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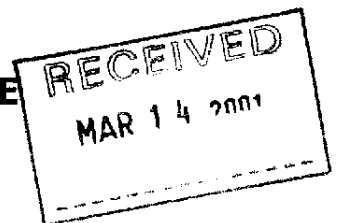
**CITY of  
STRATFORD**  
*Corporate Services*

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

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**



TO: [REDACTED]  
117 Cobourg Street  
STRATFORD ON N5A 3E7

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

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

TAKE NOTICE that 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*:

**117 Cobourg Street, Stratford – 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).

If any person wishes to object to the proposed designation, a Notice of Objection, together with a statement of the reasons for the objection and all relevant facts, must be served on the Clerk of the City of Stratford NO LATER THAN 4:30 p.m. on April 11th, 2001. The *Ontario Heritage Act* provides that where a notice of objection has been served on the Clerk, the Council shall refer the matter to the Conservation Review Board for a hearing.

DATED at the City of Stratford  
this 12th day of March, 2001.

  
Joan L. Thomson – City Clerk