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CITY of STRATFORD

Office of the City
Clerk-Administrator

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Stratford, Ontario N5A 6W1
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August 18, 1995

IN THE MATTER OF THE ONTARIO HERITAGE
ACT, SECTION 29, R.S.O. 1990, CHAPTER 0.18

AND IN THE MATTER OF THE LANDS AND PREMISES
AT THE FOLLOWING MUNICIPAL ADDRESS IN THE
CITY OF STRATFORD IN THE PROVINCE OF ONTARIO

NOTICE OF INTENTION TO DESIGNATE

RECEIVED
IN THE OFFICE

AUG 24 1995

CULTURAL PROGRAMS
HERITAGE UNIT

To: Ontario Heritage Foundation
10 Adelaide Street, East
Toronto, Ontario
M5C 1J3

TAKE NOTICE that the Council of the Corporation of the City of Stratford intends to designate the property at the following municipal address as a property of architectural and historical value or interest under Section 29 of The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.

63 Avon Street - Reasons for Designation

Architectural: The significant exterior features worthy of designation are: the red rug brick with decorative diamond detail, a popular material used by the architect James Russell; two chimneys of which the left is still the original brick and the right has been repaired; the leaded, bevelled and stained glass windows; the shape of the windows are significant and therefore should be retained - 2 front square bows with 4 panels across and one at each end, a side bow east side for a summer living room and bedroom, the windows for which were 6 over 6 (see 1973 photos in file) rather than as indicated on the blueprints; a two storey porch at the back that was intended to be screened but was windowed soon after being built. At this time repairs to the leaded and stained glass windows and exterior point work is needed. The house has retained a large part of its integrity in relation to its original state. Only repairs to the west chimney and replacement of windows in the summer dining room and bedroom porch have altered the original materials.

A copy of the original blueprints, by James Russell, are on file to be referred to for further details for restoration and repairs. Please note, however, that the windows and porch at the back were not built to blueprints, as detailed above.

The front entrance inside and out is important and worthy of listing in the reasons for designation. The large portico has a segmented arched roof and the door, with side lights, opens to an oak panelled foyer with oak stair case and murals painted by an itinerant artist in 1919 on the upper half of the walls and ceiling. The ceiling in the summer living room is curved with lights set in at the top of the walls.

Historical: This part of Stratford is known as "The Hill" and the house sits on land once a part of the Annie MacPherson property.

Henry and George Kalbfleisch, who had this home built, opened a machine shop in 1893 at the corner of St. Patrick and Erie Streets. The business kept pace with the times by expanding to include bicycles and then when the era of the automobile arrived they took over the Ford Agency. In 1994 the Kalbfleisch family celebrated 100 years of business. At one time the business expanded to open a planing mill on Milton Street which was managed by brother Emil.

63 Avon is to be designated for its architectural representation of an Edwardian home and its historical significance as the family home of a prominent Stratford business leader, George Kalbfleisch.

Notice of objection to the proposed designation, together with a statement of the reasons for the objection and all relevant facts, shall be served on the Clerk of the City of Stratford, before the 18th day of September, 1995.

DATED at the City of Stratford
this 18th day of August, 1995


Joan L. Thomson
Acting Deputy City Clerk