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**City of Kitchener**  
EX INDUSTRIA PROSPERITAS

DEPARTMENT OF GENERAL SERVICES  
AND CITY CLERK

February 4, 1991

REGISTERED MAIL

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

Dear Ms. Smith:

Re: Designation By-law: 1. No. 91-97 - 1770 Ottawa Street S.  
2. No. 91-98 - 772 Hidden Valley Road

Attached are copies of the by-laws designating 1770 Ottawa Street S. and 772 Hidden Valley Road. The by-law was registered on January 31, 1991 as Instrument No. 1067562 and Instrument No. 1067563, respectively.

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

Yours truly,

Dianne H. Gilchrist  
Committee Secretary

Encl.

/dr

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IN THE OFFICE

FEB 7 1991

ARCHITECTURE AND  
PLANNING  
HERITAGE BRANCH

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

BY-LAW NUMBER 91-97

OF THE

CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate part of the property municipally known as 1770 Ottawa Street South 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;

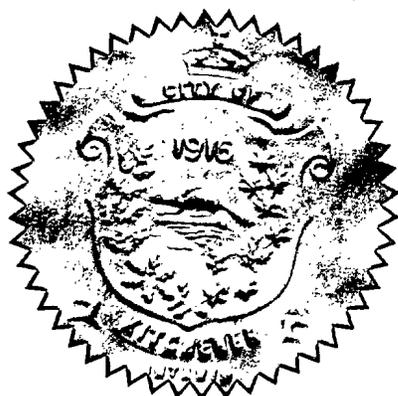
AND WHEREAS the Council of The Corporation of the City of Kitchener has caused to be served on the owner of the lands and premises known municipally as 1770 Ottawa Street South in the City of Kitchener, and upon the Ontario Heritage Foundation, a Notice of Intention to Designate as being of historic 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 historic and architectural value that part of the aforesaid real property known as 1770 Ottawa Street South which pertains to all elevations and the roof of the main house and kitchen wing, the woodshed, the summer kitchen, the original frame farmhouse and the tin garage.
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 28<sup>th</sup> day of January, A.D. 1991.



John Smola  
ACTING 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 Township of Waterloo, in the County of Waterloo), having an area of 50.336 acres, and being composed of part of Lot 46, German Company Tract, in the said City of Kitchener, more particularly described as follows:

PREMISING that the bearings herein are assumed and are referred to the north western limit of Mannheim Road, as widened by Deposited Plan 421, having a bearing of North sixty-four degrees six minutes and thirty seconds East and relating all bearings herein thereto;

COMMENCING at the most southern angle of Part 5, of Waterloo Description Reference Plan W.D.R. 275;

THENCE South thirty-nine degrees twelve minutes and thirty seconds East along the north eastern limit of Township Road No. 37, a distance of one thousand four hundred and thirty-three feet and sixty-two one-hundredths of a foot (1433'.62) to a point in the north western limit of Mannheim Road, as widened by Deposited Plan 421;

THENCE North sixty-four degrees six minutes and thirty seconds East along the said north western limit, a distance of one thousand and sixty-four feet and ninety one-hundredths of a foot (1064'.90);

THENCE North thirty-eight degrees West a distance of eighty-nine feet and seventy-seven one-hundredths of a foot (89'.77);

THENCE North sixty-four degrees six minutes and thirty seconds East a distance of fifty feet (50');

THENCE South thirty-eight degrees East a distance of seventy-two feet and thirty-eight one-hundredths of a foot (72'.38) to a point in the north western limit of Mannheim Road, as widened by said Deposited Plan 421;

THENCE North sixty-four degrees six minutes and thirty seconds East along the said north western limit, a distance of four hundred and twenty-two feet and ninety one-hundredths of a foot (422'.90);

THENCE North thirty-eight degrees thirty-five minutes West a distance of one thousand four hundred and seventy-five feet and eighty-five one-hundredths of a foot (1475'.85) to a point in the south eastern limit of Part 5, of Waterloo Description Reference Plan W.D.R. 275;

THENCE SOUTH sixty-one degrees forty-eight minutes West along the said south eastern limit, a distance of one thousand four hundred and fifty feet and seventy-eight one-hundredths of a foot (1450'.78) to the beginning of a curve;

THENCE south westerly on a tangential curve to the right, having a radius of eleven thousand five hundred and forty-seven feet and sixteen one-hundredths of a foot (11,547'.16) an arc distance of ninety feet and twenty-one one-hundredths of a foot (90'.21), the chord of which has a bearing of South sixty-two degrees one minute and twenty-six seconds West and a length of ninety feet and twenty-one one-hundredths of a foot (90'.21) to the aforesaid point of commencement.

As in Instrument No. 981535 and as illustrated on the sketch attached to Instrument No. 520860.

SUBJECT TO an Easement with The Regional Municipality of Waterloo over Parts 2 and 3, Plan 58R-6480 registered as Instrument No. 1029395.

REASONS FOR DESIGNATION

1770 Ottawa Street South

The designation described herein has been made on historic and architectural grounds and pertains to all elevations and the roof of the main house and kitchen wing, the woodshed, the summer kitchen, the original frame farmhouse and the tin garage.

The subject property is a 1 1/2 storey Ontario Gothic style house constructed c. 1859 and was the home farm of the pioneer Woolner family. The house was the birthplace and boyhood home of Dr. Ward Woolner, a well known medical practitioner who was Chief Coroner for Waterloo County and was employed for 40 years by the CPR as a medical officer.

The specific architectural features of the designation include: the Gothic window in the gable of the front elevation; all window sills, frames, sash, muntins and 2/2 panes; polychromatic brickwork including quoins and all buff brick detailing around the windows, doors and in the gable peak of the front elevation; fieldstone foundation; front door with 3 pane transom, double pane sidelights, original wooden frame and panelling below the sidelights; front porch and ceiling; wood finial with pendant in the front gable; roofline including wooden soffit and fascia; 3 chimneys; and the detached water pump.

Also of significance is the building's hilltop location amidst a grove of mature evergreens.