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Mariah Blake
Committee Coordinator
Corporate Services Department
Kitchener City Hall, 2nd Floor
200 King Street West, P.O. Box 1118
Kitchener, ON N2G 4G7
Phone: 519.741.2200 ext. 7277 Fax: 519.741.2777
Mariah.blake@kitchener.ca

REGISTERED MAIL

November 22, 2024

Margaret-Benton Properties (Kitchener)
50 King Street East
Hamilton, ON, L8N 1A6

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

Re: Council Resolution - Notice of Intention to Designate 112 Margaret Avenue
under Part IV of the Ontario Heritage Act

Dear Margaret-Benton Properties (Kitchener),

Please be advised that the Council of the Corporation of the City of Kitchener at its regular meeting held Monday, November 18, 2024 passed the following resolution:

"That pursuant to Section 29 of the *Ontario Heritage Act*, the Clerk be directed to publish a Notice of Intention to Designate the property municipally addressed as 112 Margaret Avenue as being of cultural heritage value or interest, as outlined in Development Services Department report DSD-2024-457."

Attached is a copy of Development Services Department report DSD-2024-457, October 10, 2024, as well as a Statement of Cultural Heritage Value or Interest for 112 Margaret Avenue and a description of the heritage attributes related to the property to be protected. Also attached is a copy of the Notice of Intention to Designate.

If you have any questions or concerns, please Jessica Vieira, Heritage Planner at 519-741-2200 ext. 7291.

Yours truly,

A handwritten signature in blue ink that reads "Mariah Blake".

Mariah Blake
Committee Coordinator

cc: Registrar, Ontario Heritage Trust
Jessica Vieira, Heritage Planner
(cc'd parties by email only)



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.

112 Margaret Avenue

112 Margaret Avenue is recognized for its design/physical, historical/associative, and contextual values. The apartment is a unique example of the vernacular architectural style with influence from both the gothic and art deco architectural styles. This blend of styles differentiates the building and the adjacent sister buildings from other low-rise apartments and structures within the area. The property has historical associative value due to the original owner and builder, Michael Kraus. He was a prominent member of the New Apostolic Church, being appointed District Apostle for Canada in 1958. Michael Kraus was also an entrepreneur, being the founder of Kraus Carpet Mills. At the time of his death in 2003, Kraus Carpet Mills was the largest Canadian-owned carpet manufacture. Michael Kraus contributed directly to the development of the built environment along Margaret Avenue and the city at large, having financed and built numerous dwellings and low-rise apartment buildings. The associative value of this property also lies with its architect, William H. E. Schmalz. Notable works of his include the 1922 Kitchener City Hall, the fourth office of the Economical Mutual Fire Insurance Company at 16-20 Queen Street North, and several churches. In addition to his career, Schmalz was an engaged citizen who served with distinction on the board of many local community groups, including the Waterloo Historical Society, the Chamber of Commerce, the Kitchener Parks Board, the K-W Hospital Board, and more. The contextual value of the property relates to the contribution that the apartment building makes to the continuity and character of the Margaret Avenue streetscape and the surrounding residential neighbourhood. The building is also physically, visually, historically, and functionally linked to its surroundings as it remains in-situ and maintains its original residential use. It retains a contextual relationship to the adjacent sister buildings which share a design and use.

148 Margaret Avenue

148 Margaret Avenue is recognized for its design/physical, historical/associative, and contextual values. The building is a unique and rare example of the Tudor Revival architectural style, being only one of five houses built in this style within the Region of Waterloo. The historic and associative value of the building relates to the original owner and builder, Michael Kraus. He was a prominent member of the New Apostolic Church, being appointed District Apostle for Canada in 1958. Michael Kraus was also an entrepreneur, being the founder of Kraus Carpet Mills. At the time of his death in 2003, Kraus Carpet Mills was the largest Canadian-owned carpet manufacture. Michael Kraus contributed directly to the development of the built environment along Margaret Avenue and the city at large, having financed and built numerous dwellings and low-rise apartment buildings. The contextual value of the property relates to the contribution that the building makes to the continuity and character of the Margaret Avenue streetscape and the surrounding residential neighbourhood. The building is also physically, visually, historically, and functionally linked to its surroundings as it remains in-situ and maintains its original residential use.

51 Breithaupt Street

51 Breithaupt Street is recognized for its design/physical, historical/associative, and contextual values. It is a representative example of the Industrial Vernacular architectural style. While all buildings on site have undergone alteration over the years, they maintain much of their original character and features. The site has significant historical and associative value for its original use and owner of the property – Merchants Rubber Co. Ltd, Berlin Piano and Organ Co, Jacob Kaufman, George Schlee, and Talmon Henry Reider. This site also has historical and associative value due to its contribution to the economic development of Kitchener (then Berlin) at the start of the 20th century. 51 Breithaupt Street has contextual value because it is important in maintaining and supporting the character of the area. The site is located within the Warehouse District Cultural Heritage Landscape, and near other industrial buildings that were built parallel to the Canadian National Railways tracks, and which were constructed as the City experienced exponential economic growth. Due to the complex's historical value and presence, it is very recognizable by the community and can be considered a local landmark.

53 Church Street

53 Church Street is recognized for its design/physical, historical/associative, and contextual values. 53 Church Street is a rare example of a late 19th century religious building, displaying Vernacular architecture with influences from the Romanesque Revival architectural style. The design/physical values relate to the design, composition, craftsmanship and details of the church with many intact heritage attributes in good condition. The property has historic/associative value given the use of the land, the various congregations that have occupied the land and building over time, and the architect and builder of the 1952 annex. The 1952 annex was designed by W.H.E. Schmalz, a local architect who contributed to the built environment of the area and an engaged citizen. The annex was constructed by Oscar Wiles and Sons Ltd., a local contractor known for building houses, churches, schools and factories in Kitchener. The contextual values relate to the contribution that the church makes to the continuity and character of the Church Street streetscape. The placement and massing blend with adjacent buildings and much of the building stock on both sides of Church Street, particularly in terms of setback and height.

44-54 Queen Street South

44-54 Queen is recognized for its design/physical, associative, and contextual values. It is an early representative example of the Classical Revival Architectural style located within the commercial downtown core of present-day Kitchener. Built c. 1904-1907, this building is likely to be one of the oldest commercial buildings in the City and still maintains most of its original elements, especially on the front façade. The building has associative value as it relates to the theme of early settlement and economic development of Berlin (present-day Kitchener). The intersection of Queen and King Street was one of the main commercial intersections when Berlin was being developed. Even though no prominent businesses operated out of this building, this building has always been used for commercial purposes and institutional purposes, contributing to the economic development and Berlin and then Kitchener since the town was first incorporated. The Euler Business College also operated out of this building for a number of years. The college was founded by William Daum Euler, who was a senator in the Canadian Parliament. 44-54 Queen Street South has contextual value because it is physically, functionally, visually and historically linked to its surroundings. The building exists in its original location within the downtown core. The property also has contextual value because it is important in defining, maintaining or supporting the character of the area.

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 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 22 day of December 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 22 day of November, 2024.

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