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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**

November 22, 2024

121-151 Charles Street (The Tannery) INC  
134 Peter Street 1700  
Toronto, ON  
M5V 2H2

**RECEIVED**  
2024/11/22  
(YYYY/MM/DD)  
Ontario Heritage Trust

Re: Designating By-law – 113-151 Charles Street West / 170-180 Joseph Street / 3-44 Francis Street South (Lang Site A)

Dear Property Owner:

This is to advise that the Council of the Corporation of the City of Kitchener, at its regular meeting held on October 21, 2024, passed By-law 2024-175, pursuant to Part IV of the *Ontario Heritage Act*, designating the property municipally known as 113-151 Charles Street West / 170-180 Joseph Street / 3-44 Francis Street South (Lang A 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 December 22, 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, Senior 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, Senior 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 113-151 Charles  
Street West / 170-188 Joseph Street / 3-44  
Francis 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 113-151 Charles Street West, 170-188 Joseph Street, and 3-44 Francis Street South, Kitchener (the "Property");

AND WHEREAS the Council of The Corporation of the City of Kitchener resolved at its Council Meeting held on August 26, 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. 2024-157;

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 August 30, 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 113-151 Charles Street West, 170-188 Joseph Street, and 3-44 Francis 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 21<sup>st</sup> day of October ,  
2024.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

## SCHEDULE A

### NOTICE OF INTENTION TO DESIGNATE

113-151 Charles St W, 170-188 Joseph St, and 3-44 Francis St S, 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 address 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.

#### **113-151 Charles Street West / 170-188 Joseph Street / 3-44 Francis Street South**

113-151 Charles Street West / 170-188 Joseph Street / 3-44 Francis Street North (Lang Site A) is recognized for its design/physical, historical/associative, and contextual values. The complex of approximately 15 interconnected former industrial buildings range in height from one to five storeys, which were built between 1896 and 2012, and are representative of the Industrial Vernacular architectural style that reflects the evolution of the tanning industry. The historical/associative values relate to early settlement, the Six Nations, Joseph Brant, Colonel Richard Beasley, Pennsylvania German Mennonites, the first permanent non-native settlement (now Kitchener), the German Company Tract, the Township of Waterloo, German speaking immigrants, Berlin as the County seat for the County of Waterloo, the Grand Trunk Railway (GTR) extension, the leather tanning industry, and Reinhold Lang. The contextual values relate to the contribution that the complex of buildings make to the continuity and character of the adjacent streetscapes and the overall Warehouse District. The buildings are historically and visually linked to their surroundings, including: the last fully intact smokestack in Kitchener, other industrial buildings, former homes of industrial workers, the railway line, and the Warehouse District. The complex of buildings is recognized as a significant landmark.

#### **83-85 King Street West**

83-85 King Street West is recognized for its design/physical, historical/associative, and contextual values. The property demonstrates design or physical value as an early and rare example of 20th-century, commercial brick building built in the Vernacular Classic Revival architectural style. The historical/associative values relate to the direct association with early development of King Street West in what is now referred to as Downtown Kitchener. The contextual value of the property relates to its location and proximity to adjacent commercial buildings that share the same Vernacular Classic Revival architectural style and almost identical heritage attributes. The property also contributes to the character of the King Street West streetscape and Downtown Kitchener.

#### **87-91 King Street West**

87-91 King Street West is recognized for its design/physical, historical/associative, and contextual values. The property demonstrates design or physical value as an early and rare example of 20th-century, commercial brick building built in the Vernacular Classic Revival architectural style. The historical/associative values relate to the direct association with early development of King Street West in what is now referred to as Downtown Kitchener. The building is also associated with early (1865) railway companies (Express Office, Canadian Express Office and Canadian National Express Office). The contextual value of the property relates to its location and proximity to adjacent commercial buildings that share the same Vernacular Classic Revival architectural style and almost identical heritage attributes. The property also contributes to the character of the King Street West streetscape and Downtown Kitchener.

