Property History: The Mill Street Properties

A brief history of the lands and buildings northerly side of Mill Street at the intersection of Heiman Street in Kitchener, specifically the lands now known as 292 through 324 Mill Street.

Prior Huron-Wendat Confederacy, the Haudenosaunee and European settlers struggle for control of hunting grounds in the area.

1600s An Anishinaabe nation called the Missussaugas inhabits the Grand River valley.

1784 Land in the Kitchener area was given to the Six Nations by the British as a gift for their allegiance during the American Revolution.

1796- 1798 The Six Nations sold 38,000 hectares of this land to Loyalist Col. Richard Beasley.

German Mennonite farming families from Pennsylvania eventually purchased all of Beasley's unsold land, creating 160 farm tracts.

1800 The first buildings were built; and over the next decade, several families moved north to what was then known as the Sand Hills.

"Indian Sam" Eby has title of the land Mill Street is situated upon.

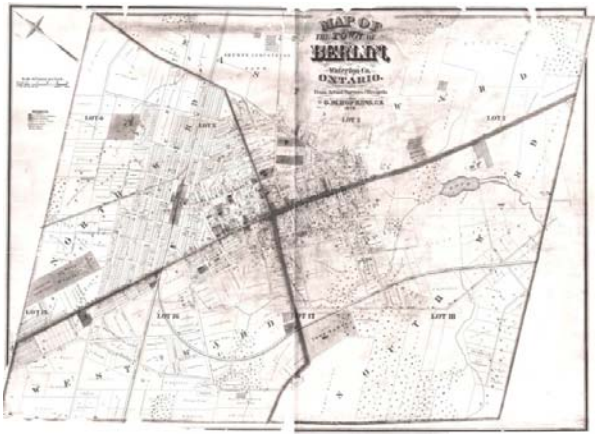


1816 The Government of Upper Canada designated the settlement the Township of Waterloo. Immigration to the town increased considerably from 1816 until the 1870

1833 The area was renamed Berlin;

1853 Berlin became the County Seat of the newly created County of Waterloo, elevating it to the status of village.

Above, a sketch of land divisions circa 1800. Below, Berlin in 1879.



1856 The extension of the Grand Trunk Railway from Sarnia to Toronto via Berlin was a major boon to the community, helping to improve industrialization in the area.

<u>1865</u> We believe **the original home on 292 Mill Street is built**, a smaller square home with a fireplace in the basement, now housing units 5 and 6.

<u>1888</u> 68 acres of Mill street is sold from Reinhard Dunke to Reinhard Boehmer. At this time, **292 Mill Street is built** into the form largely as it is seen today, expanding on the 1865 original.

1890-1907 The property trades hands among members of the Boehmer family. The family is responsible for the creation of local firms Boehmer Limited, selling building supplies and fuel, and the Boehmer Box Company, both of which continue running today after various name and ownership changes.

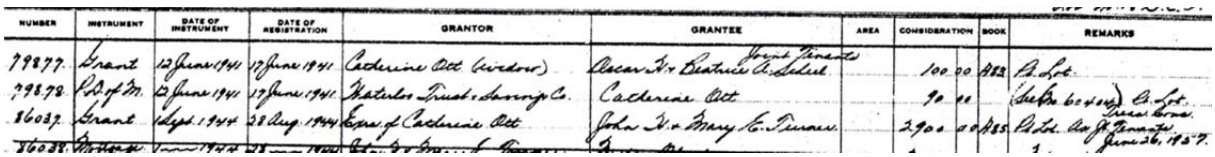
1907 The Boehmers sell the property to the Ott Family & the Ott Brick & Tile Company. It is speculated that the property was purchased to allow access from the brick factory on Heiman Street to the railroad behind Mill Street.

1912 Berlin was officially designated a city.

1916 Berlin is renamed Kitchener after Herbert Kitchener, 1st Earl Kitchener, who died that year while serving as the Secretary of State for War of the United Kingdom.

1941 It is suspect that at this time, 296 and 298 Mill street were severed and houses constructed.

1944-1946 The property was sold from Catherine Ott to John & Mary Turner to Jacob Busch. About September 1944, **292 Mill Street was converted to a duplex** from a single family residence.



NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	AREA	CONSIDERATION	BOOK	REMARKS
79877	Grant	12 June 1941	12 June 1941	Catherine Ott (widow)	Oscar Jr. & Beatrice A. Seibel		100 00	483	B Lot
79878	Rel of M.	12 June 1941	12 June 1941	Waterloo Trust & Savings Co.	Catherine Ott		90 00		(Subs to 60408) B Lot
86037	Grant	Sept 1944	28 Aug 1944	Exrs of Catherine Ott	John J. & Mary E. Turner		2900 00	485	B Lot Re St Jacob June 26, 1957
86038	Mortgage								

1946-1981 The properties on Mill Street change hands intermittently.

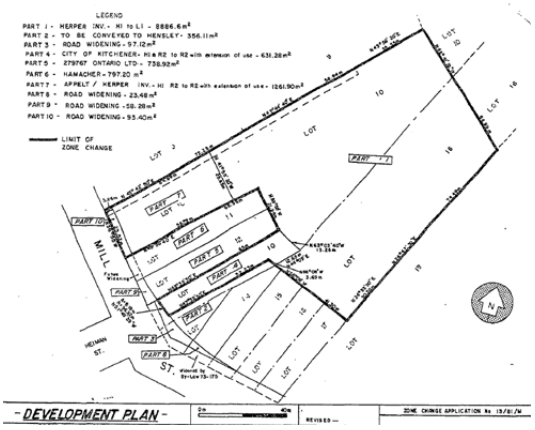
1966 Rosen Estates Ltd., retains ownership over portions of Mill Street. We suspect that it was around this time that 316-324 Mill Street were constructed.



292 Mill Street in 1980

"*Built about 1888 by Reinhard Boehmer of the well-known Boehmer family, leading merchants and citizens of Berlin, this yellow brick home is characteristically Italianate. Most of the lines of the building are vertical as seen but the upward orientation of the building, the quoining on the corners, the narrow single and paired round-head window, the slender sidelights around the door and the paired bracketing under the eaves.*"

1981 KEM Contractors and Edmund Appelt take over this property. A development agreement dated September 3rd indicates it was around this time that **the 292 Mill was converted to a six-plex and 300 Mill Street began construction.** At this time, 292 and 300 Mill Street appear to still have been a single property.



1982 The Geo Cluthe Manufacturing Co. Ltd. holds title to portions of the property.

1999 A land Survey in March shows 300 and 292 Mill being two distinct properties.

2001 292 Mill Street is owned by V. & T. Travassos

2015 The properties at 300 and 292 Mill Street as purchased by Stiplosek Properties**, reuniting them to the 1981 land configuration**.

None of the properties mentioned are designated historic properties. However, at Stiplosek Properties, we research and consider the history of a property as we become the caretakers of it for another generation. Maintenance, upgrades and potential restoration of facets of the buildings are undertaken with an understanding the value of a building's story. Buildings are not merely arranged bricks and glass, but living, breathing creations that need to be understood and cared for if they are to continue sheltering the people and activities that reside within their walls.

Much of the research for this was extract from or provided by the City of Kitchener and the Kitchener Public Library (Grace Schmidt room of local history), along with extracts from "The Community Edition" (April 2016)

(eDoc currency: v1.0, 2016 June 05)