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This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



**CITY of
STRATFORD**

Corporate Services

City Hall, P.O. Box 818
Stratford, Ontario N5A 6W1
(519) 271-0250
Fax: (519) 273-5041

RECEIVED
MAY 22 2001
**CONSERVATION REVIEW
BOARD**

May 16, 2001

Ms. [REDACTED]
117 Cobourg Street
STRATFORD ON N5A 3E7

Ontario Heritage Foundation
10 Adelaide Street East
TORONTO ON M5C 1J3

Ministry of Citizenship, Culture and Recreation
Heritage and Libraries Branch
400 University Avenue, 4th Floor
TORONTO ON M7A 2R9

Dear [REDACTED]

Re: 117 Cobourg Street, Stratford

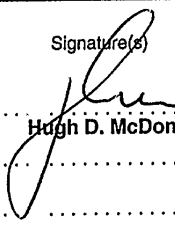
Enclosed is a copy of City of Stratford By-law No. 56-2001 designating the real property known municipally as 117 Cobourg Street, Stratford, as being of architectural and historical value or interest. The by-law was registered on May 15, 2001 as instrument no. LT019405.

Yours truly,

Joan L. Thomson, B.A., A.M.C.T.
City Clerk

/cw
Enc.

cc: LACAC

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR OFFICE USE ONLY</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">LT019405</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">CERTIFICATE OF RECEIPT PERTH (44) STRATFORD</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">'01 MAY 15 PM 1 09</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">R. G. McDonald LAND REGISTRAR</p> <p>New Property Identifiers</p> <p>Additional: See Schedule <input type="checkbox"/></p> <p>Executions</p> <p>Additional: See Schedule <input type="checkbox"/></p>		<p>(1) Registry <input type="checkbox"/> Land Titles <input checked="" type="checkbox"/> (2) Page 1 of 4 pages</p>	
		<p>(3) Property Identifier(s) 53124 Block 0125 Property 0125 Additional: See Schedule <input type="checkbox"/></p>	
		<p>(4) Nature of Document BY-LAW No. 56-2001</p>	
		<p>(5) Consideration Dollars \$</p>	
<p>(6) Description Part Lot 194, Plan 20, City of Stratford, County of Perth as in Instrument #R298850 Subject to and Together with Instrument #R298850 Being the whole of the PIN.</p>		<p>(7) This Document Contains (a) Redescription New Easement Plan/Sketch <input type="checkbox"/> (b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/></p>	
		<p>(8) This Document provides as follows: See by-law attached</p> <p style="text-align: right;">Continued on Schedule <input type="checkbox"/></p>	
<p>(9) This Document relates to Instrument number(s)</p>			
<p>(10) Party(ies) (Set out Status or Interest) Name(s) THE CORPORATION OF THE CITY OF STRATFORD by its solicitors, Barenberg, McDonald & Tymec Signature(s)  Date of Signature Y 2001 M 05 D 15</p>			
<p>(11) Address for Service 1 Wellington Street Stratford, Ontario N5A 2L5</p>			
<p>(12) Party(ies) (Set out Status or Interest) Name(s) _____ Signature(s) _____ Date of Signature Y _____ M _____ D _____</p>			
<p>(13) Address for Service _____</p>			
<p>(14) Municipal Address of Property 117 Cobourg Street Stratford, Ontario</p>		<p>(15) Document Prepared by: Hugh D. McDonald Barenberg, McDonald & Tymec Barristers and Solicitors 10 Downie Street, Second Floor Stratford, Ontario N5A 7K4</p>	
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR OFFICE USE ONLY</p>		<p style="text-align: center;">Fees and Taxes</p>	
		<p>Registration Fee</p>	
		<p></p>	
		<p></p>	
		<p>Total 60</p>	



**BY-LAW NUMBER 56-2001
OF THE CORPORATION OF
THE CITY OF STRATFORD**

BEING a by-law to designate 117 Cobourg Street under Part IV of the *Ontario Heritage Act* as being of architectural and historical value or interest.

WHEREAS Section 29 of the *Ontario Heritage Act, R.S.O. 1990, Chapter O.18* authorizes the Council of a municipality to enact by-laws to designate real property including all buildings and structures thereon, to be of architectural and historical value or interest;

AND WHEREAS the Council of The Corporation of the City of Stratford has consulted with its Local Architectural Conservation Advisory Committee;

AND WHEREAS the Council of The Corporation of the City of Stratford has caused to be served upon The Ontario Heritage Foundation and the owners of the property known as 117 Cobourg Street, Stratford, notice of its intention to so designate the aforesaid real property and has caused general circulation in the City of Stratford by publication of the notice of intention in a newspaper having general circulation in the municipality;

AND WHEREAS no written notice of objection to the proposed designation has been served on the Clerk of the Municipality within the prescribed time.

