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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 90-126
OF THE
CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate part of the property
municipally known as 239-241 Frederick
Street 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;

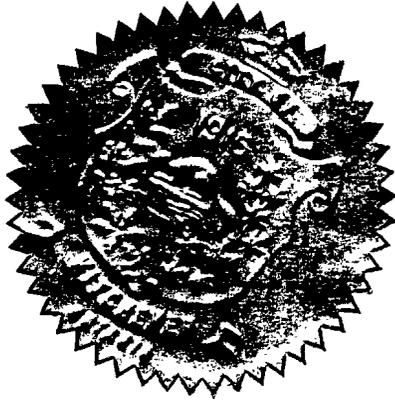
AND WHEREAS the Council of The Corporation of the City
of Kitchener has caused to be served on the owner of the
lands and premises known municipally as 239-241 Frederick
Street in the City of Kitchener, and upon the Ontario
Heritage Foundation, a Notice of Intention to Designate as
being of historical 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 239-241 Frederick Street being comprised of all building elevations as well as the roofline, but excluding the woodshed on the south elevation and the point on the west elevation used to access the link. It also applies to the following interior features; Games Room - cut stone fireplace with inscription bay window mouldings; Lounge - box beam ceiling, unpainted ash window mouldings; Reading Room - brick fireplace with unpainted wood surround, unpainted ash window mouldings including ledge, and tongue and groove ceiling.
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. Carobillo

MAYOR

[Signature]

CLERK

SCHEDULE "A"

Lot Number 1 and Parts of Lots Numbers 2 and 28, Arthur Pequegnat's Survey, Plan Number 424, containing by admeasurement forty-three one-hundredths of an acre, in the City of Kitchener, Regional Municipality of Waterloo.

COMMENCING in the southeasterly limit of Frederick Street at a point distant 103.5 feet from its intersection with the southerly limit of Samuel Street as shown on Plan 424 being also the most northerly angle of Part 29, Plan 58R-401;

THENCE South 54 degrees 21 minutes and 10 seconds West along Frederick Street, 80.1 feet to the westerly angle of Lot 1, being also the most westerly angle of Part 29, Plan 58R-401;

THENCE southeasterly along the southwesterly limit of Lot 1, 231.7 feet to the southerly limit of said Lot 1;

THENCE northeasterly along the said southeasterly limit of Lot Number 1, 65.9 feet more or less to the southeasterly angle of said Lot Number 1;

THENCE along northeasterly limit of Lot Number 1 (being also the limits of Lots Number 29 and 28) 103 feet more or less to a point which is distant 10 feet southeasterly along the said limit from the westerly angle of Lot Number 28;

THENCE northeasterly parallel to Frederick Street, 16.5 feet;

THENCE northwesterly parallel to Samuel Street, 140 feet more or less to the place of beginning.

Being all of the lands in Instrument No. 848780.

REASONS FOR DESIGNATION

(239-241 Frederick Street - Pequegnat House)

The designation described herein has been made on historic and architectural grounds and pertains to all building elevations as well as the roofline, but excluding the woodshed on the south elevation and the point on the west elevation used to access the link. It also applies to selected interior features.

The subject property is a well preserved example of a Victorian house circa 1890, and illustrates the City's cultural, social and economic development. It also, by virtue of its style and siting, makes a positive contribution to the streetscape.

Mr. Arthur Pequegnat was the inventor and manufacturer of the "Racycle" bicycle, and the first pendulum clock maker in Canada. He served as a Trustee for the Model School Board for twenty-seven years, and as the Board's chairman for nine years, during which time he presided over the planning and building of Victoria Public School. The house was later owned by David R. Cooke, Liberal M.P.P. for Kitchener.

The specific features proposed for designation include: white brick walls laid in common bond with single beaded mortar joints, now covered with a smooth stucco finish; all wooden window frames, sills and 1/1 double hung sash with segmental arch; balcony openings with segmental arches on the north and east elevations; 1 wooden shutter on the west elevation; all brackets with pendants as well as the bracketed eaveline, dentillated trim, and ovulo moulding; fan and stick design on the north and west gable ends; imbricated cedar shingle treatment on the east gable; porch with Tuscan columns on the east elevation. Interior features included in the designation are: Games Room - cut stone fireplace with inscription bay window mouldings; Lounge - box beam ceiling, unpainted ash window mouldings; Reading Room - brick fireplace with unpainted wood surround, unpainted ash window mouldings including ledge, and tongue and groove ceiling.