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REASONS FOR DESIGNATION

379 GLASGOW STREET

RECEIVED
JUL 26 2000
CONSERVATION REVIEW
BOARD

Historically, the property is representative of one of the earlier residences developed on the edge of an affluent suburban neighbourhood designed after the Westmount area of Montreal. It was constructed by Reitzels Ltd., a prominent builder in the old Westmount area from the 1920's to 50's; and was the home for 37 years of Campbell A. Seagram, a member of the Seagram distillery family and inducted member of the Waterloo County Hall of Fame for his many athletic achievements.

Architecturally, the residence is an example of the French Eclectic style and includes a unique towered entrance and interior details representative of 1930's design, including white tiled bathroom floors and polished metal door hardware.

The specific features of the designation include the following exterior and interior features of the building:

Exterior Features: All building elevations including mixed wall cladding of brick and stone; window openings and original windows, glazing, muntin bars, sills and voussoirs; projecting towered principal entrance with wood panelled door, octagonal roof and metal crown royal symbol; all dormers including wood shingle cladding; rear bay clad in white stucco with half timbering; wood soffits, fascia and bargeboard; roof and roofline; brick chimneys with decorative cap; and the flagstone walkway from Glasgow Street to the principal entrance, and mature deciduous and coniferous trees located in the front and right sideyards including large maple, spruce and clump birch tree species.

Interior Features: Primary staircase with wrought iron railing and polished oak wood handrail; original 1930's floor, wall tile and built-in electric heater in both bathrooms; original polished metal door hardware; and door to walk-in safe in the basement.

✓ 7/26/00
RD
O.K.

Registered as Instrument No. 1435593
on October 4, 1999

BY-LAW NUMBER 99-161

OF THE

CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate part of the property
municipally known as 379 Glasgow Street
in the City of Kitchener as being of
historical and architectural value)

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, c. O.18., 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 resolved at its Council Meeting held May 31, 1999 to publish a Notice of Intention to designate part of the aforesaid real property more particularly hereinafter described, and which resolution was confirmed by By-law No. 99-101 passed by the Council of the Corporation of the City of Kitchener at its Council Meeting held the 31st day of May, 1999;

AND WHEREAS the Council of the Corporation of the City of Kitchener has caused to be served on the owner of the land and premises known municipally as 379 Glasgow Street in the City of Kitchener, and upon the Ontario Heritage Foundation, a Notice of Intention to Designate as being of historical 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;

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

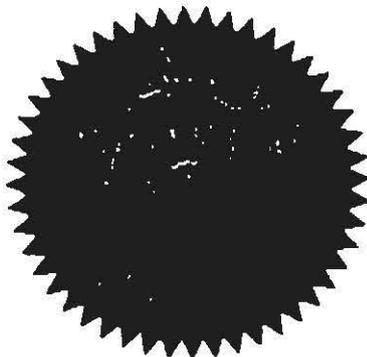
NOW THEREFORE the Council of The Corporation of the City of Kitchener enacts as follows:

1. There is designated as being of historical and architectural value that part of the aforesaid real property known as 379 Glasgow Street. The specific features of the designation include all building elevations and the following exterior and interior features of the building: mixed wall

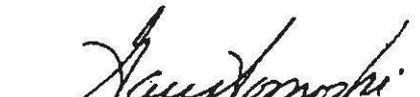
cladding of brick and stone; window openings and original windows, glazing, muntin bars, sills and voussoirs; projecting towered principal entrance with wood panelled door, octagonal roof and metal crown royal symbol; all dormers including wood shingle cladding; rear bay clad in white stucco with half timbering; wood soffits, fascia and bargeboard; roof and roofline; brick chimneys with decorative cap; and the flagstone walkway from Glasgow Street to the principal entrance, and mature deciduous and coniferous trees located in the front and right sideyards including large maple, spruce and clump birch tree species. Primary staircase with wrought iron railing and polished oak wood handrail; original 1930's floor, wall tile and built-in electric heater in both bathrooms; original polished metal door hardware; and door to walk-in safe in the basement.

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 municipality.

PASSED at the Council Chambers in the City of Kitchener this *20th* day of *September*, A.D. 1999.




MAYOR


DEPUTY CLERK

SCHEDULE "A"

All of Lot Number 117 on the south side of Glasgow Street and the westerly 20 feet in even perpendicular width from front to rear of Lot 118 on the south side of Glasgow Street, Registered Plan 350, in the City of Kitchener, Regional Municipality of Waterloo.