#### **97-99 King Street West**

97-99 King Street West is recognized for its design/physical, historical/associative, and contextual values. The property demonstrates design or physical value as an early and rare example of 20th-century, commercial brick building built in the Vernacular Classic Revival architectural style. The historical/associative values relate to the direct association with early development of King Street West in what is now referred to as Downtown Kitchener. The building is also associated with J.D. Miller and C.H. Hohmeier dry goods business that operated in this location between c. 1912 and c. 1936. The contextual value of the property relates to its location and proximity to adjacent commercial buildings that share the same Vernacular Classic Revival architectural style and almost identical heritage attributes. The property also contributes to the character of the King Street West streetscape and Downtown Kitchener.

#### **103-109 King Street West**

103-109 King Street West is recognized for its design/physical, historical/associative, and contextual values. The building is a representative example of the Classic Revival architectural style in good condition. The historical/associative value relates to the building, Christian Huehn, who was the founder of Fischman Spring Company and presented the City with the site for St. Mary's General Hospital. The building is also associated the Freemasons community presence in the City of Kitchener, being the former home to Grand River Lodge 151. The contextual value of 103-109 King Street West relates to its contribution in maintaining the commercial character of the surrounding area, as well as its physical, visual, and historical link to its surroundings.

#### **709 King Street West**

709 King Street West is recognized for its design/physical, historical/associative, and contextual values. The existing portion of the school which fronts onto King Street West is a representative example of the Neo-Classical architectural style in good condition which has experienced only minor modifications. The subject property is directly associated with the local school board and themes of education and population growth within the area, as well as notable educators such as Janet Metcalfe. It is the second longest operating grade school with the City and has the potential to yield information that contributes to an understanding of the development of the education system and population growth within Kitchener. 709 King Street West has contextual value as it is physically, functionally, and historically linked to its surroundings and maintains and supports the character of the area.

#### **148 Madison Avenue South**

148 Madison Avenue South is recognized for its design/physical, historical/associative, and contextual values. The property demonstrates design/physical value as a rare and unique example of a mid-20th century church built in the Romanesque architectural style with many intact heritage attributes in good condition. The historical and associative values relate to the original owner (Catholic School Board), original and current congregation (St. Joseph Roman Catholic Church), original pastor (Monsignor R. M. Haller), architect (Bernal A. Jones) and builder (Bail Brothers Ltd). The contextual value relates to the continuity and character of the Courtland Avenue East and Madison Avenue South streetscapes. The property is also historically, functionally, and visually linked to the former St. Joseph's Catholic School, and the St. Joseph's rectory.

#### **1738 Trussler Road**

1738 Trussler Road is recognized for its design/physical, historical/associative, and contextual values. The property demonstrates design/physical value as a representative example of a late 19th century brick farmhouse built in the Ontario Gothic Revival architectural style. The property has historical/associative value due to its history and association with early settlement, Daniel and Jacob Erb, Joseph Bamburger, John Chapman, Reuben Eby, Simon Hallman, Ida Hallman, and the Trussler family. The contextual values relate to how the property helps to maintain and support the rural character of the area. The farmhouse remains on its original location and is visually and historically linked to its surroundings, especially the adjacent property where the original barn and driveway still stand.

#### **171-173 Victoria Street North**

171-173 Victoria Street North is recognized for its design/physical and historical/associative values. The property demonstrates design/physical value as rare example of a late 19th century prestigious semi-detached dwelling built in the Italianate architectural style. The property municipally addressed as 171-173 Victoria Street North has historical/associative value due to its history and association the late Ian MacNaughton and his planning firm MHBC – MacNaughton Hiemsen Britton Clarkson Planning Limited.

