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MARIAH BLAKE
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. 7277
Mariah.blake@kitchener.ca

REGISTERED MAIL

August 30, 2024

Ukrainian Catholic Church of Transfiguration
131 Victoria Street South
Kitchener, ON N2F 2B6

RECEIVED
2023/08/30
(YYYY/MM/DD)
Ontario Heritage Trust

Re: Designating By-law – 131 Victoria Street South

Dear Property Owner:

This is to advise that the Council of the Corporation of the City of Kitchener, at its regular meeting held on August 26, 2024, passed By-law 2024-147, pursuant to Part IV of the *Ontario Heritage Act*, designating the property municipally known as 131 Victoria Street South as being of historic and cultural heritage value or interest. A copy of the designating By-law is attached for your information, along with a copy of the Notice of Passing.

Any person who objects to this By-law may appeal to the Ontario Land Tribunal by notifying the Ontario Land Tribunal and the Clerk of the Corporation of the City of Kitchener in writing within 30 days after the publication of this notice. The last day to appeal is September 29, 2024. A notice of appeal must set out the objections to the By-law and the reasons in support of the objection, accompanied by the fee charged by the Ontario Land Tribunal.

If you have any questions or concerns, please contact Michelle Drake, Heritage Planner at 519-741-2200 ext. 7839.

Yours truly,

A handwritten signature in black ink that reads "M. Blake".

Mariah Blake
Committee Coordinator

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

BY-LAW NUMBER
OF THE
CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate the property
municipally addressed as 131 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 131 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 May 27, 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. 2024-113;

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 May 31, 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 131 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 26th day of August, 2024.

Mayor

Clerk

SCHEDULE A
NOTICE OF INTENTION TO DESIGNATE
131 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.

131 Victoria Street South

The property municipally addressed as 131 Victoria Street South demonstrates design/physical, historical/associative, contextual, and social values.

131 Victoria Street South is a rare and unique example of an early 20th century religious building displaying a modest vernacular example of the Ukrainian Baroque architectural style with influences from the Byzantine architectural style. The historical/associative value relates to the history and association with Ukrainian immigrants; Kitchener's industrial history; the Ukrainian Catholic Church of the Transfiguration; and, Mykola Bibniak. The contextual value relates to the location and proximity of the church building to the rectory, parish centre, on-site park, and local industries where many families were employed. The social value relates to the Ukrainian community built by the parish, their church building along with their rectory, and their parish centre.

87 Scott Street and 82 Weber Street East

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.

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, no later than the 30th day of June, 2024. If a Notice of Objection is received, the matter will be referred to the Council of the Corporation of the City of Kitchener for consideration.

Dated at Kitchener the 31st day of May, 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

131 Victoria Street South, KITCHENER

Description of Cultural Heritage Resource

131 Victoria Street South is an early 20th century building displaying a modest vernacular example of the Ukrainian Baroque architectural style with influences from the Byzantine architectural style. The building is situated on a 0.22-acre parcel of land located on the east side of Victoria Street South between Theresa Street and Michael Street in the Victoria Park Planning Community of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the main church building. The property is located adjacent to the Victoria Park Area Heritage Conservation District, which contains the circa 1952 church rectory (49 Michael Street) and 1972 parish centre (15 Michael Street).

Heritage Value

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

Design/Physical Value

The property municipally addressed as 131 Victoria Street South demonstrates design/physical value as a rare and unique example of an early 20th century religious building displaying a modest vernacular example of the Ukrainian Baroque architectural style with influences from the Byzantine architectural style. The building has many intact heritage attributes in good condition including: clerestory windows, bronze pear-shaped dome, rooftop cupola topped by a cross; front hipped gable roof; cross plan; red brick construction; brick dentils below the eaves; round window with stained glass; semi-circular window openings displaying paintings; semi-circular window openings with modest tracery, consisting of a plain circle with two rounded lancet lights under the main arch; brick voussoirs with drip molds; stone sills; semi-circular double front door entrance with stone surround; rose window; and, a 1926 stone datestone. Various additions have been added to the church building (1938, 1947, 2015) and adjacent to the building (1952, 1955, 1971-72).

