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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

Aci Amusement INC  
195 King Street West 301  
Kitchener, ON, N2G 1B1

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

**Re: Designating By-law – 103-109 King 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 October 21, 2024, passed By-law 2024-174, pursuant to Part IV of the *Ontario Heritage Act*, designating the property municipally known as 103-109 King 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 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 Jessica Vieira, Heritage Planner at 519-741-2200 ext. 7291.

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  
Jessica Vieira, 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 103-109 King 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 103-109 King Street West, 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 103-109 King 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 21<sup>st</sup> day of October , 2024.

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Mayor

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Clerk

**SCHEDULE A**  
**NOTICE OF INTENTION TO DESIGNATE**  
**103-109 King 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 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 / 170-185 Joseph Street / 3-44 Francis Street South**

113-151 Charles Street West / 170-185 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 Beesley, 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. 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 businesses 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 (Ball Brothers Ltd.). The contextual value relates to the continuity and character of the Courland 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 Bamberger, 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 Hermen 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 29 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 Legislative 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**

103-109 King Street West, KITCHENER

***Description of Cultural Heritage Resource***

103-109 King Street West is a three storey early 20<sup>th</sup> century brick building built in the Classic Revival architectural style. The building is situated on a 0.19 acre parcel of land located on the south side of King Street West between Gaukel Street and Ontario Street South 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 commercial building.

***Heritage Value***

103-109 King Street West is recognized for its significant design/physical, historical/associative, and contextual values.

**Design/Physical Value**

The building is a representative example of the Classic Revival architectural style. The building is in good condition with many intact original elements, and features brick construction of a colour unique to the area, a brick parapet wall with intricate brick details, brick pilasters, continuous stone lintels and sills, and original window openings. The architectural style is characterized by balanced and symmetrical proportions, repetitive fenestration, flat pilasters which divide the front façade into equal bays, and decorative cornices that appear to be derived from Greek or roman influences.

***Front Façade***

103-109 King Street West fronts onto King Street West. It's façade is divided vertically into two sections by three piers, three storeys in height which create two bays. The first floor of the building contains storefronts and its appearance has been modernized. The second storey contains a row of six windows, three in each bay. The windows do not appear to be original and the window openings on the eastern-most bay have been reduced in size. Below the windows are stone sills, and above and dividing the second storey from the third is a continuous stone lintel. The third storey contains a row of eight windows, four in each bay and all of a size. The windows do not appear to be original. These windows are also framed by stone lintels and sills. The roofline possesses a brick parapet with decorative brickwork.

**Historical/Associative Value**

The building was built c. 1908 as part of the Huehn Block built by Christian Huehn, an accountant for the Breithaupt Leather Company. He was also the founder of the Fischman Spring Company and he presented Kitchener with the site for St. Mary's General Hospital.

The building is also associated with the Freemasons community presence in the City of Kitchener. The Freemasons are the oldest and largest fraternal organization in the world, with bodies present in numerous countries. Within Ontario alone there are over 550 lodges, with 103-109 King Street West being the former home to Grand River Lodge 151.

The first Masonic lodge within what was then the County of Waterloo was established in June 1861 and was instituted as Alma Lodge No. 72 in the Town of Galt. Grand River Lodge 151 was formed just one month later in July 1861. W. D. Perine was the first Master of the lodge and a known industrialist in the area. He and his brothers M.B Perine and J.S. Perine established the Doon Twine and Cordage Company in 1853, and the mill was the first of its kind in Canada to produce twine, rope, and curtain cordage. A number of other prominent male citizens have been members of the Freemasons, including but not limited to Alexander Millar (Berlin Business Lawyer), William Hendry (Manager of Ontario Mutual Life Assurance Company, now part of Sun Life Assurance Company of Canada), Joseph E. Seagram (founder of Seagram Distillery), David Forsyth (leading educationist), and more.

The construction of the Huehn Block, including 107 King Street West, provided an opportunity for the Grand River Masonic Lodge to acquire a space more suitable for their organization. The upper floors of the building were designed to include a lodge room, a dinner room, and other rooms. The building served as the centre for Masonic activity for 47 years (c. 1908 – c.1956).

### Contextual Value

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. The subject property is located within the Downtown Cultural Heritage Landscape, which is within the City Centre District and is an area that has historically been recognized as the heart of the downtown and a focal point of the Region for development. The area is occupied by a mix of uses, with hotels, banks, and other commercial enterprises being the original anchors of the commercial core. Several of these historical anchors are still present and have been designated under the Ontario Heritage Act, including the commercial building 115-117 King Street West directly adjacent to 103-109 King Street West to the west and 1-11 King Street West/18-20 Queen Street North (the Walper Hotel), 37 King Street West, and 41-45 King Street West in proximity to the east. Many other late-19<sup>th</sup> century and early-20<sup>th</sup> century commercial structures also remain and contribute further to the character of the streetscape and surrounding area.

## **SCHEDULE C**

### **DESCRIPTION OF HERITAGE ATTRIBUTES**

103-109 King Street West, KITCHENER

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

The heritage value of 103-109 King Street West resides in the following attributes identified below:

- All elements related to the construction and Classic Revival architectural style of the building, including:
  - Brick parapet wall;
  - Brick construction, including brick colour;
  - Brick pilasters;
  - Continuous stone lintels and sills; and,
  - Window openings.

**SCHEDULE D**

**LEGAL DESCRIPTION**

103-109 King Street West, KITCHENER

PT LT 9 PL 380 KITCHENER AS IN 926768; KITCHENER

Being all of PIN 22427-0049 (LT)