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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

March 6, 1985

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

Attention: Mr. R. Rogers

Dear Mr. Rogers:

Re: 117 King Street West, Kitchener

This is to advise you that By-law #85-32, being a by-law to designate part of the property municipally known as 117 King Street West as being of historic and architectural value, was passed by Kitchener City Council on February 25, 1985.

I am enclosing herewith a certified copy of By-law #85-32 together with the Reasons for Designation which was registered against the subject property at the Land Registry Office in Kitchener on March 5, 1985 as Instrument #804648.

Yours very truly,

for *Kevin Bain*
R.W. Pritchard
Commissioner of General Services
& City Clerk

RWP:mlw

804648

PASSED: February 25th A.D. 1985

Registry Division of Waterloo North (No. 58)
I CERTIFY that this instrument is registered on

BY-LAW NUMBER 85-32

'85 MAR -5 P3:48

OF THE

CORPORATION OF THE CITY OF KITCHENER

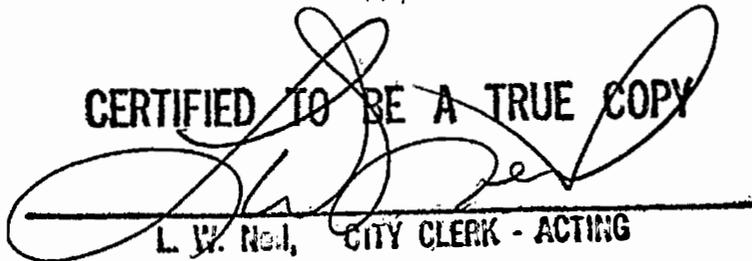
in the
Land Registry Office
at Kitchener,
Ontario.

(Being a by-law to designate part of the
property municipally known as 117 King
Street West in the City of Kitchener as being
of historical and architectural value)



JAMES WALLACE
City Solicitor
Kitchener, Ontario

CERTIFIED TO BE A TRUE COPY


L. W. Neil, CITY CLERK - ACTING

18-

OF THE

CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate part of the property municipally known as 117 King Street West 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 117 King Street West 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:

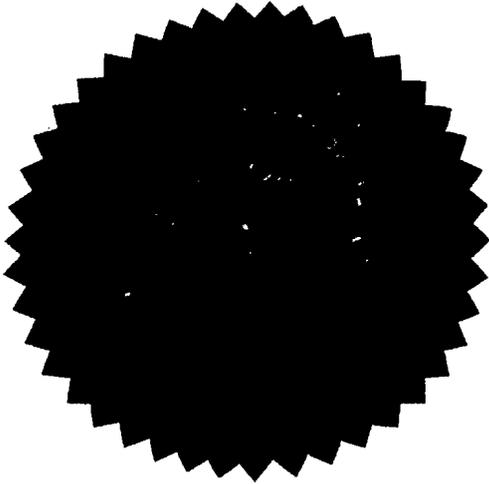
1. There is designated as being of historical and architectural value that part of the aforesaid real property known as 117 King Street West being comprised of the facade of the building including granite work on the first and second floors, the arch brickwork over the windows, the frieze work under the third floor arches, the capstone and the brickwork of the false front of the building at the roofline.
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

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L. W. Neil, CITY CLERK - ACTING

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 *25th* day of *February*, A.D. 1985.



D. V. Cardillo

Mayor

[Signature]

Clerk

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[Signature]

L. W. Neil, - CITY CLERK - ACTING

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 (formerly the County of Waterloo) and Province of Ontario, containing by admeasurement sixteen hundredths of an acre, be the same more or less, being composed of part of Lots Numbers Nine and Ten in Section Two of Frederick Gaukel's Survey west of Ontario Street and south of King Street as shown on the registered plan of part of the said City, Plan Number 380 and more particularly described as follows:

COMMENCING at the point of intersection of the southerly limit of King Street with the easterly face of the easterly wall of the brick building now standing on the herein described parcel of land, said point being distant two hundred and nine and two-tenths feet from the intersection of the westerly limit of Ontario Street with the southerly limit of King Street as shown on said Plan 380;

THENCE north sixty-three degrees west along the southerly limit of King Street forty-five and one-tenth feet to the westerly face of the westerly wall of said brick building;

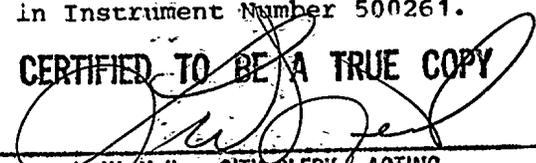
THENCE south twenty-seven degrees west along said wall and along the line of said wall produced one hundred and fifty-six feet and seventy-five one-hundredths of a foot (156.75') to the northerly limit of a lane (as shown on said Plan 380) in the rear of the said lots;

THENCE along the northerly limit of the said lane, south sixty-three degrees forty-five minutes east, forty-five and one-tenth feet to the line which is the production of the easterly face of the easterly wall of said brick building;

THENCE north twenty-seven degrees east along the same one hundred and fifty-five feet and seventy-six one-hundredths of a foot (155.76') more or less, to the place of beginning.

Said lands being the same as those described in Instrument Number 500261.

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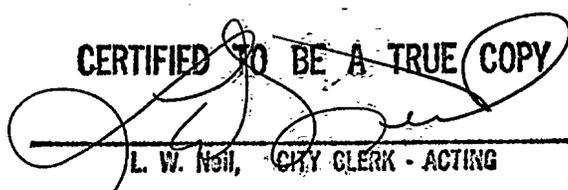

L. W. Neil, CITY CLERK - ACTING

804648

REASONS FOR DESIGNATION

The designation described herein is recommended on historical and architectural grounds. This building was constructed in 1895 by William Simpson, father of the furniture industry in Kitchener and Waterloo. In terms of architecture, this building is a typical 19th century store front of four stories, with the bottom two stories having been renovated with a granite front in circa 1930.

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L. W. Ngii, CITY CLERK - ACTING