NOW THEREFORE BE IT ENACTED by Council of The Corporation of the City of Stratford as follows:

1. That the real property known as 117 Cobourg Street, in the City of Stratford is hereby designated as being of architectural and historical value or interest for the reasons described in Schedule "A" attached hereto.
2. The Municipal Solicitor is hereby authorized to cause a copy of this by-law to be registered in the proper land registry office against the property described in Schedule "B" attached hereto.
3. The Clerk is hereby authorized to cause a copy of this by-law to be served on The Ontario Heritage Foundation and the owner of the property and to cause notice of the passing of this by-law to be published in the Stratford Beacon Herald being a paper having a general circulation in the municipality.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 23rd day of April, 2001.



Mayor – Karen Haslam



Clerk – Joan L. Thomson

2.

THIS IS SCHEDULE "A" TO BY-LAW 56-2001

OF THE CORPORATION OF THE CITY OF STRATFORD

passed this 23rd day of April, 2001.

Reasons for the heritage designation of 117 Cobourg Street:

The actual construction date for 117 Cobourg Street is hard to determine as it predates the earliest tax assessment rolls for Stratford. The original structure, probably constructed in this mid 1850's, does appear on Lot 194 on a ¼ of an acre on the 1857 tax assessment roll. This would indicate that 117 Cobourg Street was built in 1857 or earlier. The 1861 census shows a 1 storey frame structure on the lot. In all likelihood, the architectural style of the original building was a frame Regency Cottage. It was unusual to find a frame Regency Cottage located in the City. The building's architectural style today is more in keeping with a 1 ½ storey Gothic Ontario House. The frame cottage was bricked over and added to at a later date to reflect the existing style. The additions would have included the second storey, street facing gable as well as the bay window located on the east side of the cottage.

The tax assessment rolls for the mid 1870's and later show an increase in value which likely indicates the additions to the original structure. Ontario Houses were first documented in 1868 to 1867 in this area, and this mid 1870's date is in keeping with the Gothic style. The lot was later subdivided, likely during the mid 1900's. Two houses, 24 and 30 Nile Street, were constructed on corner Lot 194. The front porch has been added to within the past 20 years (post 1979).

Reasons for Designation: This building is being designated primarily because of its age, as well as its stylistic distinction, design integrity and overall structural soundness. 117 Cobourg Street is also listed on Stratford's Significant Building Inventory and for this reason alone should be protected. Due to the age of the building, the entire form of the structure is designated with the exception of the front porch and associated porch elements. The detailing of the cottage is modest, but some features worth noting are the stone foundation, arched radiating voussoirs above main door and window openings, and the double hung original wood windows (some with divided lights). Other specific components of the building to be designated are; the brickwork; any currently remaining original windows and associated components; the existing bay window to the east (including original windows and window components); and the entire roof structure and form (but not roofing material since the asphalt shingles are not original).

4

THIS IS SCHEDULE "B" TO BY-LAW 56-2001
OF THE CORPORATION OF THE CITY OF STRATFORD

passed this 23rd day of April, 2001.

117 Cobourg Street, Stratford

North Part of Lot 194, Plan 20, City of Stratford, County of Perth, more particularly described as follows:

COMMENCING at the Northwest angle of said lot;

THENCE East along the North limit thereof (being the South limit of Cobourg Street) 40 feet to a point, said point being the Northeast angle of those lands in said Lot 194 as described in Instrument Number 61555;

THENCE South and parallel with the West limit 72 feet 3 inches more or less to a point, said point being distant 32 feet 9 inches measured North from and at right angles to the South limit;

THENCE West and parallel to the South limit 15 feet to a point;

THENCE South and parallel to the West limit 32 feet 9 inches to a point in the South limit;

THENCE West along the South limit 25 feet to the Southwest angle of said lot;

THENCE North along the West limit 32 feet 9 inches to a point;

THENCE East parallel to the North limit 20 feet 3 inches to a point;

THENCE North parallel to the West limit 10 feet to a point;

THENCE West parallel to the South limit along the dividing wall of the double garage now standing on the said lot a distance of 20 feet 3 inches to a point in the West limit;

THENCE North along the West limit 62 feet 3 inches more or less to the Northwest angle of said lot.

