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City of Kitchener

EX INDUSTRIA PROSPERITAS



DEPARTMENT OF GENERAL SERVICES
AND CITY CLERK

January 3, 1989

REGISTERED MAIL

City Hall, P.O. Box 1118
22 Frederick Street
Kitchener, Ontario
Canada, N2G 4G7

Ms. Lois Chipper
Heritage Branch
Ministry of Culture and Communications
77 Bloor St. W.
Toronto, Ont.
M7A 2R9

Dear Ms. Chipper:

Re: Designation By-law - No. 88-251 - City of Kitchener

Attached is a copy of the by-law designating 1 King Street East.
It was registered on December 23, 1988 as instrument no. 975323.

If you have any further questions or concerns, please call me at
(519) 741-2279.

Yours truly,

Gary Sosnoski
Assistant City Clerk

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IN THE OFFICE

JAN 6 1989

MUSEUM SECTION
HERITAGE BRANCH

OF THE

CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate part of the property municipally known as 1 King Street East in the City of Kitchener as being of historic and architectural value)

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1980, Chapter 337, authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historical value or interest;

AND WHEREAS the Council of The Corporation of the City of Kitchener has caused to be served on the owner of the lands and premises known municipally as 1 King Street East in the City of Kitchener, and upon the Ontario Heritage Foundation, a Notice of Intention to Designate as being of historic and architectural value that part of the aforesaid real property more particularly hereinafter described, and has caused such Notice of Intention to be published in a newspaper having general circulation in the municipality once for each of three consecutive weeks;

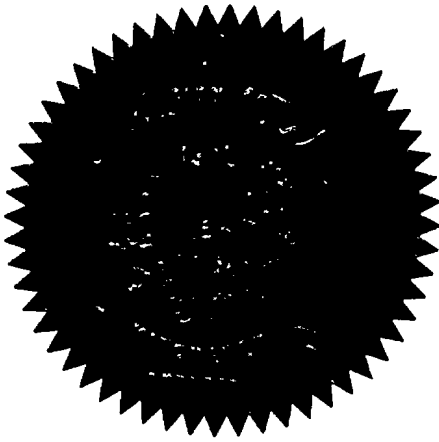
AND WHEREAS no Notice of Objection to the proposed designation has been served upon the Clerk of the Municipality;

NOW THEREFORE the Council of The Corporation of the City of Kitchener enacts as follows:

1. There is designated as being of historic and architectural value that part of the aforesaid real property known as 1 King Street East being comprised of the Queen and King Street elevations only.
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 "A" hereto (of which the said designated area forms a part) in the proper land registry office.

3. The Clerk is hereby authorized to cause a copy of this By-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this By-law to be published in the same newspaper having general circulation in the community once for each of three consecutive weeks.

PASSED at the Council Chambers in the City of Kitchener
this 19th day of December, A.D. 1988.



D. V. Cardillo
Mayor

[Signature]
Clerk

SCHEDULE "A"

Part of Lot 1, B. Eby's Survey, Registered Plan 364
and Part of Lot 1, Joseph Schneider's Survey, Registered Plan 394
both South of King Street And East of Queen Street
in the City of Kitchener
in the Regional Municipality of Waterloo
more particularly described as follows:

Commencing at the intersection of the Southerly limit of King Street
with the Easterly limit of Queen Street;

Thence South 58 degrees 30 minutes East along the said Southerly limit
of King Street, 37.25 feet to a point;

Thence South 34 degrees West, 97 feet to a point;

Thence Westerly, 49 feet to the said Easterly limit of Queen Street;

Thence North 40 degrees East along the said Easterly limit of Queen Street,
97.5 feet to the Point of Commencement.

REASONS FOR DESIGNATION

The designation described herein has been made on historic and architectural grounds, and pertains to the Queen and King Street elevations.

Historical Significance

The present Canadian Imperial Bank of Commerce building comprises a section of the "Germania Block" and was constructed by Jakob Fellmann in 1885 (Berliner Journal). The building was subsequently rented to the Bank of Hamilton in 1893 and in 1914 was sold to them. The property was transferred to the Bank of Commerce in 1927 when it acquired the Bank of Hamilton. Several prominent Berliners are listed among the managers of the two banks, including: O.S. Clarke, J.P. Bell, Thos. Hains, C.L. Laing, J.H. Dobbie and J.L. Thompson. This property has been a bank site for approximately 95 years.

Architectural Significance

The Canadian Imperial Bank of Commerce building is an excellent example of a 19th century Italianate commercial structure, the upper storeys of which have changed little since it was originally constructed. Significant architectural features include: the flat roof; the roof line consisting of a boxed cornice with several cyma reversa curves supported by large closed scroll consoles at the corner and smaller brackets along the roofline; plain frieze band separating the cornice from the step-dentillated fascia; first storey building fabric of ashlar-laid moulded concrete blocks, and upper storey fabric of painted brick laid in common bond style; all the pilasters at corners and on building elevations including the scroll consoles heading the pilasters and discontinued pilaster strips; recessed mouldings in the spandrels which vertically separate the two upper storeys; the entablature separating the first and second storeys; all window openings, double hung sash, frames, hood moulds, keystones, bosses, labelstops with lions - paw consoles, stone sills, scrolled modillions supporting sills, and transoms; the main entryway on King Street consisting of double steel and glass doors, a transom of triangular quarrels and calmes, flanking Tuscan columns with smooth shafts and a single patera decorating the squared capital; the concrete panel and raised caduceus symbol on the Queen Street elevation (symbol of Mercury - formerly symbol of the Canadian Imperial Bank of Commerce).