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BY-LAW NUMBER 88-220

OF THE

CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate part of the property municipally known as 82 Heins Avenue 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 82 Heins 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 once for each of three consecutive weeks;

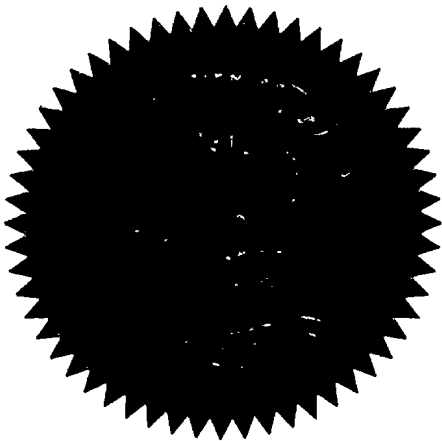
AND WHEREAS no Notice of Objection to the proposed designation has been served upon the Clerk of the Municipality;

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

1. There is designated as being of historical and architectural value that part of the aforesaid real property known as 82 Heins Avenue being comprised of all exterior facades of the house, and detached stucco garage with sliding wooden doors.

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 24<sup>th</sup> day of October, A.D. 1988.



D. V. Cardillo 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 and in the Province of Ontario, being composed of all of Lot Number 5 and part of Lot Number 4, Registered Plan 282, and part of Lot Number 7, Registered Plan Number 165, in the said City of Kitchener and being more particularly described as follows:

COMMENCING at the northeasterly angle of the said Lot Number 5, Registered Plan Number 282;

THENCE South 24 degrees West along the easterly limit of the said Lot Number 5, a distance of 23.1 feet to the beginning of a curve;

THENCE Southerly continuing along the easterly limit of the said Lot Number 5 and along a curve to the right, having a radius of 60.00 feet an arc distance of 35.80 feet, the chord of which has a bearing of South 41 degrees 05 minutes and 36 seconds West and a distance of 35.27 feet to a point on the southerly limit of the said Lot Number 5;

THENCE North 46 degrees and 15 minutes West therealong, a distance of 31.5 feet to a point;

THENCE North 55 degrees 34 minutes and 50 seconds West, a distance of 35.0 feet to a point;

THENCE North 34 degrees 25 minutes and 10 seconds East, a distance of 5.75 feet to a point on the southerly limit of the said Lot Number 5;

THENCE North 46 degrees and 15 minutes West therealong, a distance of 55.2 feet to a point on the westerly limit of the said Lot Number 5;

THENCE North 24 degrees East, a distance of 30.9 feet more or less to a point, distant 33.5 feet, measured South 24 degrees West from the northerly limit of the said Lot Number 7, Registered Plan Number 165;

THENCE South 66 degrees East parallel with the northerly limit of the said Lot Number 7, a distance of 125.0 feet to a point on the easterly limit of the said Lot Number 7;

THENCE South 24 degrees West therealong, a distance of 16.5 feet to a point of commencement.

### REASONS FOR DESIGNATION

The designation described herein has been made on historic and architectural grounds. The 2 1/2 storey Georgian/Regency house was constructed circa 1924 and combines fieldstone and stucco materials. It was originally designed as a duplex and was the residence of two prominent business families. The original owner was Elroy Lippert, who in 1933 took over his father's manufacturing company, The George J. Lippert Table Company.

Significant architectural features include: all window openings, frames, sash and muntin bars, including dormers; low pitched cottage roof; fieldstone chimney; all original doors and hardware, including sidelights and transoms; horizontal door hood and stone corbels (north elevation); and the detached stucco garage with sliding wooden doors.