SUBJECT TO a right-of-way over that parcel of Lot 194 described as Part 5 on Reference Plan 44R-973.

AND TOGETHER WITH a right-of-way over that parcel of Lot 194 described as Part 4 on Reference Plan 44R-973.

AND TOGETHER WITH a right-of-way over, along and upon that parcel of Lot 194 described as Parts 2 and 3 on Reference Plan 44R-973.

AND SUBJECT TO a right-of-way over, along and upon that parcel of Lot 194 described as Part 6 on Reference Plan 44R-973.



**CITY of
STRATFORD**
Corporate Services

City Hall, P.O. Box 818
Stratford, Ontario N5A 6W1
(519) 271-0250
Fax: (519) 273-5041



May 16, 2001

Ms. Joan MacKenzie
117 Cobourg Street
STRATFORD ON N5A 3E7

Ontario Heritage Foundation
10 Adelaide Street East
TORONTO ON M5C 1J3

Ministry of Citizenship, Culture and Recreation
Heritage and Libraries Branch
400 University Avenue, 4th Floor
TORONTO ON M7A 2R9

Dear Ms. MacKenzie:

Re: 117 Cobourg Street, Stratford

Enclosed is a copy of City of Stratford By-law No. 56-2001 designating the real property known municipally as 117 Cobourg Street, Stratford, as being of architectural and historical value or interest. The by-law was registered on May 15, 2001 as instrument no. LT019405.

Yours truly,

Joan L. Thomson, B.A., A.M.C.T.
City Clerk

/cw
Enc.

cc: LACAC

✓
JL
July 16/01



**CITY of
STRATFORD**

Corporate Services

City Hall, P.O. Box 818
Stratford, Ontario N5A 6W1
(519) 271-0250
Fax: (519) 273-5041

RECEIVED

MAY 09 2001

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 PASSING A DESIGNATING BY-LAW NO. 56-2001

TO:

117 Cobourg Street
STRATFORD ON N5A 3E7

AND TO: Ontario Heritage Foundation
10 Adelaide Street East
TORONTO ON M5C 1J3

Ministry of Citizenship, Culture & Recreation
Heritage & Libraries Branch
400 University Avenue, 4th Floor
TORONTO ON M7A 2R9

Take notice that the Council of the Corporation of the City of Stratford, at a meeting held on April 23, 2001 has designated 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.

117 Cobourg Street – Reasons for Designation

The actual construction date for 117 Cobourg Street is hard to determine as it predates the earliest tax assessment rolls for Stratford. The original structure, probably constructed in this mid 1850's, does appear on Lot 194 on a ¼ of an acre on the 1857 tax assessment roll. This would indicate that 117 Cobourg Street was built in 1857 or earlier. The 1861 census shows a 1 storey frame structure on the lot. In all likelihood, the architectural style of the original building was a frame Regency Cottage. It was unusual to find a frame Regency Cottage located in the City. The building's architectural style today is more in keeping with a 1-½ storey Gothic Ontario House. The frame cottage was bricked over and added to at a later date to reflect the existing style. The additions would have included the second storey, street facing gable as well as the bay window located on the east side of the cottage.

The tax assessment rolls for the mid 1870's and later show an increase in value which likely indicates the additions to the original structure. Ontario Houses were first documented in 1868 to 1867 in this area, and this mid 1870's date is in keeping with the Gothic style. The lot was later subdivided, likely during the mid 1900's. Two houses, 24 and 30 Nile Street, were constructed on corner Lot 194. The front porch has been added to within the past 20 years (post 1979).

Reasons for Designation: This building is being designated primarily because of its age, as well as its stylistic distinction, design integrity and overall structural soundness. 117 Cobourg Street is also listed on Stratford's Significant Building Inventory and for this reason alone should be protected. Due to the age of the building, the entire form of the structure is designated with the exception of the

front porch and associated porch elements. The detailing of the cottage is modest, but some features worth noting are the stone foundation, arched radiating voussoirs above masonry door and window openings, and the double hung original wood windows (some with divided lights). Other specific components of the building to be designated are; the brickwork; any currently remaining original windows and associated components; the existing bay window to the east (including original windows and window components); and the entire roof structure and form (but not roofing material since the asphalt shingles are not original).

Should you require additional information on this by-law, please contact the undersigned.

