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MARILYN MILLS  
Committee Coordinator, Legislated Services  
Corporate Services Department  
Kitchener City Hall, 2<sup>nd</sup> Floor  
Kitchener, ON N2G 4G7  
200 King Street West, P.O. Box 1118  
Phone: 519-741-2200 ext. 7275  
marilyn.mills@kitchener.ca

**REGISTERED MAIL**

August 23, 2024

72 Victoria Street Inc  
c/o Allied Properties Reit  
1700-134 Peter Street  
Toronto ON M5V 2H2

**RECEIVED**  
2024/08/27  
(YYYY/MM/DD)  
Ontario Heritage Trust

Re: Designating By-law – 72 Victoria Street South

Dear Property Owner:

This is to advise that the period to file an appeal against the passing of By-law 2024-118, designating the property municipally known as 72 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 72 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. WR1590112 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,

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** 22425 - 0052 LT  
**Description** LT A, B, C, D, E, F, G, H PL 421 KITCHENER; LT 34 PL 420 KITCHENER; PT LT 35, 41 PL 420 KITCHENER; PT LT 25 STREETS & LANES KITCHENER PTS 1 TO 3 & 5, 58R3689; T/W 1416061; 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. acting for Signed 2024 08 19  
Kitchener Applicant(s)  
N2G 4G7

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. 2024 08 19  
Kitchener  
N2G 4G7

Tel 519-741-2268

Fax 519-741-2702

**Fees/Taxes/Payment**

**Statutory Registration Fee** \$69.95  
**Total Paid** \$69.95

BY-LAW NUMBER 2024-118

OF THE

CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate the property municipally addressed as 72 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 72 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 March 18, 2024, 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. 2024-070;

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;

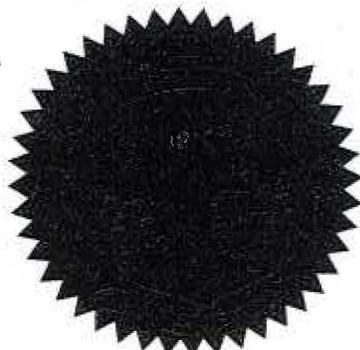
AND WHEREAS a copy of the Notice of Intent to Designate was published in the Waterloo Region Record, which is a newspaper having general circulation in the City of Kitchener on March 22, 2024, a copy of which is attached to this By-law as "Schedule A";

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 72 Victoria Street South, Kitchener, as more particularly described in Schedules "B", "C", and "D" 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 24th day of June, 2024.



Stephanie Stretch  
Acting Mayor

ATUSCO  
Clerk

## SCHEDULE A

### NOTICE OF INTENTION TO DESIGNATE

72 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 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.

#### **60 Victoria Street North**

The original 1913 factory on the property municipally addressed as 60 Victoria Street North demonstrates design/physical, historical/associative and contextual value.

The 1913 factory is a representative example of the vernacular industrial architectural style and is characteristic of early twentieth-century industrial complexes in Berlin/Kitchener.

The historical and associative value of the subject property lies in its connection to the felt manufacturing industry and several important members of the community, as well as the ties it displays to regionally significant themes such as transportation, the manufacturing industry, and urban development. Rumpel Felt Co. Limited, then known as the Berlin Felt & Boot Company, was originally established by George Rumpel on the adjacent property municipally addressed as 50 Victoria Street North in 1875. The existing 1913 factory at 60 Victoria Street North was built by Walter Rumpel, who succeeded his father George as manager of the company in 1916. Like many of the industrial factories of the time, 60 Victoria Street was intentionally constructed in proximity to the rail corridor. As a significant built heritage resource, the Rumpel Felt building contributes to the understanding of the twentieth-century industrial cultural and urban and economic development of what was then Berlin.

