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City of Kitchener
EX INDUSTRIA PROSPERITAS



R. W. PRITCHARD, A.M.C.T., C.M.C.
COMMISSIONER OF GENERAL SERVICES
AND CITY CLERK

July 21, 1986

City Hall, Box 1118
Kitchener, Ontario, Canada
Postal Code N2G 4G7
(519) 885-7242

Ontario Heritage Foundation
77 Bloor Street West
7th Floor
Toronto, Ontario
M7A 2R9

Attention: Mr. R. Rogers

Dear Mr. Rogers:

Re: 108 Queen Street North, Kitchener

This is to advise you that By-law #86-131, being a by-law to designate part of the property municipally known as 108 Queen Street North, as being of historic and architectural value, was passed by Kitchener City Council on July 14, 1986.

I am enclosing herewith a certified copy of By-law #86-131, together with the Reasons for Designation, which was registered against the subject property at the Registry Office in Kitchener on July 17, 1986 as Instrument No. 858697.

Yours very truly,

A handwritten signature in cursive script, appearing to read 'R. W. Pritchard', is written over a horizontal line.

R.W. Pritchard
Commissioner of General Services
& City Clerk

RWP:mlw

BY-LAW NUMBER 86-131

OF THE
CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate part of the property municipally known as 108 Queen Street North 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 108 Queen 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 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 historical and architectural value the following exterior features of the house included in the area outlined in red on the sketch attached hereto as Schedule "B," namely: the Queen Street facade from the southwest corner and including at least the first floor window on the southwest corner; the Margaret Avenue facade from the northeast corner to the northwest corner and including the northwest facade from at least six feet back from the corner; the detailed woodwork on the Queen Street and Margaret Avenue projecting bay windows; the curved, decorated brackets beneath the eaves; the 18 pane rectangular windows on all designated facades; the front doorway, including the stone stepway, the Ionic columns and railings, the leaded transent windows, the leaded, small side window and the existing front door; the stained glass window on the Margaret Avenue facade; the stained glass window in the rear portion to be reintroduced into the Queen Street or Margaret Avenue one-storey addition; the wood railing from the second storey verandah to be reintroduced onto the porch above the front doorway.

CERTIFIED TO BE A TRUE COPY

R.W. Pritchard,
CITY CLERK

- 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.

READ A FIRST AND SECOND TIME at the Council Chambers in the City of Kitchener this *14th* day of *April*, A.D. 1986.

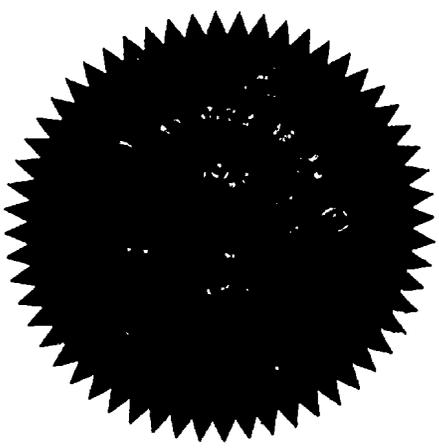
D. V. Cardillo
Mayor

[Signature]
Clerk

READ A THIRD TIME and finally passed at the Council Chambers in the City of Kitchener this *14th* day of *July*, A.D. 1986.

D. V. Cardillo
Mayor

[Signature]
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 (formerly the County of Waterloo) and Province of Ontario and being composed of Part of Lot Number Nine (9) in D. Weber's Survey Registered Plan 401, west of Queen Street and south of Margaret Avenue, and part of Lot One Hundred and Ninety-one (191) in Grange's Survey north of King Street and south of the Canadian National Railway Registered Plan 374 which may be more particularly described as follows, that is to say:

COMMENCING in the westerly limit of Queen Street at its intersection with the southerly limit of Margaret Avenue as shown on said Plan 374;
THENCE south thirty-one degrees fifteen minutes west along the westerly limit of Queen Street one hundred and fifty-three and eight-tenths feet;
THENCE north fifty-eight degrees forty-five minutes west parallel with Margaret Avenue one hundred and twenty-nine feet;
THENCE north thirty-one degrees fifteen minutes east parallel with Queen Street one hundred and fifty-three and eight-tenths feet more or less to the southerly limit of Margaret Avenue;

THENCE along the same south fifty-eight degrees forty-five minutes east one hundred and twenty-nine feet more or less to the place of beginning.

TOGETHER WITH a right-of-way over part of the said Lot 191 and part of Lot 190, Plan 374 being ten feet wide along the westerly limit of the above-described property from Margaret Avenue to the southerly limit of the said property.

SUBJECT TO a right-of-way over another part of said Lot Number Nine (9) Plan 401 more particularly described as follows:

COMMENCING at the southerly limit of Margaret Avenue at a distance of one hundred and twenty-nine feet measured westerly along the same from its intersection with the westerly limit of Queen Street;

THENCE south thirty-one degrees fifteen minutes west a distance of ninety feet to the point of commencement of the right-of-way to be described herein;

THENCE south fifty-eight degrees forty-five minutes east a distance of seven feet;

THENCE south thirty-one degrees fifteen minutes west a distance of forty feet;

