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MARIAH BLAKE  
Committee Coordinator, Legislated Services  
Corporate Services Department  
Kitchener City Hall, 2<sup>nd</sup> 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**

October 4, 2024

Roman Catholic Episcopal Corporation  
56 Duke Street West  
Kitchener, Ontario, N2H 3W7

**RECEIVED**  
2024/10/08  
(YYYY/MM/DD)  
Ontario Heritage Trust

**Re: Designating By-law – 56 Duke Street West**

Dear Property Owner:

This is to advise that the Council of the Corporation of the City of Kitchener, at its regular meeting held on September 30, 2024, passed By-law 2024-162, pursuant to Part IV of the *Ontario Heritage Act*, designating the property municipally known as 56 Duke Street West 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 November 3, 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 Deeksha Choudhry, Heritage Planner at 519-741-2200 ext. 7602.

Yours truly,

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

Mariah Blake  
Committee Coordinator

cc: Registrar, Ontario Heritage Trust  
K. Hughes, Assistant City Solicitor  
D. Choudhry, 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 56 Duke Street West, 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 56 Duke Street West, Kitchener (the "Property");

AND WHEREAS the Council of The Corporation of the City of Kitchener resolved at its Council Meeting held on June 24, 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. 2024-137;

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 June 28, 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 56 Duke Street West, 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 30<sup>th</sup> day of September , 2024.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**SCHEDULE A**  
**NOTICE OF INTENTION TO DESIGNATE**  
**56 Duke Street West, 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.

**11-15 Pandora Avenue North**

The property municipally addressed as 11-15 Pandora Avenue North demonstrates design/physical, and historical/associative values. 11-15 Pandora Avenue North is a unique example of the Italianate architectural style with clerestory windows. The historical/associative values relate to the history and association with early settlement; prominent Mennonite families - the Eby's and the Erb's - including Bishop Benjamin Eby, Rev. Moses Erb, and Menno Erb; and, early industries including Erb & Co. Glove Works, and Brown and Erb.

**56 Duke Street West**

56 Duke Street West is recognized for its design/physical, associative and contextual values. The design and physical values relate to the notable, rare and unique Gothic architectural style of the building. The building is two-and-a-half-storeys in height and features: hip roof with wall dormers; red brick; paired two storey projecting bays on front elevation; flattened gothic arch windows; segmental window openings with false wood shaping around the windows; gothic pointed arch windows with tracery; round windows with quatrefoils; dentils on the dropped cornice; and, wood doors with transom and sidelights.

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 (now Kitchener). The original owner of the property was St. Mary's Roman Catholic Church and the original use of the property was a presbytery. The building also has associative value for being designed by Charles Knetchel, a prominent architect in Berlin (now Kitchener) for more than 40 years.

The contextual value of 56 Duke Street West relates to the physical, historical, functional and visual links to the building's surroundings. The building is located on the block bounded by Duke Street West, Young Street, Weber Street West and Ontario Street, and is related to the St. Mary's Roman Catholic Church. The west portion of this block has been historically owned by the church.

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 28th day of July, 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 28th day of June, 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**

56 Duke Street West, KITCHENER

**Description of Cultural Heritage Resource**

56 Duke Street West is an early 20th century building built in the Gothic architectural style. The building is situated on a 0.34 acre parcel of land located on the north side of Duke Street between Young Street and Ontario 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 presbytery.

**Heritage Value**

56 Duke Street West is recognized for its design/physical, historic/associative, and contextual values.

**Design/Physical Value**

The design and physical values relate to the notable, rare and unique Gothic architectural style of the building. The building is two-and-a-half-storeys in height and features: hip roof with wall dormers; red brick; paired two storey projecting bays on front elevation; flattened gothic arch windows; segmental window openings with false wood shaping around the windows; gothic pointed arch windows with tracery; round windows with quatrefoils; dentils on the dropped cornice; and, wood doors with transom and sidelights.

**Front Façade (South Elevation)**

The front façade of the building has a brick portico with voussoirs, and two projecting bays with gothic arched windows and voussoirs on either side on each storey with decorative dentil moulding. The projecting entrance has brick pillars on each side with steps leading down to the main street. There are three gabled parapet dormers above the second storey, with arched windows with tracery and voussoirs.