60 Victoria Street North supports the character of the surrounding area, being located within the Warehouse District Cultural Heritage Landscape (CHL). The Warehouse District CHL is located in the west end of downtown Kitchener and encompasses a number of remaining factories along King Street and Victoria Street. These buildings were the sites for the manufacturing, storage, and exportation of raw materials and other products across Canada and were one of the prominent reasons for Kitchener developing into an urban industrial centre. The contextual value of the building also relates to its physical, historical, and functional link to its surroundings, specifically the railway tracks and train station. Finally, the building can also be classified as a historic industrial landmark and a touchstone to the City's industrial heritage, made easily recognizable by the building's location on a corner property, main entrance fronting immediately onto a main street, and sheer massing.

#### **72 Victoria Street South**

The property municipally addressed as 72 Victoria Street South demonstrates design/physical, historical/associative and contextual value.

The design and physical value of the property relates to the Berlin Industrial Vernacular architectural style of the building. It displays artistic merit through the presence of detailed design elements including the cut-off corner main entrance, Doric columned portico with cornice, and semi-elliptical main entrance door opening with red brick voussiors.

The historic and associative values relate to the original owner and use of the property and buildings and the contribution they made to the economic development of Berlin. The property was the former location of The Berlin Interior Hardwood Company, Ltd. The Berlin Interior Hardwood Company initially made furniture for banks, offices, and similar institutions including the Canadian House of Commons. It also manufactured wooden seats for arenas, theatres and auditoriums including the Kitchener-Waterloo Auditorium.

The original owner of 72 Victoria Street South was William T. Sass, an active member of the community. Mr. Sass served on Kitchener City Council in 1917-1919, and for four years was a member of the K.-W. Collegiate Board. From 1922 to 1924, he was chairman of the Kitchener Board of Trade, and he served as president of the Kitchener-Waterloo Manufacturers' Association.

The contextual value relates to the building's physical, historical, functional and visual link to its surroundings. The building is representative of the ties among industrial entrepreneurs in the early 1900s and it illustrates the connections between industry and the railroad as well as between industry and workers housing. It also maintains and supports the character of the area, being located within the Warehouse District Cultural Heritage Landscape (CHL). Supported by the convergence of the rail lines in the area, the Warehouse District contains a number of large, historic warehouse and factory buildings formerly used for the manufacturing, storage, and exportation of raw material and products across Canada.

#### **33 Eby Street South**

The property municipally addressed as 33 Eby Street South demonstrates design/physical, and historical/associative, and contextual values.

The design and physical value relate to the house's architecture as an early and representative example of the Ontario Gothic Revival cottage style in Kitchener.

The historical and associative value of the property relates to the original owner, Henry Eby. Part of the prominent Eby family, Henry Eby was the founder of the popular German newspaper Der Deutsche Canadianer und Neuigkeitenbote. Having a broadly read German newspaper and various books and pamphlets set the German speaking people of Kitchener apart from the largely rural and Mennonite community in surrounding areas.

The contextual value relates to the buildings functional, physical, and visual link to the surrounding area as well as the contribution that the house makes to the continuity and character of the Eby Street streetscape. The building is located in-situ along the intersection of Charles Street East and Eby Street South. It is within the Cedar Hill Neighbourhood Cultural Heritage Landscape (CHL); which is home to a wide variety of some of the earlier homes of Kitchener. The CHL is further characterized by the elevated topography, narrow street widths, and dramatically long views.

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 21<sup>st</sup> day of April, 2024. 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 (<https://olt.gov.on.ca/>) for a hearing and report.

Dated at Kitchener the 22<sup>nd</sup> day of March, 2024.

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**

72 Victoria Street South, KITCHENER

***Description of Cultural Heritage Resource***

72 Victoria Street South is located on the southwest corner of the Joseph Street and Victoria Street South intersection. It is a four-storey early 20<sup>th</sup> century brick building constructed in the Berlin Industrial Vernacular architectural style and situated on 2.51 acres of land in the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value of the property is the building.

***Heritage Value***

72 Victoria Street South is recognized for its significant design/physical, historical/associative, and contextual values.

