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BY-LAW NUMBER 138-95 OF THE CORPORATION OF THE CITY OF STRATFORD

BEING a by-law to designate the real property known municipally as 63 Avon Street, Stratford as being of architectural and historical value or interest.

WHEREAS Section 29 of The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, 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 Municipal 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 63 Avon 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 once for each of three consecutive weeks;

AND WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the Municipality;

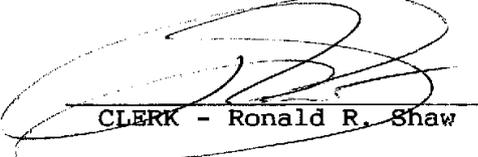
THEREFORE the Council of the Corporation of the City of Stratford ENACTS as follows:

1. There is designated as being of architectural and historical value or interest the real property known as 63 Avon Street, in the City of Stratford 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 against the property described in Schedule "B" hereto in the proper land registry office which property is legally 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 general circulation in the municipality once for each of three consecutive weeks.

READ a FIRST, SECOND and THIRD TIME AND
FINALLY PASSED this 25th day of September, 1995.

ONTARIO HERITAGE TRUST
APR 05 2019
RECEIVED


MAYOR - Dave Hunt


CLERK - Ronald R. Shaw

Reasons for the heritage designation of 63 Avon Street, Stratford, Ontario:

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.

SCHEDULE "B"

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ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Stratford, in the County of Perth and Province of Ontario and being described as follows:

FIRSTLY: All of Lot 19, according to Registered Plan 130 for the said City of Stratford and;

SECONDLY: That part of Lot 445, according to Registered Plan 20 for the said City of Stratford, and being more particularly described as follows:

COMMENCING at a point situate on the North limit of the Lot distant 110 feet Easterly from the North-West corner of said Lot 445, being the intersection of John and Avon Streets;

THENCE Easterly along the Northerly limit of the Lot, 81 feet 10 inches to a point;

THENCE Southerly and parallel to the West limit of the Lot, 140 feet, to a point;

THENCE Westerly and parallel with the North limit of the Lot, 81 feet, 10 inches to a point;

THENCE Northerly parallel with the West limit of the Lot, 140 feet to the place of beginning, as in 276640.

<p style="text-align: center; font-size: 24pt; font-weight: bold;">356640</p> <p style="text-align: center;">NUMBER CERTIFICATE OF REGISTRATION</p> <p style="text-align: center; font-size: 18pt;">95 OCT -6 P 12:34</p> <p style="text-align: center;">PERTH NO. 119 STRATFORD</p> <p style="text-align: center;"><i>J. Williams</i> LAND REGISTRAR</p> <p style="font-size: 8pt;">New Property Identifiers Additional: See Schedule <input type="checkbox"/></p> <p style="font-size: 8pt;">Executions Additional: See Schedule <input type="checkbox"/></p>	<p>(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/> (2) Page 1 of 4 pages</p>	<p>(3) Property Identifier(s) Block Property Additional: See Schedule <input type="checkbox"/></p>
	<p>(4) Nature of Document</p> <p style="text-align: center;">By-Law Number 138-95</p>	
	<p>(5) Consideration</p> <p style="text-align: right;">Dollars \$</p>	
	<p>(6) Description</p> <p>FIRSTLY: Lot 19, Plan 130</p> <p>SECONDLY: Part Lot 445, Plan 20 as in 356640</p> <p>both is the City of Stratford, County of Perth more particularly described in the attached schedule.</p>	
	<p>(7) This Document Contains:</p> <p>(a) Redescription New Easement Plan/Sketch <input type="checkbox"/></p> <p>(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/></p>	

(8) This Document provides as follows:

See By-Law Number 138-96

Continued on Schedule

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

(10) Party(ies) (Set out Status or Interest)	Signature(s)	Date of Signature
Name(s)		Y M D
... THE CORPORATION OF THE CITY OF STRATFORD by its solicitor herein ...	X. <i>W. Stirling Kenny</i> W. STIRLING KENNY	1995 10 06

(11) Address for Service: c/o City Hall, Stratford, Ontario. N5A 6W1

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

(13) Address for Service

<p>(14) Municipal Address of Property</p> <p>63 Avon Street, Stratford, Ontario.</p>	<p>(15) Document Prepared by:</p> <p>KENNY & PARLEE, Barristers & Solicitors, 25 William Street, Stratford, Ontario. N5A 6V6</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2" style="font-size: 8pt;">Fees and Tax</th> </tr> <tr> <td style="font-size: 8pt;">Registration Fee</td> <td style="text-align: center; font-size: 18pt;">50</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td style="font-size: 8pt;">Total</td> <td style="text-align: center; font-size: 18pt;">50.</td> </tr> </table>	Fees and Tax		Registration Fee	50			Total	50.
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Registration Fee	50									
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