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Waterloo



City of Kitchener
EX INDUSTRIA PROSPERITAS

DEPARTMENT OF GENERAL SERVICES
AND CITY CLERK

City Hall, P.O. Box 1118
22 Frederick Street
Kitchener, Ontario
Canada, N2G 4G7

August 22, 1990

REGISTERED MAIL

*called and asked
him to forward
to me as Lois left
in March '90*

Ms. Lois Chipper
Heritage Branch
Ministry of Culture and Communications
77 Bloor Street W.
Toronto, Ontario
M7A 2R9

Dear Ms. Chipper:

Re: Designation By-law: 1) No. 90-125 - 34 Courtland Avenue East
2) No. 90-126 - 239-241 Frederick Street

Attached are copies of the by-laws designating 34 Courtland Avenue East and 239-241 Frederick Street. The by-laws were registered on August 20, 1990 as Instrument No. 1050216 and No. 1050217, respectively.

If you have any further questions or concerns, please call me at (519) 741-2279. ⁽⁸¹⁵⁾

Yours truly,

G. Sosnoski
Assistant City Clerk

Encl.

/dr

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1980, CHAPTER
337 AND IN THE MATTER OF THE LANDS AND PREMISES AT THE
FOLLOWING ADDRESS IN THE PROVINCE OF ONTARIO

NOTICE OF PASSING OF BY-LAW

TAKE NOTICE that the Council of the Corporation of the City of Kitchener has passed
By-law #90-125 and #90-126 to designate property at 34 Courtland Avenue East and
239-241 Frederick Street (Pequegnat House), respectively, as being of historic and
architectural value under Part IV of The Ontario Heritage Act, R.S.O. 1980, Chapter 337.

DATED at Kitchener
this 24th day of August, 1990.

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

K-W Record Insert: Public Notice Page B4
2 column display

August 24, 1990
August 31, 1990
September 7, 1990

BY-LAW NUMBER 90-125
OF THE
CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate part of the property
municipally known as 34 Courtland Avenue East
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;

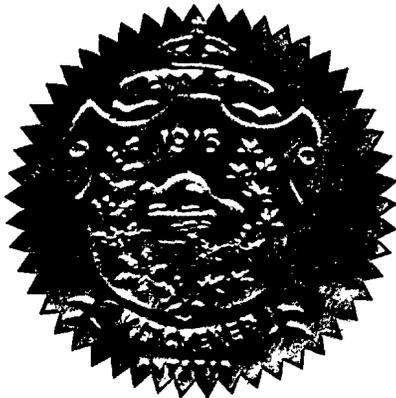
AND WHEREAS the Council of The Corporation of the City
of Kitchener has caused to be served on the owner of the
lands and premises known municipally as 34 Courtland Avenue
East in the City of Kitchener, and upon the Ontario Heritage
Foundation, a Notice of Intention to Designate as being of
historical and architectural value 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 historic and architectural value that part of the aforesaid real property known as 34 Courtland Avenue East being comprised of the Courtland Avenue elevation, the rear elevation, the roofline and all four chimneys.
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.

PASSED at the Council Chambers in the City of Kitchener
this 13th day of August, A.D. 1990.



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 in the County of Waterloo), and Province of Ontario, containing five one hundredths of an acre more or less, and being composed of part of Lot Number 20 of Van Camp's Survey as shown on Registered Plan Number 398 and part of Lot Number 175 according to the Municipal Compiled Plan of subdivision of Lot Number 17 in the German Company Tract in the said City of Kitchener, and which is more particularly described as follows:

COMMENCING at a point on the northerly limit of Courtland as widened, distant seventy-eight and nineteen hundredths feet measured westerly from the intersection of the westerly limit of Benton Street with the northerly limit of Courtland Avenue as shown on compiled Plan of 17 German Company Tract. THENCE North thirty-nine degrees and five minutes East to and along the centre line of the division wall between dwellings Numbers thirty-four and thirty-six and the production thereof one hundred and twenty feet to a point; THENCE North fifty-one degrees West seventeen and eighty-eight hundredths feet to a stake planted; THENCE South thirty-nine degrees and five minutes West to and along the centre line of a division wall between dwelling Numbers thirty-four and thirty-two and the production thereof one hundred and twenty feet to the

northerly limit of Courtland Avenue;
THENCE along the same South fifty-one degrees East seventeen
and eighty-eight one hundredths feet more or less to the
place of beginning.

TOGETHER WITH the right to use those portions of the walls
of the building on the said lands which are on the lands of
the adjoining owners on either side and subject to the
rights of the adjoining owners to use those parts of the
said walls which are on the lands above described, it being
understood that the said walls on either side of the
building on the above described lands shall be party walls
to be used, enjoyed and maintained jointly by the owners of
the lands adjacent thereto.

SAID LANDS are described in Deed registered as #748546, and
as shown on the plan attached hereto.

REASONS FOR DESIGNATION

34 Courtland Avenue East

The designation described herein has been made on historic and architectural grounds and pertains to the Courtland Avenue elevation, the rear elevation, the roofline and all four chimneys.

The subject property is part of a rowhouse development constructed in 1889 by Martin Nelson and referred to as the Nelson Terrace. The building originally housed women who worked in the Williams, Green and Rome shirt factory.

The specific features included in the designation are: all original window openings including wooden sash, sills and mullions; the exterior staircase on the street facade; stained glass window in the transom above the main door; all stained glass in the upper portion of the second storey windows; cornice and frieze; brick building fabric including all keystones, raised brick label trim and voussoirs.