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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

RECEIVED

JAN 17 2000

**CONSERVATION REVIEW
BOARD**

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. 1-2000

TO: Paul Howley
Howley Cabinetmaking Ltd.
201 Griffith Road
R.R. #3
STRATFORD ON N5A 6S4

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 January 10, 2000 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.

111-117 Downie Street – Reasons for Designation

These two, three storey brick buildings were constructed in 1906 and 1908, and have since housed a variety of primarily commercial retail establishments. Together with the abutting building at 105-109 Downie Street, these structures form a continuous block of early 20th century commercial buildings which remain intact and close to their original state. Over time, this entire block has also been pivotal in helping to establish a commercial district south of Market Square and retains its prominence today.

Similar in style to 105-109 Downie Street, 111-117 Downie exhibits a simplified Edwardian classicism; a type of "stripped classicism" which is common in public and commercial architecture during this period. On the exterior façade this is generally reflected in its modest design, restraint in detailing, and a simplified, but formal, composition. The brick work on the façade produces a smooth surface appearance which is accentuated subtly with pilaster accents. These accents provide visual relief and form a raised pattern which clearly designated the two distinct buildings. Additionally, the brick pilasters create a sense of architectural continuity with neighbouring 105-109 Downie, which has identical pilasters.

The cornice is understated and adorned with modillion blocks and frieze board. The cornice banding and lower level commercial marque banding is continuous with 105-109 Downie. Upper windows are double-hung with stone lintels and divided lights on the upper sashes (12/1). Upper window

openings are topped with a "relieving arch" and keystone, both formed from bricks set in a "soldier" and "rowlock" position.

The street-level façade and window displays have undergone some alterations related to changes in tenancy and function, but have maintained their original distinctiveness as two buildings. Modifications primarily include repositioning of entrance doors, the more recent addition of stained glass transoms and related enhancing details surrounding the commercial marque and window/display areas. Although these modifications have occurred, they have been limited to the street level store fronts and have been sympathetic to the overall design. The original scale and rhythm of design, unity and balance of the facades have not been lost.

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

Dated at the City of Stratford
this 13th day of January, 2000


Joan L. Thomson – City Clerk



**CITY of
STRATFORD**

Corporate Services

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RECEIVED
FEB 9 - 2000
CONSERVATION REVIEW
BOARD

February 7, 2000

*Edwardian
Commercial
Bldgs.*

Paul Howley
Howley Cabinetmaking Ltd.
201 Griffith Road
R.R. #3
STRATFORD ON N5A 6S4

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

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

Dear Mr. Howley:

Re: 111-117 Downie Street, Stratford

Enclosed is a copy of City of Stratford By-No. 1-2000 designating the real property known municipally as 111-117 Downie Street, Stratford, as being of architectural and historical value or interest. The by-law was registered on January 19, 2000 as instrument no. LT-008475.

Yours truly,

Joan L. Thomson
City Clerk

/cw
Enc.

cc: LACAC

World Champions - "Nations In Bloom"

*RE
6/19
* entered again
9/26/00
✓*



**BY-LAW NUMBER 1-2000
OF THE CORPORATION OF
THE CITY OF STRATFORD**

BEING a by-law to designate 111-117 Downie 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 111-117 Downie 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 111-117 Downie 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 10th day of January, 2000.

THIS IS SCHEDULE "A" TO BY-LAW 1-2000

OF THE CORPORATION OF THE CITY OF STRATFORD

passed this 10th day of January, 2000.

Reasons for the heritage designation of 111-117 Downie Street:

These two, three storey brick buildings were constructed in 1906 and 1908, and have since housed a variety of primarily commercial retail establishments. Together with the abutting building at 105-109 Downie Street, these structures form a continuous block of early 20th century commercial buildings which remain intact and close to their original state. Over time, this entire block has also been pivotal in helping to establish a commercial district south of Market Square and retains its prominence today.

Similar in style to 105-109 Downie Street. 111-117 Downie exhibits a simplified Edwardian classicism; a type of "stripped classicism" which is common in public and commercial architecture during this period. On the exterior façade this is generally reflected in its modest design, restraint in detailing, and a simplified, but formal, composition. The brick work on the façade produces a smooth surface appearance which is accentuated subtly with pilaster accents. These accents provide visual relief and form a raised pattern which clearly designated the two distinct buildings. Additionally, the brick pilasters create a sense of architectural continuity with neighbouring 105-109 Downie, which has identical pilasters.

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SCHEDULE "B"

Part of Lot 1, Plan 28, City of Stratford, County of Perth as in Instrument No. 377424.

Being the whole of PIN 53122-0113