Dated at the City of Stratford
this 5th day of May, 2001

Joan L. Thomson
City Clerk



Document General

Form 4 - Land Registration Reform Act, 1984

D

<div style="writing-mode: vertical-rl; transform: rotate(180deg); font-weight: bold;">FOR OFFICE USE ONLY</div> <div style="text-align: center; padding: 10px;"><div style="font-size: 1.5em; font-weight: bold; margin-bottom: 10px;">LT019405</div><div style="font-weight: bold; margin-bottom: 10px;">CERTIFICATE OF RECEIPT</div><div style="font-weight: bold; margin-bottom: 10px;">PERTH (44) STRATFORD</div><div style="font-weight: bold; margin-bottom: 10px;">01 MAY 15 PM 1 09</div><div style="font-weight: bold; margin-bottom: 10px;">P. B. McDonald</div><div style="font-weight: bold;">LAND REGISTRAR</div></div>	<div style="display: flex; justify-content: space-between;"><div>(1) Registry <input type="checkbox"/></div><div>Land Titles <input checked="" type="checkbox"/></div><div>(2) Page 1 of 4 pages</div></div>	
	<div style="display: flex; justify-content: space-between;"><div>(3) Property Identifier(s) <div style="font-size: 1.2em; font-weight: bold;">53124</div></div><div>Block <div style="font-size: 1.2em; font-weight: bold;">0125</div></div><div>Property <div style="font-size: 1.2em; font-weight: bold;">0125</div></div><div>Additional: See Schedule <input type="checkbox"/></div></div>	
	(4) Nature of Document BY-LAW No. 56-2001	
	(5) Consideration <div style="text-align: right;">Dollars \$</div>	
	(6) Description <div style="padding: 5px;">Part Lot 194, Plan 20, City of Stratford, County of Perth in Instrument #R278850 Subject to and Together with Instrument #R278850 Being the whole of the PIN.</div>	

(7) This Document Contains <input type="checkbox"/>	(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>	(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/>
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(8) This Document provides as follows:

See by-law attached

Continued on Schedule ☐

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest) Name(s) <div style="font-weight: bold; font-size: 1.1em;">THE CORPORATION OF THE CITY OF STRATFORD</div> <div style="font-weight: bold; font-size: 1.1em;">by its solicitors, Barenberg, McDonald & Tymec</div>	Signature(s) <div style="font-size: 1.2em; font-weight: bold;">Hugh D. McDonald</div>	Date of Signature Y M D <div style="font-size: 1.1em; font-weight: bold;">2001 05 15</div>
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(11) Address for Service
**1 Wellington Street
Stratford, Ontario N5A 2L5**

(12) Party(ies) (Set out Status or Interest) Name(s)	Signature(s)	Date of Signature Y M D

(13) Address for Service

(14) Municipal Address of Property 117 Cobourg Street Stratford, Ontario	(15) Document Prepared by: Hugh D. McDonald Barenberg, McDonald & Tymec Barristers and Solicitors 10 Downie Street, Second Floor Stratford, Ontario N5A 7K4	<div style="writing-mode: vertical-rl; transform: rotate(180deg); font-weight: bold;">FOR OFFICE USE ONLY</div> <table border="1" style="width:100%; border-collapse: collapse;"><tr><th colspan="2" style="font-weight: normal;">Fees and Taxes</th></tr><tr><td style="font-size: 0.8em;">Registration Fee</td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td style="font-weight: bold;">Total</td><td style="text-align: right; font-size: 1.2em; font-weight: bold;">60</td></tr></table>	Fees and Taxes		Registration Fee								Total	60
Fees and Taxes														
Registration Fee														
Total	60													



**BY-LAW NUMBER 56-2001
OF THE CORPORATION OF
THE CITY OF STRATFORD**

BEING a by-law to designate 117 Cobourg Street under Part IV of the *Ontario Heritage Act* as being of architectural and historical value or interest.

WHEREAS Section 29 of the *Ontario Heritage Act, R.S.O. 1990, Chapter O.18* authorizes the Council of a municipality to enact by-laws to designate real property including all buildings and structures thereon, to be of architectural and historical value or interest;

AND WHEREAS the Council of The Corporation of the City of Stratford has consulted with its Local Architectural Conservation Advisory Committee;

AND WHEREAS the Council of The Corporation of the City of Stratford has caused to be served upon The Ontario Heritage Foundation and the owners of the property known as 117 Cobourg Street, Stratford, notice of its intention to so designate the aforesaid real property and has caused general circulation in the City of Stratford by publication of the notice of intention in a newspaper having general circulation in the municipality;

AND WHEREAS no written notice of objection to the proposed designation has been served on the Clerk of the Municipality within the prescribed time.

