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796643

PASSED: November 13th A.D. 1984

NO.

Registry Division of Waterloo North (No. 58)

I CERTIFY that this instrument is registered on

BY-LAW NUMBER 84-179

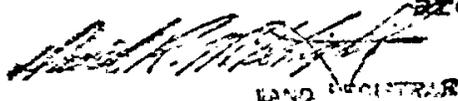
OF THE

CORPORATION OF THE CITY OF KITCHENER

'84 NOV 16 A11:41

in the
Land Registry Office
at Kitchener,
Ontario.

(Being a by-law to designate the
property municipally known as 150 Water
Street South/73 Heins Avenue in the City of
Kitchener as being of historical and
architectural value)


LAND REGISTRAR

JAMES WALLACE
City Solicitor
Kitchener, Ontario

10.00

City of Kitchener
EX INDUSTRIA PROSPERITAS



R. W. PRITCHARD, A.M.C.T., C.M.C.
COMMISSIONER OF GENERAL SERVICES
AND CITY CLERK

City Hall, Box 1118
Kitchener, Ontario, Canada
Postal Code N2G 4G7
(519) 885-7242

November 22, 1984

Ontario Heritage Foundation
77 Bloor Street West
7th Floor
Toronto, Ontario
M7A 2R9

Attention: Mr. R. Rogers

Dear Mr. Rogers:

Re: 150 Water Street South/73 Heins Avenue, Kitchener

This is to advise you that By-law #84-179, being a by-law to designate the property municipally known as 150 Water Street South/73 Heins Avenue, as being of historic and architectural value, was passed by Kitchener City Council on November 13, 1984.

I am enclosing herewith a certified copy of By-law #84-179 together with the Reasons for Designation, which was registered against the subject property at the Registry Office in Kitchener on November 16, 1984 as Instrument #796643.

Yours very truly,

A handwritten signature in cursive script, appearing to read 'R. W. Pritchard', is written over a horizontal line.

R.W. Pritchard
Commissioner of General Services
& City Clerk

RWP:mlw

REASONS FOR DESIGNATION

The designation described herein is recommended on historical and architectural grounds. The house was built in 1910 for industrialist Homer Ford, a partner in the Interior Hardwood Company Limited. In terms of architecture, the house reflects a Tudor style.

OF THE

CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate the property municipally known as 150 Water Street South/73 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 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 150 Water Street South/73 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 the aforesaid 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 the property known as 150 Water Street South/73 Heins Avenue, more particularly the following features: the facade of 150 Water Street South including the tiled floor and wooden ceiling of the porch, the brick steps walkway, and the garage facade to the roof line; the Park Street facade; the facade of 73 Heins excluding the first storey area of the kitchen entrance to 150 Water Street South; the side facade of 73 Heins including the garage facade to the roof line and the wooden doors; brackets under the eaves, chimneys, metal cresting on the roof line. And further, that the following interior features be designated: oak floors; oak panelling, and ceiling beams in the living room; oak mantel in the living room; mahogany panelling and ceiling beams in the dining room; the oak staircase; oak trim around the doorways; leaded glass consisting of the designs - Queen Ann, clear diamonds, obscure oval, art glass and lozenges; and the three cloisonne windows.

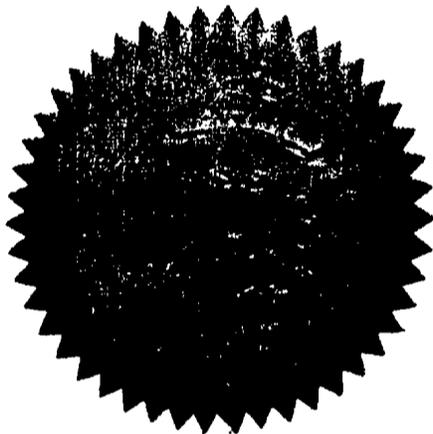
CERTIFIED TO BE A TRUE COPY

RAW, Pritchard, CITY CLERK

[Handwritten signature]

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 November, A.D. 1984.



D. 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 Province of Ontario composed of parts of Lots Number Fourteen (14) of the Veronica Heins' Survey, Registered Plan Number 165 and of Lot Number Twenty-four (24) of McMahon's Survey, Registered Plan Number 47, more particularly described as follows, that is to say:

COMMENCING on the westerly limit of said Lot Number 14 at a distance of thirty-five (35) feet measured southerly along the same from the most northerly angle of said Lot Number 14;

THENCE southerly along said westerly limit eighty-three (83) feet to the southerly limit of the said Lot;

THENCE along the same and the production thereof South sixty-six (66) degrees East, sixty-two (62) feet to a stake on the westerly limit of Water Street (formerly known as Frank's Lane);

THENCE along same North sixty-four (64) degrees thirty (30) minutes East sixty-four (64) feet to a point;

THENCE North twenty-five (25) degrees and thirty (30) minutes West thirty (30) feet to a point;

THENCE North sixty-six (66) degrees West five and one-half (5 1/2) feet;

THENCE North twenty-four (24) degrees East fifteen (15) feet;

THENCE North sixty-six (66) degrees West seventy-five (75) feet to the place of beginning.

(The lands hereinbefore described are the same as those in Deed registered as Instrument Number 746938.)