Front (West) Façade

The front of the building faces Victoria Street South and is comprised of three bays including a centre projecting bay. The most prominent feature of the building is the bronze pear-shaped dome with rooftop cupola topped by a cross. The centre bay features brick dentils at the roofline, a large round stained-glass window with brick surround, a semi-circular stone door surround, and paneled double doors with a decorative semi-circular transom. The end bays each feature semi-circular window openings, brick voussoirs with drip molds, and stone sills. The windows in these openings have been removed and replaced with Byzantine paintings. The left bay (when looking at the front of the building) also features a 1926 stone datestone. The current exterior stairs were constructed in 1993 and provide access from the north and south. These stairs feature four brick piers of varying heights with stone caps. Between each brick pier is an angel stone wall capped with concrete. Two brick piers with concrete caps have been added to the front of the building along with an angel stone wall capped with concrete. The centre bay of the angel stone wall displays a cross. Four additional brick piers create a brick and iron fence that extends south along the property line (parallel to Victoria Street).

A portion of the cross-building plan on the south side also faces Victoria Street South. This section of the building was constructed in 1938 as the original church rectory. This

elevation is setback approximately 11.5 metres (52.2 feet) from the front façade and is two storeys high. This elevation features a rose window, two 1/1 hung windows with flat lintels and stone sills on the first storey, two 1/1 hung windows with semi-circular lintels and stone sills on the second story (these windows appear to be altered with exterior trim or storm windows displaying flat lintels), a slightly inset semi-circular wood door with brick voussoirs, two lights flanking the door, the municipal address “131” above the door, and concrete stairs with a metal hand railing. A rusticated stone foundation is partially exposed above ground.

An alteration to the cross-building plan on the north side also faces Victoria Street South. This section has been altered twice. First, in 1947, when the original building was lengthened by 20 feet, and again, in 2015. As it exists today, this elevation is a new addition with a flat roof constructed in 2015. It appears that windows from the original building were salvaged and reused in the addition. The addition features a semi-circular window opening with decorative transom, brick voussoirs with drip molds, and stone sills. Beneath the main window is a square window that matches other basement windows around the building. This square window has no brick voussoir but it does have a stone sill. This window opening is cut into a portion of the partially exposed parged concrete foundation as well as the red brick. The red brick is not original and not an exact match to the original.

Side (North) Façade

The north side façade features three bays; however, used to feature four bays. This section has been altered twice. First, in 1938, when the building was lengthened by 20 feet, and in 2015 with a building addition that increased the height and depth of the building. The fourth bay was covered by the 2015 building addition. Each bay features a large semi-circular window opening with modest tracery, consisting of a plain circle with two rounded lancet lights under the main arch with brick voussoirs and drip molds along with a stone sill. Beneath two of the bays is a square window opening with what appears to be a non-original window with no voussoirs and a stone sill. These window openings cut into a portion of the partially exposed rusticated stone foundation as well as the red brick. Beneath one of the windows is a modern metal man door. The primary building material is brick. The eaves, soffits and fascia are plain apart from a discrete bracket at the southwest corner of the roofline.

The side gable of the north side façade was altered by the 2015 building addition which increased the height of the gable and extended the depth of the cross gable on the north along with a square addition with a flat roof. The side gable of the north façade features a single bay with a round rose decorative detail and a large semi-circular window opening with modest tracery, consisting of a plain circle with two rounded lancet lights under the main arch with brick voussoirs and drip molds along with a stone sill. Two modern lights flank the window. The foundation is parged concrete. The flat roof addition is red brick with no other significant architectural features.

Side (South) Façade

The south side façade features three bays. Each bay features a large semi-circular window with modest tracery, consisting of a plain circle with two rounded lancet lights under the main arch with brick voussoirs and drip molds along with a stone sill. Beneath two of the windows is a square window opening with what appears to be a non-original window with no voussoirs and a stone sill. These window openings cut into a portion of the partially exposed rusticated stone foundation as well as the red brick. The primary building material is red brick. The eaves, soffits and fascia are plain apart from a discrete bracket at the southwest corner of the roofline.

The side gable of the south side façade features two bays divided by a chimney that extends above the roofline. The two bays are not symmetrical. Each bay of the first storey

displays two 1/1 hung windows with a flat lintel and a stone sill. The second storey displays three windows of different size but similar style. The style again is 1/1 hung windows with a flat lintel and a stone sill. The third storey is symmetrical with two 1/1 hung windows with a flat lintel and a stone sill. The rusticated stone foundation is partially exposed above ground.

Rear (East) Facade

The rear of the church is an addition that was built in 1947 to lengthen the church and hall by 20 feet. As it exists today, the end gable at the rear of the building is comprised of three unseparated bays. The third storey of the centre bay features a semi-circular window opening with brick voussoir, drip mold and stone sill. It appears that the original windows have been removed and replaced with Byzantine paintings. The second story features semi-circular window openings with brick voussoirs, drip molds and stone sills. These window openings also contain Byzantine paintings. Beneath each of the second storey windows are square window openings with no voussoirs or sills. These window openings cut into a portion of the partially exposed foundation as well as the red brick.