NOW THEREFORE BE IT ENACTED by Council of The Corporation of the City of Stratford as follows:

1. That the real property known as 117 Cobourg Street, in the City of Stratford is hereby designated as being of architectural and historical value or interest for the reasons described in Schedule "A" attached hereto.
2. The Municipal Solicitor is hereby authorized to cause a copy of this by-law to be registered in the proper land registry office against the property described in Schedule "B" attached hereto.
3. The Clerk is hereby authorized to cause a copy of this by-law to be served on The Ontario Heritage Foundation and the owner of the property and to cause notice of the passing of this by-law to be published in the Stratford Beacon Herald being a paper having a general circulation in the municipality.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 23rd day of April, 2001.


Mayor – Karen Haslam


Clerk – Joan L. Thomson

2.

THIS IS SCHEDULE "A" TO BY-LAW 56-2001

OF THE CORPORATION OF THE CITY OF STRATFORD

passed this 23rd day of April, 2001.

Reasons for the heritage designation of 117 Cobourg Street:

The actual construction date for 117 Cobourg Street is hard to determine as it predates the earliest tax assessment rolls for Stratford. The original structure, probably constructed in this mid 1850's, does appear on Lot 194 on a ¼ of an acre on the 1857 tax assessment roll. This would indicate that 117 Cobourg Street was built in 1857 or earlier. The 1861 census shows a 1 storey frame structure on the lot. In all likelihood, the architectural style of the original building was a frame Regency Cottage. It was unusual to find a frame Regency Cottage located in the City. The building's architectural style today is more in keeping with a 1 ½ storey Gothic Ontario House. The frame cottage was bricked over and added to at a later date to reflect the existing style. The additions would have included the second storey, street facing gable as well as the bay window located on the east side of the cottage.

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Reasons for Designation: This building is being designated primarily because of its age, as well as its stylistic distinction, design integrity and overall structural soundness. 117 Cobourg Street is also listed on Stratford's Significant Building Inventory and for this reason alone should be protected. Due to the age of the building, the entire form of the structure is designated with the exception of the front porch and associated porch elements. The detailing of the cottage is modest, but some features worth noting are the stone foundation, arched radiating voussoirs above main door and window openings, and the double hung original wood windows (some with divided lights). Other specific components of the building to be designated are; the brickwork; any currently remaining original windows and associated components; the existing bay window to the east (including original windows and window components); and the entire roof structure and form (but not roofing material since the asphalt shingles are not original).

4

THIS IS SCHEDULE "B" TO BY-LAW 56-2001
OF THE CORPORATION OF THE CITY OF STRATFORD

passed this 23rd day of April, 2001.

117 Cobourg Street, Stratford

North Part of Lot 194, Plan 20, City of Stratford, County of Perth, more particularly described as follows:

COMMENCING at the Northwest angle of said lot;

THENCE East along the North limit thereof (being the South limit of Cobourg Street) 40 feet to a point, said point being the Northeast angle of those lands in said Lot 194 as described in Instrument Number 61555;

THENCE South and parallel with the West limit 72 feet 3 inches more or less to a point, said point being distant 32 feet 9 inches measured North from and at right angles to the South limit;

THENCE West and parallel to the South limit 15 feet to a point;

THENCE South and parallel to the West limit 32 feet 9 inches to a point in the South limit;

THENCE West along the South limit 25 feet to the Southwest angle of said lot;

THENCE North along the West limit 32 feet 9 inches to a point;

THENCE East parallel to the North limit 20 feet 3 inches to a point;

THENCE North parallel to the West limit 10 feet to a point;

THENCE West parallel to the South limit along the dividing wall of the double garage now standing on the said lot a distance of 20 feet 3 inches to a point in the West limit;

THENCE North along the West limit 62 feet 3 inches more or less to the Northwest angle of said lot.

SUBJECT TO a right-of-way over that parcel of Lot 194 described as Part 5 on Reference Plan 44R-973.

AND TOGETHER WITH a right-of-way over that parcel of Lot 194 described as Part 4 on Reference Plan 44R-973.

AND TOGETHER WITH a right-of-way over, along and upon that parcel of Lot 194 described as Parts 2 and 3 on Reference Plan 44R-973.

AND SUBJECT TO a right-of-way over, along and upon that parcel of Lot 194 described as Part 6 on Reference Plan 44R-973.