**Design/Physical Value**

The design and physical values relate to the Berlin Industrial Vernacular architectural style of the building. The building is four storeys in height with an elevated stone foundation, and features: red brick walls with common bond; yellow brick; brick pilasters that separate bays; stone foundation covered by concrete; 10 (east) by 18 (north) bays; flat roof with brick corbelling at roofline; concrete sills and lintels; wide window openings; modern replacement windows; main entrance on a "cutoff" corner; Doric columned portico with simple cornice at main entrance; semi-elliptical main entrance door opening with red brick voussoirs; tie rods and anchors between each storey on the north elevation; yellow brick walls; semi-circular glass block window; red brick voussoirs; red brick chimney; and, chimney clean out. The original building was only three storeys high and half of the current length. In 1914, the building doubled in size with a massive addition to the front portion (north west elevations) of the building. The fourth storey was added in 1929 and the two rear additions were constructed c. 1957.

***Front Façade***

In proportion to the rest of the building, the front of 72 Victoria Street is extremely narrow in width and set at an angle to both Victoria Street South and Joseph Street. It is composed of one bay with brick pilasters on each side. There is one window on the second, third, and fourth floors and each possesses a concrete sill and lintel. The entrance on the ground floor is within a semi-elliptical opening with a red brick voussoir and is framed by a Doric columned portico with a simple cornice. It is accessed by a set of concrete stairs, the first three steps of which have a curved shape.

***Side (North) Façade***

The north side façade fronts onto Joseph Street and is comprised of eighteen bays separated by brick pilasters. Each bay contains one window opening on each of the four floors, and each window has a concrete sill and lintel. The fourth-storey windows have additional masonry detailing above the concrete lintel. Tie rods and anchors are also

visible between each storey on each pilaster. The stone foundation covered by concrete is visible along the side façade. The first and second bay from the front façade differ in that there are additional window openings and windows cut into the foundation. The third and fourth bay from the front differ in that there are additional entrances on the ground floor; the entrance in the third bay is recessed within an alcove, while the entrance of the fourth bay fronts directly onto the sidewalk.

#### *Side (East) Façade*

The east side façade fronts onto Victoria Street South and is comprised of ten bays separated by brick pilasters. The bays are reflective of those on the north side façade. The east side differs, however, in that within each bay except for the tenth from the opening, there is also a narrow window opening and 3-pane window in the foundation. The first-storey window of the tenth bay is also unlike those in the rest of the façade, being greater in height and lacking a concrete lintel.

#### *Interior Features*

There are a number of original interior elements that remain as well. This includes but is not limited to: exposed heavy timber (post and beam) construction with 4-way steel post caps and metal stirrups, timber capital and support members; original hardwood and concrete floors; concrete and brick walls; original wood ceilings; original window on interior wall located at the ground floor loading entrance; original freight elevator; column base with concrete casings in basement; original metal door and hardware in basement leading to storage units; exposed cast iron sprinkler system; and, interior foundation wall in basement.

#### *Twenty-First Century Modifications*

All the windows do not appear to be original, as they are metal and glass with few openings. The front doorway also appears to be a newer addition, as it is a glass and steel door with multi-framed side and upper panels.

#### Historical/Associative Value

The historic and associative values relate to the original owner and use of the property and buildings and the contribution they made to the history of Berlin. The property was the former location of The Berlin Interior Hardwood Company, Ltd. The following information is taken from the Heritage Property Report for 72 Victoria Street South prepared by Stacey Laughlin in 2002:

*"In 1901, William T. Sass founded The Berlin Interior Hardwood Company, which was originally located behind the Dunker building (now Manulife Financial) on King Street West in Berlin. William T. Sass had previously been a foreman at Krug Furniture and received financial backing from Hartman Krug, founder of Krug Furniture to establish The Berlin Interior Hardwood Company."*

In 1903, John A. Long, Homer Ford, and Peter Hummen became partners in The Berlin

Interior Hardwood Company and the business moved to 72 Victoria Street South. This location was chosen due to its proximity to the railroad and local hardwood trees. The Berlin Interior Hardwood Company initially made furniture for banks, offices, and similar institutions including the Canadian House of Commons. It also manufactured wooden seats for arenas, theatres and auditoriums. Some arena seats are displayed inside the building. The Montreal Forum was one of the many arenas that had wooden seats manufactured by the company, as well as the Kitchener-Waterloo Auditorium. The seats in the Auditorium were only replaced in 1994. In 1916, when the City changed its name to Kitchener, the company dropped the "Berlin" from its title to become the Interior Hardwood Company. William T. Sass died in 1938 and his son Arthur Sass became President of the company.