The full Statements of Significance, containing a list of the heritage attributes, is available in the Office of the City Clerk by contacting [clerk@kitchener.ca](mailto:clerk@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 28 day of September, 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 30 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

## **SCHEDULE B**

### **STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST**

113-151 Charles Street West, 170-188 Joseph Street, and 3-44 Francis Street South,  
Kitchener

#### ***Description of Cultural Heritage Resource***

The property municipally addressed as 113-151 Charles St W/170-188 Joseph St/3-44 Francis St N is a complex of approximately 15 interconnected industrial buildings ranging in height from one to five storeys built between 1896 and 2012 primarily in the Industrial Vernacular architectural style. The buildings are situated on a 3.95-acre parcel of land bounded by Charles, Francis, Joseph and Victoria Streets in the City Commercial Core Planning Community of the City of Kitchener within the Region of Waterloo. The principal resources that contribute to the heritage value are the industrial buildings.

#### ***Heritage Value***

113-151 Charles St W/170-188 Joseph St/3-44 Francis St N is recognized for its design/physical, historic/associative, contextual, and economic values.

#### **Design/Physical Value**

The property municipally addressed as 113-151 Charles St W/170-188 Joseph St/3-44 Francis St N demonstrates design or physical value as a good example of an early (20<sup>th</sup> century) complex of buildings designed primarily in the Industrial Vernacular architectural style that reflect the evolution of the tanning industry (ERA Architects Inc., 2008). Simple brick detailing and durable finishes demonstrate the functional and industrial history of the building use. The buildings have many intact heritage attributes in good condition.

The oldest portions of the site were built between 1896 and 1904 and include: the former two- to three-storey beam and currying house at Victoria Street and the two-storey leach house at the centre of the site. The remaining buildings were constructed between 1904 and 1917, with significant alterations and additions occurring between 1917 and 1925 and again between 2010 and 2012. The buildings that best exemplify the Industrial Vernacular architectural style between 1904 and 1925 include: the former administration and production buildings at the corner of Charles and Francis Streets; the former beam and storage house along Charles Street; and, the former leach house along Joseph Street.

#### ***Front (North) Façade***

The main entrance to the complex of buildings faces Charles Street West.

The five-storey building at the north east corner of the site is the former administration building of the Lang Tanning Co.. This building has a flat roof and five buff brick bays separated by brick pilasters. The first-storey has been altered, including: painting of the brick; replacement of doors and windows; changes to the size of original openings; introduction of canopy signage; and, introduction of a barrier-free access. The second-storey through to the fourth-storey feature: buff brick; segmentally arched window openings with brick voussoirs and stone sills; new 6/6 flat head hung windows with stone sills; new 12-pane flathead windows with stone sills; lionhead tie rods located on the brick pilasters at the second-, third- and fourth-storey; and, decorative brickwork. The fifth-storey features: buff brick; 6/6 flat head hung windows with stone sills; decorative brickwork; and, painted signage that reads “LANG”.

The four-storey building west of the former administration building is the former tan yard

building of the Lang Tanning Co.. This building has a flat roof and five buff brick bays separated by brick pilasters. The first-storey has been altered, including: painting of the brick; replacement of the windows; addition of a new double doors; and, introduction of canopy and fascia signage with gooseneck lighting. The second-storey through to the fourth-storey feature: buff brick; new 6/6 flat head hung windows with stone sills; new 12-pane flathead windows with stone sills; and decorative brickwork.

The one-storey building west of the former tan yard building is a recent (c. 2010-12) addition to the complex. It features contemporary design that is compatible with the complex of historic buildings on the site. It features a shallow side-gable roof, beige and brown horizontal cladding, and lots of glazing. Behind the one-storey building is a four-storey building that once functioned as the leach house for the Lang Tanning Co.. This building has a flat roof and two buff brick bays separated by brick pilasters. For the most part, only the third- and fourth-storey are visible from the pedestrian level on Charles Street West. The east bay of the third- and fourth-storey features a new single 6/6 flat head hung window beside a perhaps former circular window opening with a brick surround on each storey. The west bay of the third- and fourth-storey features two new side by side 6/6 flat head hung windows with a stone header and a stone sill.

West of the one-storey addition is another one-storey vestibule addition and a central tower (c. 2010-12) that connects the former leech house to the former beam and storage house. The vestibule and central tower are of contemporary design that is compatible with the complex of historic buildings on the site. It features a unique roof line that is like the shallow side gable roof of the one-storey building addition but instead the side gable is inverted. The walls are clad with glazing.

