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**CITY of
STRATFORD**

Corporate Services

City Hall, P.O. Box 818
Stratford ON N5A 6W1
(519) 271-0250
Fax: (519) 273-5041
www.city.stratford.on.ca

RECEIVED
MAY 28 2004
**CONSERVATION REVIEW
BOARD**

May 26, 2004



STRATFORD ON N5A 5P6

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 [REDACTED]:

Re: 258 Wellington Street, Stratford

Enclosed is a copy of City of Stratford By-No. 73-2004 designating the real property known municipally as 258 Wellington Street, Stratford, as being of architectural and historical value or interest. The by-law was registered electronically as instrument no. PC13138.

Yours truly,

Joan L. Thomson
City Clerk

/cw
Enc.

cc: Municipal Heritage Committee

6/25/04
✓
RL

Properties

PIN 53115 - 0157 LT **Estate/Qualifier** Fee Simple Lt Conversion Qualified
Description LT 284 PL 20 STRATFORD ; STRATFORD
Address 00258 WELLINGTON ST
STRATFORD

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE CITY OF STRATFORD
Address for Service 1 Wellington Street
Stratford, Ontario
N5A 6W1

This document is being authorized by a municipal corporation Daniel B. Mathleson, Mayor and Joan L. Thomson, Clerk.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-Law No. 73-2004 dated 2004/04/26.

Schedule: See Schedules

Signed By

Hugh Davidson McDonald 10 Downie St., 2nd floor acting for Applicant(s) Signed 2004 05 05
Stratford N5A 7K4
Tel 5192732734
Fax 5192732713

Submitted By

MBK LAW LLP 10 Downie St., 2nd floor 2004 05 05
Stratford N5A 7K4
Tel 5192732734
Fax 5192732713

Fees/Taxes/Payment

Statutory Registration Fee \$60.00
Total Paid \$60.00



**BY-LAW NUMBER 73-2004
OF THE CORPORATION OF
THE CITY OF STRATFORD**

BEING a by-law to designate 258 Wellington 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 Municipal Heritage 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 258 Wellington 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 258 Wellington 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.
4. 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 newspaper having general circulation in the municipality.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 26th day of April, 2004.


Mayor — Daniel B. Mathieson


Clerk — Joan L. Thomson

THIS IS SCHEDULE "A" TO BY-LAW NUMBER 73-2004

OF THE CORPORATION OF THE CITY OF STRATFORD

passed this 26th day of April, 2004.

Reasons for the heritage designation of 258 Wellington Street:

ARCHITECTURAL DETAILS:

Remaining example of previous agricultural community now manufacturing/commercial centre; visual quality of design very good; shape and proportion typical of a mill and easily identifies its use; post and beam construction; functional design for a feed mill; many of original six/six windows remain; quality of workmanship/materials very good; well situated on its site; has become a unique landmark in a primarily residential area; the character of the neighbourhood has changed significantly but the building is not a negative influence; a landmark in the area and probably in the city; interior beams original.

EXTERIOR DETAILS WORTHY OF DESIGNATION:

Entire original post and beam skeleton; original horizontal wood cladding (beneath corrugated *galvanized metal skin*; *original six/six windows*).

Interior details worthy of designation include the entire original post and beam skeleton.

HISTORY OF BUILDING:

- John Grant (Carpenter)
- In building, 1905-1914. Building assessed at \$100. Probably a carpenter's shop.
- O.H. Killer (Flour, Feed And Seed Merchant)
- In building, 1914-1916. Building assessed at \$400. Chopping mill.
- O.H. Killer And Charles Keller (Miller And Builder)
- In building, 1916-1922. Building assessed at \$400. Chopping mill.
- *George A. Barth (Miller) And Agnes Barth*
- In building, 1922-1951. Building assessed at \$400 (1922-1926); assessed at \$450 (1926-1929), building called Stucco; assessed at \$900 (1929), building referred to as Galvanized Iron. Mill.
- Harry Shapiro (H. Shapiro And Sons, Ltd.)
- In building, 1953-1955. Property (land and building) assessed at 3,500. The Shapiro family are still connected with Hudson's. Mrs. Maurice (Sylvia) Helperin is the daughter of Harry Shapiro.)
- Hudson's
- Building used as Hudson's Warehouse, 1955-1981
- Vacant (1982-2000)
- Anything Grows Warehouse (2000-Present)

THIS IS SCHEDULE "B" TO BY-LAW NUMBER 73-2004

OF THE CORPORATION OF THE CITY OF STRATFORD

passed this 26th day of April, 2004.

258 Wellington Street, Stratford

Lot 284, Plan 20, as described in Instrument Number 0372419, City of Stratford, County of
Perth.