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MARIAH BLAKE
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REGISTERED MAIL

November 22, 2024

Waterloo region District School Board
51 Ardelt Avenue
Kitchener, ON, N2C 2R5

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

Re: Designating By-law – 709 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 2024-178, pursuant to Part IV of the *Ontario Heritage Act*, designating the property municipally known as 709 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,

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 709 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 709 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 709 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 21st day of October , 2024.

Mayor

Clerk

SCHEDULE A
NOTICE OF INTENTION TO DESIGNATE
709 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 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 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

709 King Street West, KITCHENER

Description of Cultural Heritage Resource

709 King Street West is a two storey early 20th century brick school building built in the Neo Classical architectural style. The school building is situated on a 1.81 acre parcel of land located on the block bounded by King Street West, Agnes Street and Walter 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 school building.

Heritage Value

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

Design/Physical Value

The building is located on a corner bounded by King Street West, Agnes Street and Walter Street. The existing portion of the school which fronts onto King Street West is a good example of the Neo Classical architectural style. The building is in good condition with many intact original elements. The original school build c. 1887 fronted onto Agnes Street and was later modified by the Neo-Classical frontage in 1921, changing the orientation towards King Street West. The 1921 façade is constructed of red brick with white mortar and features:

Front (King Street West) Elevation:

The front façade can be visually divided into three sections, with projecting end bays and a tiered central massing. The end bays have 2/5 casement windows with a 4-pane transom, flanked with flat pilasters with an upper section of vertical grooves to represent capitals and topped with a triangular pediment; the existing casement windows replaced 18/18 single-hung windows c. 2018. Each end bay also has a venetian window with 6/6 section flanked by 3-paned sidelights on the top floor and 6/6 windows to the basement level.

The central section of the school contains the primary entrance, which is comprised of 12-paned doors surrounded by an architrave, and topped by a projecting cornice visually supported by a bracket at each end. There are two 8/8 windows flanked by 2/5 sidelights on either side of the door. Above are a row of 2/5 casement windows topped with a two-pane transome and moulded panels. This storey also features moulded columns and the King Edward Public School sign. The top floor is recessed with one large 15/15 window in the center flanked by two triple 9/9 windows.

The roofline features a projecting cornice with dentil row and plain frieze.

Side (Agnes Street) Elevation:

The side elevation of the 1921 portion of the building that fronts onto Agnes Street features two doors surrounded by an architrave, flanked by pilasters, with a cornice above carrying a wrought iron railing to simulate a balcony; moulded panels; 6/6 window separated from 4-paned sidelights by half-round pilasters with vertical grooves forming capitals and topped with a wooden fan; 8/8/8 double hung windows and venetian window.

Side (Interior) Elevation:

The interior side elevation features two doors surrounded by an architrave, flanked by pilasters, with a cornice above carrying a wrought iron railing to simulate a balcony; moulded panels; 6/6 window separated from 4-paned sidelights by half-round pilasters with vertical grooves forming capitals and topped with a wooden fan; 8/8/8 double hung windows, and venetian window.

Historical/Associative Value

The school building was built in 1886 for a total cost of \$4000 and was originally known as the Agnes Street Public School. It is the second-longest operating grade school within Kitchener. The construction of the school was essential, as the City (then known as Berlin) was experiencing rapid population growth which was resulting in overcrowding at the sole elementary school Central (now Suddaby Public School). Agnes Street Public School was opened under head teacher Maggie Hyndman in 1887, prior to Jennie Thomson being appointed principal in 1889.

Over the next 10 years the City's population continued to grow rapidly, so four additional rooms were added to the school in 1897 for a cost of \$5000. Janet Metcalfe was named principal this same year; 15 years earlier she had established Canada's first kindergarten class at Central School. By the turn of the century the school was full again, with approximately 750 pupils between kindergarten to grade 8 attending. In 1905 the school board adopted the name King Edward Public School, to honor the monarch King Edward VII.

In 1921 a neo classical frontage was built onto the school, turning the eight classrooms to be oriented towards King Street and providing the building with its current appearance. In 1962 the school underwent further major construction, with portions of the original 1886 and 1897 building being demolished and replaced by a new wing which is comprised of a mostly-glass façade and set at a right angle to the King Street façade, oriented along Agnes Street.

Contextual Value

709 King Street West has contextual value as it is physically, functionally, and historically linked to its surroundings. The building exists in its original location, occupying a large corner lot on the prominent King Street. It maintains its original use as an elementary school. The building also maintains and supports the character of the area, being surrounded by residential family homes which have occupants who may utilize the school, and further being in proximity to other institutional uses including the

Kitchener Waterloo Collegiate and Vocational School located to the west at 787 King Street West. Further, the schools distinctive and attractive façade make is easily recognizable within the local area.

SCHEDULE C

DESCRIPTION OF HERITAGE ATTRIBUTES

709 King Street West, KITCHENER

Description of the Heritage Attributes

The heritage value of 709 King Street West resides in the following attributes identified below:

- All elements related to the construction and Neo Classical architectural style of the building, including:
 - Roof and roofline;
 - Windows and window openings;
 - Doors and door openings;
 - Red brick with white mortar;

Front (King Street) Elevation

- projecting end bays with multi-pane windows, flanked with flat pilasters with an upper section of vertical grooves to represent capitals and topped with a pediment;
- large multi-pane windows
- two venetian windows with 6/6 section flanked by 3-paned sidelights;
- projecting cornice with dentil row;
- plain frieze;
- entrance with 12-paned doors surrounded by an architrave, and topped by a projecting cornice visually supported by a bracket at each end;

Side (Agnes Street) Elevation

- Two doors surrounded by an architrave, flanked by pilasters, with a cornice above carrying a wrought iron railing to simulate a balcony;
- moulded panels;
- 6/6 window separated from 4-paned sidelights by half-round pilasters with vertical grooves forming capitals and topped with a wooden fan;
- venetian window;

Side (Interior) Elevation:

- Two doors surrounded by an architrave, flanked by pilasters, with a cornice above carrying a wrought iron railing to simulate a balcony;
- moulded panels;
- 6/6 window separated from 4-paned sidelights by half-round pilasters with vertical grooves forming capitals and topped with a wooden fan; and
- venetian window.

SCHEDULE D

LEGAL DESCRIPTION

709 King Street West, KITCHENER

LOTS 39 TO 40 PLAN 377, SAVE & EXCEPT PTS. 11 & 12 ON 58R-17373; LOTS 82 TO 85 PLAN 377; PT. LOT 41 PLAN 377 AS IN A42284; LOT 30 STREETS & LANES, BETWEEN LOTS 82 THROUGH 86 INCLUSIVE & LOT 39 THROUGH 43 INCLUSIVE EXCEPT 320584, 986515, 683824, 682519; PT. LOT 86 PLAN 377 AS IN 251835; S/T 320584, PARTIALLY RELEASED BY WR767683;; CITY OF KITCHENER

Being all of PIN 22424-0336 (LT)