The last building that fronts onto Charles Street is the three-storey former beam and storage house of the Lang Tanning Co.. This building has a flat roof and 15 buff brick bays separated by brick pilasters. The first-storey has been altered, including: painting of the brick; replacement of the windows and doors; addition of windows and doors; and, introduction of canopy signage. The second-storey and third-storey feature: buff brick and new 9/6 flat head hung windows with stone sills. The second-storey features painted signage that reads "The Lang Tannery Company Limited". The third-storey features: the new municipal address number "151"; two sets of clerestory windows with internal muntins reflecting a 6-pane design; and, backlit channel letter fascia signs of current tenants.

#### *Side (East) Façade*

The east side façade faces Francis Street South. The five-storey building at the north east corner of the site is the former administration building of the Lang Tanning Co.. This building has a flat roof and five buff brick bays separated by brick pilasters. The first-storey has been altered, including: painting of the brick; replacement of doors and windows; changes to the size of original openings; and, introduction of a new exterior fire escape. The second-storey through to the fourth-storey feature: buff brick; segmentally arched window openings with brick voussoirs and stone sills; 4/4 wood windows with segmentally arched brick voussoirs and stone sills; new 12-pane flathead windows with segmentally arched brick voussoirs and stone sills; new 8-pane flathead windows with segmentally arched brick voussoirs and stone sills; new 4/4 hung windows with segmentally arched brick voussoirs and stone sills; and, decorative brick work between the third- and fourth-storey. The fifth storey features: buff brick; new 4/4 flathead hung windows with stone sills; decorative brick work; and, painted signage that reads "LANG".

The four-storey building west of the former administration building is the former production building of the Lang Tanning Co.. This building has a flat roof and 16 buff brick bays separated by brick pilasters. The first-storey has been altered, including: painting of the



brick; replacement of the windows; alterations to window and door openings; and, introduction of canopy signage. The second-storey through to the fourth-storey feature: buff brick; new 6/6 flat head hung windows with segmentally arched brick voussoirs and stone sills; new 12-pane flathead windows segmentally arched brickwork and stone sills; 1/1 hung windows with segmentally arched brick voussoirs and stone sills; 1-pane flathead window with segmentally arched brick voussoirs and stone sills; decorative brickwork; and, painted signage that reads "THE LANG TANNING CO. LIMITED. HARNESS & SOLE LEATHER."

#### *Side (West) Façade*

The west side façade faces Victoria Street South. A one- and three-storey building directly abut the sidewalk. The three-storey building is the former beam and storage house of the Lang Tanning Co.. This building has a flat roof and 5 buff brick bays separated by brick pilasters. The first-storey has been altered, including: painting of the brick; alterations to the size of window openings; and, replacement of the windows. The second-storey and third-storey feature: buff brick and new 9/6 flat head hung windows with stone sills. The second- and third-storey features an exterior fire escape. There are metal tie-rods on the brick pilasters between the first- and second-storey as well as the second- and third-storey.

The side elevation of the former tan yard building is setback approximately 90 metres from Victoria Street South. This building has a flat roof and two wide buff brick bays separated by brick pilasters. The first-storey has been altered, including: using salvaged brick to enclose the building wall; adding contemporary windows; adding a contemporary door; and, installing a channel letter fascia sign with gooseneck lights. The second-storey features three new 6/6 flathead hung windows with stone sills. The fourth-storey features painted signage that reads "THE LANG TANNING CO. LIMITED HARNESS AND SOLE LEATHERS".