The rear façade was altered again in 2015 with a building addition that increased the height of the gable and extended the depth of the cross gable. This addition features a new barrier-free building entrance. The entrance is covered by a small gable roof with supports that lead to modern doors made with metal and glass. The red brick is not original and not an exact match to the original.

Interior

The interior of the church was painted in 1949 by a St. Catherine's artist Mr. L. Scott Young who was unable to complete the project due to his unexpected death (Wynnyckyj, 1987). The project was finished by an unknown artist in 1951 (Wynnyckyj, 1987). Major renovations to the interior of the church were initiated in 1977, including: refurbishing the walls, pews, and woodwork; replacing the altars; installing a 15-foot-high wood iconostasis - a lattice screened between the nave and the sanctuary - covered by 18 painted icons in the Byzantine style (Wynnyckyj, 1987). Another project to paint the interior of the church in the Byzantine style began in 1983 and was completed in 1986 (Wynnyckyj, 1987).

Historical/Associative Value

The subject property has historical and associative value due to its history and association with Ukrainian immigrants, Kitchener's industrial history; the Ukrainian Catholic Church of the Transfiguration and Mykola Bibniak.

In the early 1900s immigrants from Ukraine started to arrive and sponsor Masses in the Eastern Rite at local Roman Catholic churches. They were drawn to the area by the industrial activity (Gesza, 2010), especially the rubber, machinery and tannery industries (Hamara, 1987). Many worked for prominent industries such as the Huck Glove Factory, the Lang Tannery, and the Kaufman Rubber Company. The parish beginning's date to the early 1920s when five Ukrainian families broke away from the local chapter of the Ukrainian Labor and Farm Temple Association (ULFTA) (Hamara, 1987). At the same time, other Ukrainians in the ULFTA became trade union activists in Kitchener's rubber, machinery and tannery industries (Hamara, 1987). By 1922, the non-communists in the community (Hamara, 1987) organized their own parish and in 1924 named it The Church of the Transfiguration of Our Lord Jesus Christ (Wynnyckyj, 1987). Land to construct the church was acquired in 1925 for a cost of \$1,160.00 (Wynnyckyj, 1987). Mr. Zomer who lived at the corner of Victoria Street and Oak Street acquired a mortgage (Gesza, 2020). These immigrants completed the construction of the church building in 1926 for a cost of \$11,400.00 (Wynnyckyj, 1987). The cornerstone was laid on December 5, 1926 and blessed by His Excellency, Bishop Nykyta Budka, the first bishop for the Ukrainian

Catholics in Canada (Wynncyckyj, 1987).

In the beginning, Mass was performed by visiting priests from larger centres such as Toronto or Brantford. In 1938, the parish built an addition at the cost of \$3,635.00 to the church to serve as a rectory, which ultimately attracted the first resident priest – Father Charny (Wynncyckyj, 1987). The home adjacent to the church building was purchased in 1952 to house the members of the order of Sister Servants of Mary Immaculate (Wynncyckyj, 1987).

The church building was a focal point for Ukrainians. In the 1940s, at least 52 families lived within a 5-block radius of the church building (Gesza, 2010). The hall beneath the church hosted numerous activities such as dances, concerts, performances, English language instruction, etc. (Gesza, 2010).

By the end of 1977, significant interior heritage attributes – the iconostas- were added to the interior of the church building. The iconostas were 12-feet high and carved in wood by V. Barach. Within each of the iconostas, 18 icons were painted by Mykola Bidniak. Mykola lost his hands as a teenager and went on to learn how to paint with his mouth (K-W Record, 1979). He studied at the Ontario College of Art and in 1978 he was commissioned to “write” 18 Byzantine icons at a cost of \$20,000 (K-W Record, 1979). Bidniak’s icons are fine examples of the inspiration and challenge of the iconographer’s art (The Ukrainian Catholic Church of the Transfiguration, date unknown). Additional wall paintings were added in 1949 by Mr. L. Scott Young (Wynncyckyj, 1987). Young was a church mural artist who painted more than three dozen churches in Canada (Unknown, 1994). Today, his artwork is only present in four churches, including the Ukrainian Catholic Church of the Transfiguration (Unknown, 1994). Additional icons were painted on the walls and ceilings in 1984 by Rev. Theodore Koufos, a Toronto-based Greek orthodox priest.

Contextual Value

The contextual value of the property relates to its location and proximity to the church rectory, parish centre, on-site park and local industries.