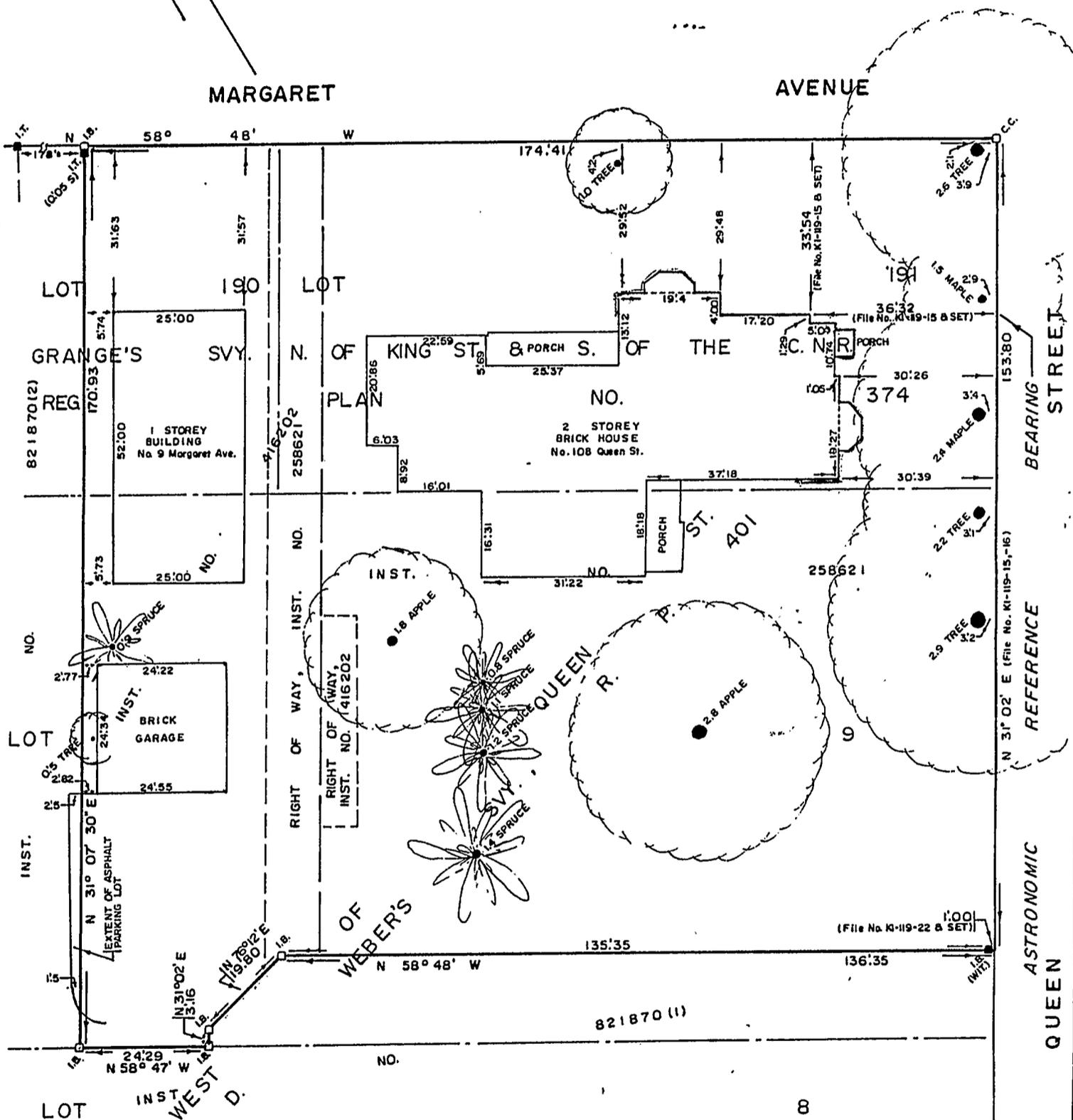
THENCE north fifty-eight degrees forty-five minutes west a distance of seven feet;

THENCE north thirty-one degrees fifteen minutes east a distance of forty feet to the place of beginning.

6/6

**BUILDING LOCATION SURVEY
SHOWING LOT 191 AND PART OF LOT 190
GRANGE'S SVY., N. OF KING ST. & S. OF THE C.N.R., R.P. 374
AND PART OF LOT 9, WEST OF QUEEN STREET
D. WEBER'S SVY., R.P. 401
CITY OF KITCHENER**

SCALE: 1 INCH = 20 FEET
METZ & LORENTZ LTD.
1985



LEGEND

- DENOTES FOUND MONUMENT
- DENOTES PLANTED MONUMENT
- I.B. IRON BAR
- R.I.B. ROUND IRON BAR
- S.I.B. STANDARD IRON BAR
- I.T. IRON TUBE
- C.C. CUT CROSS

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE REGULATIONS UNDER THE SURVEYS ACT.
2. THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT THOSE SHOWN HEREON.
3. THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 21st DAY OF NOVEMBER, 1985.

NOVEMBER 28, 1985.

John Metz
JOHN METZ
ONTARIO LAND SURVEYOR

METZ & LORENTZ LTD.
ONTARIO LAND SURVEYING
71 WEBER ST. E., KITCHENER
742-8371

Drawn By: E.E.S.C.S.T. Check By: J.M.O.L.S.

FILE NUMBER: KI-119-58

NOTE: TIES TO TREES ARE TO CENTRE OF TRUNK.

ALL BEARINGS SHOWN HEREON ARE RELATED TO THE INDICATED REFERENCE BEARING.

REASONS FOR DESIGNATION

The designation described herein is made on historical and architectural grounds. The Italianate style house was constructed in 1874 by Louis Breithaupt, a local entrepreneur who established a leather business in Berlin. As well as having an economic impact, Louis and his descendents made political contributions to the community. Three consecutive generations of Breithaupts were mayors of Berlin/Kitchener: Louis (I) 1879-80; son Louis Jacob, 1888-89; son John Christian, 1896-97; and grandson Louis O., 1923-24. Louis O. Breithaupt was also the Liberal M.P.P., for Waterloo North, 1940-52 and Lieutenant Governor of Ontario, 1952-57. The house today stands as one of the remaining testimonies of a leading Berlin family built during a prosperous industrial era.