At its peak, the company employed 80 people, but orders began to decline in the late 1950s and the company closed in 1960. In 1961, the building was sold to Robert Hamblin, secretary-treasurer of the candy store Smiles 'n Chuckles Ltd. Two floors of the plant were used as a warehouse for the candy store products, while the rest of the space was rented to other firms including Frame Neckware Co Ltd (1962-1979), Terry Williams Knitters Ltd (1963-1993), and Victoria Industries and Warehousing (1964-1994). The building was renovated in 2000 to accommodate office space.

The original owner of 72 Victoria Street South, William T. Sass, was an active member of the community as well. Mr. Sass served on Kitchener City Council in 1917, 1918 and 1919, and for four years was a member of the K.-W. Collegiate Board. From 1922 to 1924, he was chairman of the Kitchener Board of Trade. On the wane at the time, rejuvenation of the board was said due solely to Mr. Sass' initiative. Under his term of office, membership of the all important group grew to over 300.

Sass served as president of the Kitchener-Waterloo Manufacturers' Association and was a director of Queen-Lebel Mines Ltd. He was a charter member of the First English Lutheran Church as well as a past grand of the Grand Union Lodge, I.O.O.F..

#### Contextual Value

The contextual value relates to the building's physical, historical, functional and visual link to its surroundings. The building is representative of the ties among industrial entrepreneurs in the early 1900s and it illustrates the connections between industry and the railroad as well as between industry and workers housing. Originally, a spur line went along the East elevation to Victoria, currently Joseph Street since it was important to have rail access close to the point of manufacture.

72 Victoria Street South also has contextual value in that it maintains and supports the character of the area. The subject property is located within the Warehouse District Cultural Heritage Landscape (CHL). This CHL is the result of the rapid industrial growth – and subsequent rapid population growth – experienced within the City in the early twentieth century. Supported by the convergence of the rail lines in the area, the Warehouse District contains a number of large, historic warehouse and factory buildings formerly used for the manufacturing, storage, and exportation of raw material and products across Canada. These original factory complexes include the Huck Glove

Factory, located to the south, and the Lang Tanning Company, located to the east.

### Economic Value

The existing building has economic value as being representative of a building with a history that contributes to the economic development that occurred initially in Berlin, and then in Kitchener in the early to mid-20<sup>th</sup> century.

## SCHEDULE C

### DESCRIPTION OF HERITAGE ATTRIBUTES

72 Victoria Street South, KITCHENER

#### *Description of the Heritage Attributes*

The heritage attributes supporting the cultural heritage value or interest of 72 Victoria Street South are as follows:

- Exterior elements related to the Berlin Industrial Vernacular architectural style of the building, including:
  - All elevations of the building and additions; red brick walls; brick pilasters that separate the bays;
  - Roof and roofline, including: flat roof; brick corbelling at the roofline;
  - Window openings; concrete sills and lintels; brick voussoirs;
  - Main entrance portico, including Doric columns; brick voussoirs; semi-elliptical opening; rounded concrete steps.

**SCHEDULE D**

**LEGAL DESCRIPTION**

LT A, B, C, D, E, F, G, H PL 421 KITCHENER; LT 34 PL 420 KITCHENER; PT LT 35, 41 PL 420 KITCHENER; PT LT 25 STREETS & LANES KITCHENER PTS 1 TO 3 & 5, 58R3689; T/W 1416061; KITCHENER

Being all of PIN 22425-0052 (LT)