**Side Elevation (East Elevation)**

The side façade also has a brick portico and voussoirs, and decorative dentil moulding. The first and second storey of the building has 6 gothic arched double windows with voussoirs, 4 on the left side of the entrance and 2 on the right side of the entrance. There is additional tripartite window above the main entrance, in a three-by-three orientation with sash windows on lower half and tracery on the upper half. All the windows have voussoirs and sills. There is also decorative dentil moulding with a dropped cornice on the upper storey and 4 gabled parapet dormers, with gothic arched windows and voussoirs and tracery, a round window with tracery, and a double window with tracery. Due to the topography of the hill the building is located on, part of the stone foundation can be seen with double windows on the lower level.

**Rear Elevation (North Elevation)**

The rear elevation of the building has an irregular fenestration pattern, with arched windows and voussoirs. There are also projecting entrances on the façade that provide an alternate entrance to the building, as well as connect it to the church.

### Side Elevation (West Elevation)

The side façade also has a brick portico and voussoirs, and decorative dentil moulding. The first and second storey of the building has 6 gothic arched double windows with voussoirs, 4 on the left side of the entrance and 2 on the right side of the entrance. There is additional tripartite window above the main entrance, in a three-by-three orientation with sash windows on lower half and tracery on the upper half. All the windows have voussoirs and sills. There is also decorative dentil moulding with a dropped cornice on the upper storey and 4 gabled parapet dormers, with gothic arched windows and voussoirs and tracery, a round window with tracery, and a double window with tracery. Due to the topography of the hill the building is located on, part of the stone foundation can be seen with double windows on the lower level.

### 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 (now Kitchener). The original owner of the property was St. Mary's Roman Catholic Church and the original use of the property was a presbytery. The building also has associative value for being designed by Charles Knetchel, a prominent architect in Berlin (now Kitchener) for more than 40 years.

### St. Mary's Roman Catholic Church

The historic and associative values of St. Mary's Roman Catholic Church (municipally addressed as 73 Young Street) relate to the original owner and use of the property and buildings, and the contributions they made to Kitchener's history. This land has always been used as a church and contains one of the oldest churches in Kitchener.

The church today sits on land that was purchased on August 16, 1854 from David Weber for \$200.00. Prior to the formation of St. Mary's Parish, the few Catholic families travelled to St. Agatha Church to attend mass. In 1852, Kitchener (Berlin) was chosen to be the county seat. Since this was chosen to be the leading community, the Jesuits chose this area to make a community centre. Father Rupert Ebner S.J., who was the spiritual leader from 1848 to 1856, encouraged the Catholics of Strassburg, Williamsburg, Bridgeport, and Lexington to unite with those of Berlin to build a church, and the group agreed. On September 17, 1854, the cornerstone was laid by Bishop DeCharbonnel of the Toronto Diocese. The church was completed in 1856, blessed by Bishop Farell, the first Bishop of Hamilton, and was given the title of St. Mary of the Seven Dolors. The original church measured 80 by 40 feet with additions being constructed in the next few years.

On June 26, 1892, a meeting held in the church resulted in a discussion for funding the construction of a new church because of crowding and it was decided that the church would collect monthly funding to fund the new church. By 1899, the church had sufficient funds to purchase the adjoining land from John Fennell for \$7,500.00. On September 30, 1900, Bishop T. J. Downing laid the cornerstone and in the late autumn of 1903, the church was completed. It had been planned by Arthur William Holmes of Toronto. Its date of construction, having been built at a time when Kitchener was Berlin, makes this church one of the oldest churches and buildings in Kitchener, thus having significant historical and associative value.

## The Rectory

Father Laufhuber S. J. began a house-to-house canvass for funds to build a sacristy and rectory shortly after his arrival as a pastor in 1857. The sacristy was built first, and he lived there until the rectory was completed, and took an active role in planning and directing the construction of the building. The first floor became the first separate school and the rooms on the second floor became the rectory and the teacher's quarters. This building was situated immediately in front of where the present church stands, and was torn down in 1897.

In 1899, the "John Motz" house at 64 Young Street was purchased by the Fathers at St. Jerome's College, and was rented to the parish priests. Since the rectory was urgently needed to keep the school functioning, the Fathers immediately took up residence in the new rectory.

