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APR 6 - 2000

**CONSERVATION REVIEW
BOARD**

Waterloo



City of Kitchener

EX INDUSTRIA PROSPERITAS

DEPARTMENT OF CORPORATE SERVICES & CITY CLERK
ADMINISTRATION – CLERK'S DIVISION

D. Gilchrist
Committee Administrator

City Hall PO Box 1118
200 King Street West
Kitchener, Ontario
Canada N2G 4G7
Phone: (519) 741-2277
Fax: (519) 741-2705

REGISTERED MAIL

2000-03-31

Ms Rita Caldrone
Cultural Programs Division
Ministry of Citizenship, Culture & Recreation
77 Bloor Street West, 2nd Floor
Toronto ON M7A 2R9

Dear Ms. Caldrone:

Re: Designating By-law –176 Victoria Street North, Kitchener

This is to advise that Kitchener City Council enacted By-law No. 2000-44, on March 20, 2000, designating the property municipally known as 176 Victoria Street North, Kitchener pursuant to Part IV of the Ontario Heritage Act. A copy of the by-law is attached for your information.

Yours truly,

Dianne H. Gilchrist
Committee Administrator

8/31/00

RC

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BY-LAW NUMBER 2000-44

OF THE

CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate part of the property
municipally known as 176 Victoria Street North
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 January 17, 2000 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. 2000-9 passed by the Council of the Corporation of the City of Kitchener at its Council Meeting held the 17th day of January, 2000;

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 176 Victoria Street North 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;

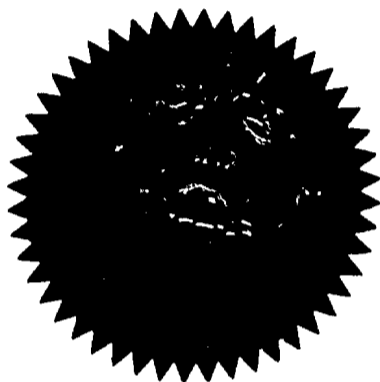
AND WHEREAS no Notice of Objection to the proposed designation has been served upon the Clerk of the Municipality;

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 176 Victoria Street North which includes the following specific features: On the Exterior: All exterior elevations including the kitchen extension; rubble stone foundation; brick walls; brick voussoirs; all windows and window openings; all glazed transoms; wood sills; all exterior wood doors and door openings; wood soffit and fascia; decorated wood paneled brackets with finials; roof and roofline. In the Interior: All wood doors; ornamental latticework in the opening of the French doors on the main floor; moulded trim around all windows and doors, chair rail in bedrooms; all elements of the open well staircase off the front entrance.
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"

3. hereto (of which the said designated area forms a part) in the proper land registry office.
4. 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 MARCH ,
A.D. 2000.



Carl J. Zeh
MAYOR

Nauphomochi
DEPUTY CLERK

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Kitchener, in the Regional Municipality of Waterloo, being composed of Part of Lot Number 23, South of the Canadian National Railway and north of King Street, in Grange's Survey, Plan 374, and more particularly described as follows:

COMMENCING in the northerly limit of Victoria Street at a point distant nine feet measured westerly thereon from the intersection of the said northerly limit of Victoria Street with the easterly limit of said Lot Number 23;

THENCE northerly and parallel with the easterly limit of said Lot Number 23, one hundred and forty-nine and eight-tenths feet more or less to the northerly limit of said Lot Number 23;

THENCE westerly along the northerly limit of said Lot Number 23, fifty-seven feet more or less to the westerly limit of said Lot Number 23;

THENCE southerly along the said last mentioned limit one hundred and forty-nine and eight-tenths feet more or less to the northerly limit of Victoria Street;

THENCE easterly along the northerly limit of Victoria Street, fifty-seven feet more or less to the place of beginning.

REASONS FOR DESIGNATION

176 Victoria Street North

The property municipally known as 176 Victoria Street North is of historic and architectural significance to the City of Kitchener. Historically, the property is associated with persons having made significant contributions to the City's economic development and architectural heritage. Architecturally, the 1897 residence is a good example of the Queen Anne style. The building is in near original condition and features decorative detailing in both the exterior and interior.

The specific features of the designation include:

On the Exterior

Designation of all exterior elevations including the kitchen extension; rubble stone foundation; brick walls; brick voussoirs; all windows and window openings; all glazed transoms; wood sills; all exterior wood doors and door openings; wood soffit and fascia; decorated wood paneled brackets with finials; roof and roofline.

In the Interior

Designation of all wood doors; ornamental latticework in the opening of the French doors on the main floor; moulded trim around all windows and doors, chair rail in bedrooms; all elements of the open well staircase off the front entrance.