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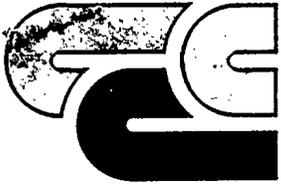


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The Corporation  
of the City  
of Cambridge

Administration Department  
P.O. Box 669  
Cambridge, Ontario N1R 5W8  
Telephone: (519) 623-1340

December 30, 1987  
File: AC-65

Ontario Heritage Foundation  
Ministry of Citizenship & Culture  
2nd Floor  
77 Bloor Street West  
Toronto, Ontario  
M7A 2R9

Attention: Louise Chipper

Dear Ms. Chipper,

Cambridge City Council enacted By-law 391-87 on December 14, 1987, a copy of which is enclosed. A Notice of Passing will be published for three consecutive weeks, beginning January 2, 1988.

If have any questions please call me at 623-1340 ext. 231.

Yours truly,

David W.J. Calder, B.A., B.P.A.,  
Deputy Clerk.

DWJC:mc  
Encls.

BY-LAW NO. 391-87

OF THE

CORPORATION OF THE CITY OF CAMBRIDGE

Being a By-law of the City of Cambridge to designate the exterior of 927 KING STREET EAST, Cambridge, Ontario (JACOB HESPELER GRIST MILL) as a property of historic and architectural significance.

WHEREAS the Ontario Heritage Act, R.S.O., 1980, c. 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 value and interest;

AND WHEREAS Notice of Intention to so designate 927 King Street East, Cambridge, Ontario, have been duly published and served;

AND WHEREAS it is considered desirable to designate the property known as 927 King Street East, Cambridge, Ontario.

NOW THEREFORE, THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE CITY OF CAMBRIDGE ENACTS AS FOLLOWS: -

- 1. THAT there is designated as being of architectural and historic significance the exterior of the original structure located on the real property, more particularly described in Schedule "A" and "B" attached hereto, known as 927 King Street East, Cambridge, Ontario. The reasons for designation are as set out in Schedule "B" attached hereto.
- 2. THAT the City of Cambridge is hereby authorized to cause a copy of this by-law to be served upon the owner of the said property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Cambridge.

READ A FIRST, SECOND AND THIRD TIME

ENACTED AND PASSED, THIS 14TH DAY OF DECEMBER, A.D., 1987

*B. Miller*  
MAYOR

*James Anolter*  
CLERK

SCHEDULE "A"

TO BY-LAW NO. 391-87

OF THE

CORPORATION OF THE CITY OF CAMBRIDGE

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Cambridge, in the Regional Municipality of Waterloo (formerly in the Town of Preston) and Province of Ontario and being composed of Part of lot 1, North side of King Street, Plan 521 and part of lot 94, Plan 716 more particularly described as follows:

PREMISING that the northerly limit of King Street has a bearing of N 54°26'20" W and relating all bearing herein thereto;

COMMENCING at a point which may be located as follows;

BEGINNING at the west angle of Lot 3, north side of King Street, Registered Plan 521;

THENCE N 35°37'55" E along the northwest limit of the said Lot 3, a distance of 6.00 feet to the northeast limit of King Street;

THENCE S 54°26'20" E along the northeast limit of King Street, a distance of 159.18 feet to an iron bar therein;

THENCE N 35°38'40" E, a distance of 5.58 feet to the westerly corner of a three storey old stone building and being the POINT OF COMMENCEMENT of the foregoing described lands

THENCE N 35°38'40" E, a distance of 39.9 feet to a point;

THENCE S 54°09'10" E, a distance of 85.2 feet to a point;

THENCE N 35°50'50" E, a distance of 18.00 feet to a point;

THENCE S 54°09'10" E, a distance of 15.73 feet to a point;

THENCE S 36°11'10" W, a distance of 57.35 feet to a point;

THENCE N 54°28'W, a distance of 100.45 feet to the point of commencement.

The foregoing six courses are all along the outside face of a three storey stone building, and include the stone tower.

SCHEDULE "B"

TO BY-LAW 391-87

OF THE

CORPORATION OF THE CITY OF CAMBRIDGE

Architectural Description

The subject buildings, referred to as the Jacob Hespeler Grist Mill, is a three storey structure constructed of limestone rubblestone. It is described in detail in the L.A.C.A.C. Building Description dated June 1987. Also included in the designation is the tower, built of a similar material, which is attached to the north east corner of the mill building proper. This structure is currently used by the Hespeler Furniture Company as a freight elevator shaft.

The architectural feature of particular interest are as follows:

1. all exterior wall materials and treatment including all limestone rubblestone sections and uneven quions;
2. all existing roof profiles and features including the projecting stone eaves band in the roof line;
3. all existing openings including all 6/6 double hung sash and sills; all voussairs; the wider windows at the northerly end (now boarded up); the square headed door at the northerly end which is of similar width to the windows directly above.

Historical Description

The subject building is situated in the "Pennsylvania German Village" section of what was formerly Preston. It was constructed circa 1839 as a grist mill by Jacob Hespeler, a local entrepreneur after whom the Village of Hespeler was named. In 1875 the building was converted into a carriage works, the largest of its kind in Preston. From 1900 onward it was used for furniture manufacturing by a number of companies among them the Crown Furniture Company (1902 - 1924); the Schmidt Furniture Company (1931 - 1959); and most recently the Hespeler Furniture Company.

Reasons for Designation

- a. Historic Value
  - (i) it dates from an early period in the development of the City's communities;
  - (ii) it is associated with a person (Jacob Hespeler) who is recognized as having made a significant contribution to the City's development and as having materially influenced the course of local, and regional development.
- b. Architectural Value
  - (i) it is a good, well preserved and representative example of its period of building;
  - (ii) it makes an important contribution to the streetscape of which it forms a part.

THE CORPORATION OF THE CITY OF CAMBRIDGE

In the matter of the Ontario Heritage Act, R.S.O. 1980, Chapter 337, and in the matter of the lands and premises at 927 King Street East, (Jacob Hespeler Grist Mill), in the City of Cambridge, in the Regional Municipality of Waterloo, and Province of Ontario.

NOTICE OF PASSING OF BY-LAW

TAKE NOTICE that the Council of the Corporation of the City of Cambridge has passed By-law No. 391-87, to designate the following property of architectural and historic significance under Part IV of the Ontario Heritage Act, R.S.O., 1980, Chapter 337.

927 King Street East  
(Jacob Hespeler Grist Mill)

DATED at the City of Cambridge this 2nd day of January, 1988.

J. Anderson  
City Clerk