A parish meeting was called on March 14, 1915 to discuss a new rectory, with a delegation being sent to the Bishop to enquire about placing a mortgage on the church for this purpose. It took until August 22, 1921 to release the contract to build the new rectory. The Rectory (located at 56 Duke Street West) was completed in October 1922, at the cost of \$46,000. The Fathers moved into the rectory on from 19-21<sup>st</sup> of October. The new rectory was designed by Charles Knetchel and Reitzel Brothers from Waterloo were the builders.

The Rectory was equipped by the Catholic Women's League, The Christian Mother's Society, the Holy name Society and the Young Ladies Society. Mr. and Mrs. Hartman Krug, owner of the prominent Krug Furniture Company, presented the furniture for the office and waiting rooms. In 1939, the exterior of the rectory was painted, and in 1944 repairs were made to the interior and exterior of the rectory. In 1956, the Church briefly hosted a distinguished visitor at the rectory, His Excellency Archbishop Giovanni Panico, D.D. representative of His Holiness Pope Pius XII, and head of the Apostolic Delegation to Canada on October 25, 1956. Today, the building is still used as a residence and an office.

### Charles Knetchel

Charles Knetchel was born in Mannheim, Waterloo County, Ontario on November 22, 1869. He never formally studied architecture but instead received much of his knowledge of design and construction from his father, Jonas Knetchel, who he worked with from 1886 until his father's death in 1894. Knetchel then opened his own office in Kitchener (then Berlin) in 1895 and continued to practice until after 1930.

He has worked on more than a 100 buildings in the Waterloo Region, including churches, schools, commercial offices, factories,, and private residences as far away as Galt and Durham in Ontario. He remained active in the profession for nearly 40 years until 1928, and later died in Kitchener on October 5, 1951.

### Contextual Value

The contextual value of 56 Duke Street West relates to the physical, historical, functional and visual links to the building's surroundings. The building is located on the block bounded by Duke Street West, Young Street, Weber Street West and Ontario Street, and is related to the St. Mary's Roman Catholic Church. The west portion of this block has been historically owned by the church. Historic buildings still present on the block include: the St. Mary's Roman Catholic Church; the St. Mary's Roman Catholic Presbytery; and, the Lutherwood's Betty Thompson Youth Centre (historically known as the Notre Dame Convent). In addition, the Presbytery has a strong visual presence, including important views, on Duke Street as the building occupies a large site slightly elevated on a hill.

## SCHEDULE C

### DESCRIPTION OF HERITAGE ATTRIBUTES

56 Duke Street West, KITCHENER

#### ***Description of the Heritage Attributes***

The heritage attributes of 56 Duke Street West resides in the following heritage attributes:

- All elements related to the construction and architectural style of the building, including:
  - The location, massing and scale of the building;
  - all elevations of the building;
  - The roofline, including wall dormers;
  - red brick construction;
  - paired two storey projecting bays on front elevation;
  - all windows openings and decorative details, including:
    - flattened gothic arch windows;
    - segmental window openings with false wood shaping;
    - gothic pointed arch windows with tracery;
    - round windows with quatrefoils;
  - dentils on the dropped cornice; and,
  - all door openings, including transom and sidelights
- All elements related to the contextual value of the building;
  - The original location of the building on Duke Street West.

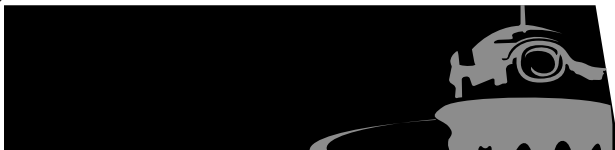


## **SCHEDULE D**

### **LEGAL DESCRIPTION**

PT LT 7 BTN YOUNG ST & ONTARIO ST & PT LTS 1-5 S/S WEBER ST & W/S ONTARIO ST  
PL 401 KITCHENER AS IN 154031, 155817, 177986, 611412 & PT 1 58R8060 EXCEPT PT 3  
58R8060 & PTS 1,2 58R9858 & PTS 2-5,7,8 58R14836, & PTS 1, 2, & 3 ON WR838561 & PTS  
1 & 2 ON WR859431 & PARTS 1 AND 2, 58R19014; KITCHENER ; S/T & T/W 177986; S/T  
1271960; S/T 1312103, WR118358.

Being all of PIN 22316-0243 (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 By-law No. 2024-162 designating the property municipally known as 56 Duke Street West as being of cultural heritage value or interest under the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended.

**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 November 3, 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 4<sup>th</sup> day of October, 2024

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