#### *Rear (South) Façade*

The rear façade faces Joseph Street and features a one-storey building at the corner of Joseph Street and Victoria Street South, the four-storey former leach house, new exterior courtyard, and the four-storey former production building. The one-storey building has a flat roof and 17 buff brick bays separated by brick pilasters. The building has been altered, including: painting the brick; changes to the size of door and window openings; new windows; new entrances; new exterior stairs; and, new canopy signs. The four-storey former leach house has a flat roof and five buff brick bays separated by brick pilasters. The first-storey has been altered, including: painting of the building; installation of new windows in place of former shipping bay doors; and, installation of new 12/12 flathead hung windows with stone sills. The second- through fourth-storey features new flathead 6/6 hung windows with stone lintels and sills. The former production building has a flat roof and three buff brick bays separated by brick pilasters. The first-storey has been altered, including: painting of the brick; replacement of the windows; and, alterations to window and door openings. The second-storey through to the fourth-storey feature: buff brick; new 6/6 flat head hung windows with segmentally arched brick voussoirs and stone sills; new 12-pane flathead windows segmentally arched brickwork and stone sills; and, decorative brickwork. West of the former production building is a four-storey concrete addition. The first-storey has been altered, including: painted of the concrete; replacement of the windows; and, replacement of a door. The second-storey features new 6/6 flathead hung windows with segmentally arched concrete header and concrete sill. The third-storey features four different window designs (1/1; single lite; and, 6/6) all with segmentally arched concrete header and concrete sill. The fourth-storey features six new 6/6 hung windows with flatheads and stone sills.



### *Interior*

The interior of the original buildings feature: generous floor to ceiling heights; wood beams and flooring; wood staircases; exposed structural columns and mechanical systems; freight elevators with wood gates; and, metal fire separation doors with original weights and pulleys.

### *Historic/Associative Value*

The property municipally addressed as 113-151 Charles St W/170-188 Joseph St/3-44 Francis St N has historic/associative value due to its history and association with early settlement, the Six Nations, Joseph Brant, Colonel Richard Beasley, Pennsylvanian German Mennonites, the first permanent non-native settlement (now Kitchener), the German Company Tract, the Township of Waterloo, German speaking immigrants, Berlin as the County seat for the County of Waterloo, the Grand Trunk Railway (GTR) extension, the leather tanning industry, and Reinhold Lang. These values were extensively documented in a Heritage Impact Assessment written by ERA Architects Inc. in 2008 and based on this research are further described below.

The City of Kitchener was originally part of a large tract of more than 240,000 hectares of land granted to the Six Nations by the British Crown in 1784. Between 1796 and 1798, the Six Nations led by Joseph Brant sold off 38,000 hectares of land to Colonel Richard Beasley, a United Empire Loyalist. The land now known as the City of Kitchener was located far inland and isolated from centres of commerce. As a result, the land attracted the settlement of Pennsylvania German Mennonite farmers who were attracted to the promise of inexpensive land and the guarantee of religious freedoms.

By the end of 1800, the first permanent non-native settlement was established in what is now the City of Kitchener. Shortly after a group of Mennonites purchased all the unsold land from Beasley and formed the German Company Tract (GCT). The GCT divided it's 60,000 acres into 130 farmsteads thus establishing a Pennsylvania Mennonite colony in Upper Canada.

In 1816 the GCT became the Township of Waterloo. This marked the beginning of steady migration of German speaking Europeans to the area between the 1820s and 1870s. Population growth and infrastructure improvements (e.g., road upgrades) helped establish the urban centre that became Berlin (now Kitchener) in 1833. Twenty years later, in 1853, Berlin became the County seat for the County of Waterloo and three years later the Grand Trunk Railway (GTR) was extended to Berlin. This opened the area to future industrialization.

The skilled trades and industrial knowledge of the German immigrants contributed to Berlin's industrialization. Leather tanning became Berlin's first major industry. In 1848, Reinhold Lang came to Berlin from Baden, Germany. The Lang Tanning Company was founded in 1849. The business was originally located at the northeast corner of King and Ontario Streets. This tannery made all classes of leather required for saddlers and shoemakers. Unfortunately, this building was destroyed by fire in 1853.

Reinhold Lang rebuilt his business by purchasing a large piece of land at the corner of Francis and King Streets. The property once featured several natural springs and a small creek that would provide a good water supply for the tannery. His new single frame building was built on the corner of Charles and Francis Streets and eventually grew into an industrial complex occupying nearly three city blocks. This site reflects the organizational, technological, and market changes of the tanning industry.

