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*Waterloo*  
**City of Kitchener**

EX INDUSTRIA PROSPERITAS



**DEPARTMENT OF GENERAL SERVICES & CITY CLERK  
ADMINISTRATION - CLERK'S DIVISION**

D. Gilchrist  
Committee Secretary

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**RECEIVED  
IN THE OFFICE**

**MAR 17 1997**

**CULTURAL PROGRAMS  
HERITAGE UNIT**

March 13, 1997

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

Dear Ms. Smith:

Re: Designating By-law Margaret Avenue Public School

I am pleased to enclose a copy of By-law No. 97-29, designating part of Margaret Avenue Public School pursuant to the Ontario Heritage Act. This by-law was registered, as Instrument No. 1326992, on February 27, 1997.

Yours truly

Dianne H. Gilchrist  
Committee Secretary

BY-LAW NUMBER 97-29  
OF THE  
CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate part of the property  
municipally known as 128 Margaret Avenue  
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 December 16, 1996 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. 96-190 passed by the Council of the Corporation of the City of Kitchener at its Council Meeting held the 16th day of December, 1996;

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 128 Margaret Avenue 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;

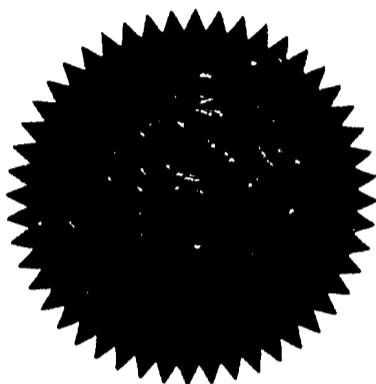
AND WHEREAS no Notice of Objection to the proposed designation has been served upon the Clerk of the Municipality;

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 128 Margaret Avenue which includes the front (west) and the side (north and south) elevations; the roof, the roofline with flashing, the decorative brick design on the front wing facade, the precast concrete banding, all original window openings and sill, the date stone, the north and south entrance doors and transom, the frontispiece on the front elevation excluding the front entrance door, transom and side lights.
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 17<sup>th</sup> day of *February*, A.D. 1997.



*Dianne Christie*  
MAYOR

*John R. [Signature]*  
DEPUTY CLERK

## SCHEDULE "A"

Part of Lot 285, Registered Plan 378;  
Lots A, 16, 17, 18, 19, 20, 21, 22 and Part of Lot 23, Registered Plan 34 for the City of Kitchener in the Regional Municipality of Waterloo.

BEGINNING at the most Southerly angle of Lot 285 according to Registered Plan 378;

Thence, North 65 degrees 45 minutes East, 4.5 feet to the POINT OF COMMENCEMENT;

Thence, continuing North 65 degrees 45 minutes East, along the Northerly limit of Wellington Street as shown on said Plan 378, 390 feet to a point;

Thence, North 23 degrees 52 minutes West, along the Easterly limit of Lot A, Registered Plan 34, 132 feet to a point;

Thence, North 65 degrees 45 minutes East, 125 feet to a point in the Southeasterly limit of Lot 16, Registered Plan 34;

Thence, North 23 degrees 52 minutes West, 33 feet more or less to a point;

Thence, North 65 degrees 45 minutes East, 244.5 feet to a point in the Southerly limit of Lot 23, Registered Plan 34;

Thence, North 23 degrees 52 minutes West, parallel to the Westerly limit of said Lot 23, 165 feet to a point in the Southerly limit of Louisa Street as shown on said Registered Plan 378;

Thence, continuing along the said limit, South 65 degrees 45 minutes West, 759.5 feet to a point (distant 4.5 feet from the most Northwesterly angle of said Lot 285, Plan 378);

Thence, South 23 degrees 52 minutes East, along the Easterly limit of Margaret Avenue as widened shown on Registered Plan 34, 330 feet more or less to the POINT OF COMMENCEMENT.

(This description is compiled from Registry Office Records and is intended to be the same as that in Deeds A-10773, A-43048, A-43049, and A-43617.)

## **REASONS FOR DESIGNATION**

### **128 MARGARET AVENUE (MARGARET AVENUE PUBLIC SCHOOL)**

Margaret Avenue Public School is historically and architecturally significant to the City of Kitchener. It represents a true reflection of the growth of our City during the past 100 years. In the rapidly expanding town of Berlin, the two-storey, four room school was built in 1894 to accommodate the increased school enrolment at Central (Suddaby), Agnes Street (King Edward) and Courtland Avenue Schools this first school in the northward was built on land purchased from the Louise Breithaupt Estate. Constructed by the architect Jonas Knechtel at a cost of \$6000.00, it opened two of its classrooms on January 2, 1895. By June 1896 all classrooms were filled. The schools first principal was Miss Ada Cairnes (Mrs. Alex Eby).

In 1904 more room was required in this section of the Town of Berlin, so another four rooms were added to the back of the existing building making an eight-roomed school. In 1925, six more rooms were added and two major wings were built on the rear of the school, resulting in the school being shaped like a "T". By putting basements under the entire building, continuing the monochromatic coloured brick work of the wings around the existing building, adding a neo-gothic entrance and other gothic details and by using a flat roof, the architecture of the school was completely changed. These alterations, undertaken in 1925 by architect J. R. Franklin, exemplifies the gothic collegiate style of architecture which became prevalent in Ontario in the 1920's.