

REASONS FOR DESIGNATION

The subject property is one of, if not the oldest remaining industrial building in Kitchener and is a complex of three buildings having separate construction dates. The original gable roofed building, located at the corner of Queen Street and Courtland Avenue was constructed in 1879 by Emil Vogelsang, known as the father of the Berlin button industry and was his fourth and last button factory. The building was subsequently taken over by Williams, Greene and Rowe, shirt manufacturers, who built an addition circa 1893. During the first world war the structure was used as a military barracks and was subsequently sold to the Kumpel Felt Company in 1919, which was responsible for the construction of the detached building. Other industries housed in the complex included Ferenbach Mattress, Dunker Construction and most recently Macdonald/Westburne Electric.

The designation encompasses all elevations and rooflines of the 1879 and circa 1893 buildings. It also includes the Queen Street facade of the circa 1919 detached building. The following architectural features are of particular interest: polychromatic brick building fabric; squared sandstone quoins and brick quoins; coursed fieldstone foundation; dentillated brick fascia; tie rod rondelles; window openings, frames, sills, sash, glazing pattern and voussoirs.

OF THE

CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate part of the property municipally known as 307 Queen 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 307 Queen Street South 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 a Notice of Objection to the proposed designation was served upon the Clerk of the Municipality;

AND WHEREAS said Notice of Objection was referred to the Conservation Review Board for a hearing on April 11, 1989;

AND WHEREAS the said Board has reported to Council and made a recommendation with respect to the proposed designation;

NOW THEREFORE the Council of the Corporation of the City of Kitchener enacts as follows:

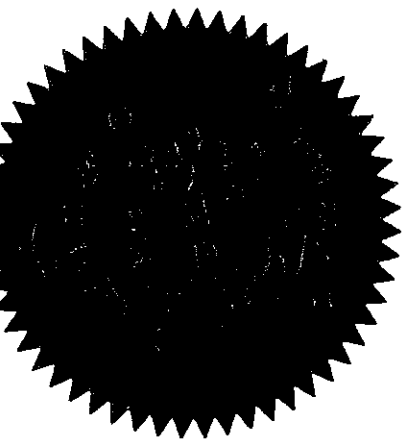
1. There is designated as being of historical and architectural value that part of the aforesaid real property known as 307 Queen Street South being comprised of the exterior facade of each elevation, including the roof lines, of the two older buildings on the site (the so-called "1879" and "1893" buildings) and the facade and roof line of the Queen Street elevation of the newest building (the "1919" building).

- 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 23rd day of May, A.D. 1988.

D. V. Cardillo



Mayor

[Handwritten Signature]

ACTING Clerk

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Kitchener, Regional Municipality of Waterloo and Province of Ontario and being composed of Lot No. 173 of Plan of Subdivision of Lot No. 17 of the German Company Tract, Lot No. 10 and part of Lot No. 9 of Van Camp's Survey, Registered Plan No. 398, all in the said City of Kitchener and which said parcel or tract of land may be more particularly described as follows:

COMMENCING at a point in the Southern limit of the said Lot No. 173 distant 17 feet measured Southerly therealong from the most Western angle thereof, such point being marked by a standard iron bar;

THENCE South 51 Degrees 00 Minutes East along the Southern limit of the said Lot No. 173 a distance of 180.34 feet more or less to the most Southern angle thereof, said point being at the Western limit of a laneway;

THENCE North 38 Degrees 05 Minutes East along the Eastern limits of said Lots Nos. 173, 10 and 9 a distance of 199.18 feet to an iron post;

THENCE North 51 Degrees 22 Minutes West 199.44 feet to an iron post in the Western limit of said Lot 9;

THENCE South 37 Degrees 00 Minutes West along the Western limits of the said Lots Nos. 9, 19 and 173 a distance of 188.4 feet to a standard iron bar planted in the Western limit of the said Lot No. 173;

THENCE South 25 Degrees 47.8 Minutes East a distance of 19.03 feet to the Point of Commencement.

SAVE AND EXCEPT that part of Lot 173 of Subdivision of Lot 17, German Company Tract shown as Part 1 on Plan 58R-5904.