Reinhold emerged as a prominent local resident as the industrial centre of Berlin continued to grow. In 1859, he was elected to Berlin Council where he was one of two

businessmen proposing a motion for a “factory” policy that would provide exemptions and bonuses to new and expanding business. Many of Berlin’s most prominent and prosperous firms were aided by this policy.

Industry and politics were linked with Berlin’s Council relying heavily on it’s Board of Trade for advice. Many of Berlin’s industrial families sat on local ward committees set up by the Board to assist with the passage of legislation. These families lived in the ward they represented, which contributed to an enhanced sense of community. The Board not only supported industrial expansion, but it also sponsored German cultural events throughout the late 1800s.

Reinhhold’s sons (George, William, John and August) and grandsons (Louis L, Reinhold, Jerome and George W.) were also prominent figures in the community. In 1887, his son, John A. Lang built his home at the northwest corner of Charles and Francis Streets to be close to the business in order to oversee daily activities. His home was sold to company in 1897 to serve as offices until operations stopped in 1954. The home was demolished in the 1990s. Over the years, in addition to the tanning industry, the Lang family was also involved in the insurance, banking, hydro and land use planning.

By the late 19<sup>th</sup> century, Berlin was a major industrial centre in Canada and it’s economic success has been attributed to the industry and pride of the community. By 1904, the original Lang buildings started to be replaced, expanded, or converted from frame to more permanent brick or iron construction. Berlin became a city in 1912 and was considered Canada’s German capital. It appears that some of the changes to the complex of buildings were a result of the company’s involvement in the production of wartime supplies. World War One (WW1) caused anti-German sentiment, which resulted in the name change to Kitchener, after a British General. During WW1, the Lang Tanning Co. became the largest sole leather producer in the British Empire by producing huge amounts of saddle material. The Lang Tanning Co. supplied sole leather and leather linings for aircraft gasoline tanks in World War Two (WW2). Post WW2, modest changes to the complex were in the form of connections between buildings to accommodate future uses. Operations declined after WW2 due to changes in the industry and in 1954 the company ceased operations as a tannery due to competition from synthetic materials. The 5-acre site and, at the time, complex of 35 buildings continued to be owned by the Lang family until 1974. When the company operations ceased, the Lang Tanning Co. represented one of Kitchener’s longest operating businesses (1849-1954).

### Contextual Value

The contextual values relate to the contribution that the complex of buildings make to the continuity and character of the adjacent streetscapes and the overall Warehouse District in the City of Kitchener. The buildings are historically and visually linked to their surroundings, including: Lang Site B with the last fully intact smokestack in Kitchener (designated under Part IV of the Ontario Heritage Act), other industrial buildings, former homes of industrial workers (including homes in the Victoria Park Area Heritage Conservation District, which is designated under Part V of the Ontario Heritage Act), the railway line, and the Warehouse District. The complex of buildings is recognized as a significant landmark reflecting Kitchener’s Industrial Vernacular architecture, the development and growth of Berlin’s (now Kitchener) leather tanning industry, the relationship to and political leadership of the Lang family, the hardworking German community in establishing Berlin (now Kitchener). as an industrial centre, and the overall industrial development of the City of Kitchener (ERA Architects Inc., 2008).

### *Other Values: Economic Value*

The property municipally addressed as 113-151 Charles St W/170-188 Joseph St/3-44 Francis St N has both historic- and present-day economic value. The historic/associative

value section above extensively details how the Lang Tannery Co., Reinhold Lang, and the Lang family supported the local economy.

At present, “The Tannery” (151 Charles Stret West) is located within the warehouse district of Kitchener’s downtown. It is one of the largest remaining industrial complexes in the area that reflects the evolution of the tanning industry. The site was rehabilitated and redeveloped in 2008 to support adaptive new uses. The uses support the City’s economic development strategy focused on the creation of an innovation district with high-tech companies. The Tannery boasts 306,564 square feet of office space and 25, 810 square feet of retail uses. It is home to many innovated business and complimentary uses such as restaurants and event space.

