THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2015)-19926

A by-law to designate portions of the building and property municipally known as 18 Kathleen Street and legally described as Part Lot 14 Plan 30 (amended by Plan 182) as in MS100410 s/t and t/w MS100410, as being a property of cultural heritage value or interest.

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, Chapter 0.18*, authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, or portions thereon, to be of cultural heritage value or interest; and

WHEREAS on 23 March 2015 the Council of the Corporation of the City of Guelph has caused to be served upon the owners of the lands and premises known as 18 Kathleen Street, and upon the Ontario Heritage Trust, notice of intention to designate portions of the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality;

WHEREAS the cultural heritage value or interest of the property is set out in Schedule "A" hereto; and

WHEREAS no notice of objection to the said property designation was served upon the clerk of the municipality;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF GUELPH, ENACTS AS FOLLOWS:

1. Portions of the building and property known as 18 Kathleen Street, as described in Schedule "B" to this By-law, are designated as being of cultural heritage value or interest under Part IV, Sec. 29 of the *Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.*

2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "C" to this By-law in the proper Land Registry Office.

3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owners of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Guelph.

PASSED this TWENTY-SECOND day of June 2015.

CAM GUTHRIE - MAYOR

STEPHEN O'BRIEN- CITY CLERK

By-law Number (2015)-19926
SCHEDULE A

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST:

18 KATHLEEN STREET, GUELPH

Constructed in 1928, 18 Kathleen Street is an excellent example of Colonial Revival and Neo-Georgian architecture. The 2.5-storey house is rectangular in form with a side-gable roof, and a front façade of three bays with a centre door and symmetrically placed windows. At both ends of the front façade an original rainwater head continues to proclaim the house construction date of 1928. The front entrance with a broken pediment, flanking columns and a semi-circular transom fanlight clearly identifies the Neo-Georgian architectural style. A secondary entrance is provided on the south wall through a small open porch with treillage.

18 Kathleen Street has a significant historical association with its original owner William Alexander Cowan, a well-known architect and builder in the Guelph area during the first half of the 20th century. William A. Cowan designed and built many houses in Guelph, but 18 Kathleen Street was built for himself and his family. William A. Cowan was quite involved in civic affairs and for many years was a member of City Council.

The subject property and 19 Lyon Avenue were connected to a builder's yard established in the early 20th century by the family contracting business of Walter S. Cowan and subsequently William A. Cowan. William A. Cowan had a vision to create a shared garden area for the houses he had built on Lyon Avenue, London Road, and Kathleen Street.

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SCHEDULE B

DESCRIPTION OF HERITAGE ATTRIBUTES

18 KATHLEEN STREET, GUELPH

The following elements of 18 Kathleen Street are to be protected under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18.:

- The form of the side gable roofline of the original building and the south side extension (including return eaves and denticulated entablature),
- The brick chimneys rising from both side gable peaks,
- All exterior brick walls of the original building (including stone keystones, stone sills and the south extension),
- Original eave troughs, downspout and rainwater heads (dated 1928) on the front façade of the house,
- The shape and location of all original door and window openings,
- Original windows (frames, sashes, glazing and louvered wooden shutters, hardware),
- The front door surround with broken pediment, flanking columns, original 6-panel door with semi-circular transom fanlight,
- The stone front steps and flagstone path to the sidewalk,
- All original features of the open south-side porch,
- The original, detached, brick garage with 3-section folding door, and
- Three original brick fireplaces (two on south wall of main floor; and one on north wall of top floor).

It is intended that non-original features may be returned to documented earlier designs or to their documented original without requiring City Council permission for an alteration to the designation.

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SCHEDULE C

LEGAL DESCRIPTION:

18 KATHLEEN STREET, GUELPH

The property known as 18 Kathleen Street is legally described as Part Lot 14 Plan 30 (amended by Plan 182) as in MS100410 s/t and t/w MS100410.