1924-1925 Fire Insurance Map indicates that the building was owned by the Lang Shirt Co. Limited. The Huck Glove Company traces its origins to 1880, when Menno Erb went into partnership with C.F. Brown. They operated a tannery and manufactured mattresses. In 1889 they built a factory on King Street to make buckskin, calf and kid gloves and fur mitts. In 1906, after Mr. Erb's death, a foreman, Joseph Huck, bought the glove business and established the Huck Glove Co. Ltd. The company moved to the building at 120 Victoria Street South around 1937.

Contextual Value

The contextual values relate to the contribution that the building makes to the Warehouse District Cultural Heritage Landscape (CHL) as it shares many of the physical and contextual relationships of buildings constructed in this era and for this use. Like many other industrial buildings, it is in close proximity to a residential area where factory workers typically lived. The building sits prominently on Victoria Street and is situated opposite Michael Street.

SCHEDULE C

DESCRIPTION OF HERITAGE ATTRIBUTES

120 VICTORIA STREET SOUTH, KITCHENER

Description of the Heritage Attributes

The heritage attributes supporting the cultural heritage value or interest of 120 Victoria Street South is represented in building the on the lot, built c. 1907, in the Industrial Vernacular architectural style. The following are the identified heritage attributes of this building:

- All elements relating to the Industrial Vernacular architectural style including:
 - Roofline;
 - Rectangular plan;
 - Yellow brick construction;
 - Bays separated by shallow buttressing;
 - Segmentally arched window openings with brick voussoirs; and,
 - Stone sills;
 - Iron Tie Rod Anchor Plates (located where the buttress and interior floors meet);
 - Timber Post and Beam construction; and
 - Wood floors and exposed wood ceilings.

SCHEDULE D

LEGAL DESCRIPTION

PART OF LOT 553 PLAN 378, BEING PARTS 4 & 5, 58R-20337; SUBJECT TO AN EASEMENT OVER PART 5, 58R20337 AS IN LT108825; TOGETHER WITH AN EASEMENT OVER PARTS 1, 2 & 3, 58R20337 AS IN WR1168721; SUBJECT TO AN EASEMENT OVER PARTS 4 & 5, 58R20337 IN FAVOUR OF PARTS 1, 2 & 3, 58R20337 AS IN WR1168721; SUBJECT TO AN EASEMENT IN FAVOUR OF PART OF LOT 553 PLAN 378, PART 1 ON PLAN 58R20204 AS IN WR1177429; TOGETHER WITH AN EASEMENT OVER THE COMMON ELEMENTS & THE PARKING UNITS (UNIT 1, LEVEL A; UNIT 1, LEVEL B; & UNIT 3, LEVEL 1) OF WCP670 AS IN WR1180530; TOGETHER WITH AN EASEMENT OVER THE COMMON ELEMENTS OF WCP670 AS IN WR1180530; TOGETHER WITH AN EASEMENT OVER PART OF LOT 553, PLAN 378, PART 3 PLAN 58R20110 (WCP670) AS IN WR1180530; CITY OF KITCHENER

Being all of PIN: 22425-0274 (LT)