The home adjacent to the church building was purchased in 1952 to house the members of the order of Sister Servants of Mary Immaculate (Wynncyckyj, 1987). In more recent years, this home has served as the church rectory. This home is designated under Part V of the Ontario Heritage Act as it is located within the Victoria Park Area Heritage Conservation District.

Lands for the parish centre, the Ukrainian Catholic Centre at 15 Michael Street, were purchased in 1963 for the sum of \$19,500.00 (Wynncyckyj, 1987) and the building was constructed in 1971-1972 to provide the congregation with a large, combined auditorium-gymnasium and some classroom space (K-W Record, 1972). The cornerstone was laid in November 1971 along with the burial of a time capsule (K-W Record, 1972). The opening ceremonies were held in May of 1972 and participants included Most Rev. Isidore Borecky (Ukrainian bishop of Eastern Canada), Rev. Russel Chyz (parish priest), and an official opening by Donna Sawicky (Miss Canada) (K-W Record, 1972a; K-W Record, 1972b).

In 2010, the parish planned the installation of a park on the south side of the church building to include an open wrought iron gate and walkways leading to a granite monument and landscaped with flowers, trees and benches (Gesza, 2010).

Social Value

The social value of the property relates to the parish, church building, rectory and parish centre.

The parish and church building were the original focal point of the Ukrainian community.

The church building not only held worship services but also dances, concerts, dance and theatrical performances, choir practices and English language classes (Gesza, 2010).

In 1971, the parish held it's first annual East Egg Festival sponsored by the Ukrainian Catholic Women's League (Denney, 1986). This tradition continued for at least 21 years (Koza, 1992).

SCHEDULE C

DESCRIPTION OF HERITAGE ATTRIBUTES

131 Victoria Street South, KITCHENER

Description of the Heritage Attributes

All elements related to the construction and modest vernacular example of the Ukrainian Baroque architectural style with influences from the Byzantine architectural style, including:

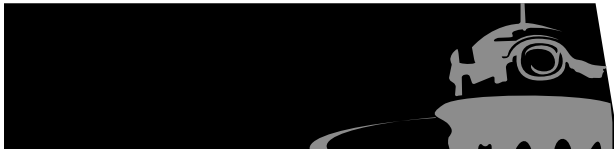
- Cross-building plan;
- front hipped gable roofline with plain eaves, soffits and fascia as well as discrete brackets;
- red brick laid in a running bond, including brick dentils at the roofline on the front (west) elevation;
- rusticated stone foundation;
- the number, placement and details of bays on each elevation;
- clerestory windows below bronze pear-shaped dome with rooftop cupola topped by a cross;
- windows and window openings, including:
 - the large round stained-glass window with brick surround;
 - semi-circular windows with modest tracery, consisting of a plain circle with two rounded lancet lights under the main arch with brick voussoirs and drip molds along with a stone sill;
 - semi-circular window openings featuring brick voussoirs with drip molds and stone sills;
 - semi-circular window openings featuring decorative paintings;
 - the rose window;
 - 1/1 hung windows with flat lintels and stone sills;
 - 1/1 hung windows with semi-circular lintels and stone sills;
 - Square window openings with flat lintels and stone sills;
- doors and door openings, including:
 - a semi-circular stone door surround displaying double paneled wood doors with modest tracery, consisting of a plain circle with two rounded lancet lights;
 - semi-circular wood door with brick voussoirs, two lights flanking the door, the municipal address “131” above the door, rusticated stone stairs with metal/iron hand railing;
- 1926 datestone; and,
- round rose decorative detail.

SCHEDULE D

LEGAL DESCRIPTION

PT PARKLT 552 PL 378 KITCHENER AS IN A73149 & A70317; KITCHENER

Being all of PIN 22429-0095 (LT)



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 PASSING HERITAGE DESIGNATION BY-LAW

TAKE NOTICE that the Council of the Corporation of the City of Kitchener passed the following By-laws designating the following properties as being of cultural heritage value or interest under the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended:

- By-law 2024-145 11-15 Pandora Avenue North
- By-law 2024-146 87 Scott Street and 82 Weber Street East
- By-law 2024-147 131 Victoria Street South

AND TAKE FURTHER NOTICE that any person who objects to this By-law may appeal to the Ontario Land Tribunal by notifying the Ontario Land Tribunal and the Clerk of the Corporation of the City of Kitchener in writing within 30 days after the publication of this notice. The last day to appeal is September 29, 2024. A notice of appeal must set out the objections to the By-law and the reasons in support of the objection, accompanied by the fee charged by the Ontario Land Tribunal.

Dated at Kitchener the 30th day of August, 2024

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