In 2011, The Tannery was awarded the City of Kitchener’s Mike Wagner Heritage Award in the category of rehabilitation and adaptive reuse.

## **SCHEDULE C**

### **DESCRIPTION OF HERITAGE ATTRIBUTES**

113-151 Charles Street West, 170-188 Joseph Street, and 3-44 Francis Street South,  
Kitchener

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

All elements related to the design and physical value of the complex of Industrial Vernacular buildings.

All elements related to the design and physical value of the former administration building, including:

- five-storey building height;
- flat roof;
- buff brick;
- bays separated by brick pilasters;
- segmentally arched window openings with brick voussoirs and stone sills;
- 4/4 wood windows with segmentally arched brick voussoirs and stone sills;
- new 4/4 hung windows with segmentally arched brick voussoirs and stone sills;
- new 4/4 flathead hung windows with stone sills
- 6/6 flat head hung windows with stone sills;
- new 6/6 flat head hung windows with stone sills;
- new 8-pane flathead windows with segmentally arched brick voussoirs and stone sills;
- new 12-pane flathead windows with stone sills;
- new 12-pane flathead windows with segmentally arched brick voussoirs and stone sills;
- lionhead tie rods;
- decorative brickwork;
- painted signage that reads “LANG”.

All elements related to the design and physical value of the former tan yard building, including:

- four storey building height;
- flat roof;
- buff brick;
- bays separated by brick pilasters;
- window openings;
- new 6/6 flat head hung windows with stone sills;
- new 12-pane flathead windows with stone sills;
- decorative brickwork; and,
- painted signage that reads “THE LANG TANNING CO. LIMITED HARNESS AND SOLE LEATHERS”.

All elements related to the design and physical value of the former leach house building, including:

- four storey building height;
- flat roof;
- buff brick;
- bays separated by brick pilasters;
- new 6/6 flat head hung windows;
- window openings;

- former circular window openings with a brick surrounds; and,
- new 6/6 flat head hung windows with stone lintels and stone sills.

All elements related to the design and physical value of the former beam and storage house building, including:

- three storey building height;
- flat roof;
- buff brick;
- bays separated by brick pilasters;
- window openings;
- new 9/6 flat head hung windows with stone sills;
- painted signage that reads “The Lang Tannery Company Limited”
- two sets of clerestory windows with internal muntins reflecting a 6-lite design;
- exterior fire escape; and,
- metal tie rods.

All elements related to the design and physical value of the former production building, including:

- four storey height;
- flat roof;
- buff brick;
- bays separated by brick pilasters;
- window openings;
- new 6/6 flat head hung windows with segmentally arched brick voussoirs and stone sills;
- new 12-lite flathead windows segmentally arched brickwork and stone sills;
- 1/1 hung windows with segmentally arched brick voussoirs and stone sills;
- 1-lite flathead window with segmentally arched brick voussoirs and stone sills;
- decorative brickwork;
- painted signage that reads “THE LANG TANNING CO. LIMITED. HARNESS & SOLE LEATHER”;
- four-storey concrete addition, including:
  - concrete construction;
  - window openings with segmentally arched concrete headers and concrete sills;
  - new 6/6 flathead hung windows with segmentally arched concrete headers and concrete sills; and,
  - new 6/6 flathead hung windows with concrete headers and concrete sills.

## **SCHEDULE D**

### **LEGAL DESCRIPTION**

113-151 Charles Street West, 170-188 Joseph Street, and 3-44 Francis Street South,  
Kitchener

LOTS 110-116, 131-138, PART OF CHARLES ST (CLOSED BY A26415), PART OF LANE  
(CLOSED BY 516029) - ALL PLAN 375 KITCHENER - PART 1, 58R6449, SAVE & EXCEPT  
PART 3 ON 58R13898 & PARTS 1 & 2 ON 58R20028; SUBJECT TO AN EASEMENT OVER  
PART 4, 58R13898 AS IN LT107802; CITY OF KITCHENER

Being all of PIN 22426-0073 (LT)