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**CITY of
STRATFORD**

Corporate Services

City Hall, P.O. Box 818

Stratford, Ontario N5A 6W4

(519) 271-0250

Fax: (519) 273-5041

RECEIVED

MAY 1 - 2003

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. 65-2003

TO:

357 St. David Street
STRATFORD ON N5A 1E1

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 14, 2003 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.

357 St. David Street – Reasons for Designation

Architectural Details

Queen Anne Box style; 2 ½ storeys; red brick with soldier course over windows; "A" shaped pediment off to one side; fish scale design on shingles in gable; style influenced by Frank Lloyd Wright and his students; possibly done as a copybook house since a builder (William Schenck), was involved rather than an architect; vernacular style; very good example of its type; quality of workmanship and handling of materials very good; building maintained very well; asymmetrical roof line typical of Queen Anne houses; visual quality (proportion, scale, detail), very good in all respects except for rear balcony/ porch which in scale and materials is not in keeping with the rest of the house; stone finish cement block foundation; original front and side doors; excellent windows with original storms; north side verandah has tongue and groove ceiling; all materials in excellent condition.

The general exterior components of the building that are designated are the brickwork, including brick coursing above windows, stone finish work, original windows (including existing bay window structure) and any existing storms, front and side doors with casing, cornice and returns, and the fish-scale shingling found in the gable. More specifically, primary components of the verandah are designated as well, including the tongue and groove ceiling, columns, post and rails.

Perth

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History

357 St. David Street was erected for the builder, William Schenck, in 1916.

There is a real and long-lasting integrity of historical relationship between this building and its associated landscape. There have been no changes to the site since 1916. Queen Anne Box houses were designed to be workingman's dwellings. On a smaller scale, the working man had a kind of Edwardian like the employer but not competing with him. An architect would design the employer's house but the working man had his constructed by a builder.

Queen Anne Box houses are an important component of Stratford architecture. This style of house represents a natural progression in the chronology of the architecture in the city. This type of building could be said to symbolize a particular period of economic growth in Stratford.

357 St. David Street has an historical association with the railway in Stratford since it was owned for forty years (1927-1967) by Robert S. Rodgers, foreman at the CNR blacksmith shop. He was also Master of Tecumseh Lodge.

The area in which this house is located has been, for a long time, an interesting mix of similar buildings and much larger and grander ones. St. David Street is a prominent neighbourhood of historic houses.

No other house of this style has been designated in Stratford and 357 St. David Street is a particularly good example of a type and period in a location that is important to the city.

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

Dated at the City of Stratford
this 29th day of April, 2003


Joany L. Thomson – City Clerk



**CITY of
STRATFORD**
Corporate Services

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

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RECEIVED
MAY 30 2003
**CONSERVATION REVIEW
BOARD**

May 26, 2003

[REDACTED]
357 St. David Street
STRATFORD ON N5A 1E1

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: 357 St. David Street, Stratford

Enclosed is a copy of City of Stratford By-No. 65-2003 designating the real property known municipally as 357 St. David Street, Stratford, as being of architectural and historical value or interest. The by-law was registered electronically registered on title to the property as instrument no. PC1948.

Yours truly,

Joan Thomson

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

/cw
Enc.

cc: Municipal Heritage Committee

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PR

Properties

PIN 53142 - 0004 LT Estate/Qualifier Fee Simple Lt Conversion Qualified
Description PT Lot 20 Plan 82 STRATFORD AS IN R275345 ; STRATFORD
Address 00357 ST DAVID 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 Karen Haslam, 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. 65-2003 dated 2003/04/14.

Schedule: See Schedules

Signed By

Hugh Davidson McDonald 10 Downie St., 2nd floor acting for Applicant(s) Signed 2003 04 29
Stratford N5A 7K4
Tel 5192716360
Fax 5192713074

Submitted By

BARENBERG, MCDONALD 10 Downie St., 2nd floor 2003 04 29
Stratford N5A 7K4
Tel 5192716360
Fax 5192713074

Fees/Taxes/Payment

Statutory Registration Fee \$60.00
Total Paid \$60.00



**BY-LAW NUMBER 65-2003
OF THE CORPORATION OF
THE CITY OF STRATFORD**

BEING a by-law to designate 357 St. David 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 357 St. David 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 357 St. David 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 general circulation in the municipality.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 14th day of April, 2003.


Mayor – Karen Haslam


Clerk – Joan L. Thomson

THIS IS SCHEDULE "A" TO BY-LAW 65-2003
OF THE CORPORATION OF THE CITY OF STRATFORD

passed this 14th day of April, 2003.

Reasons for the heritage designation of 357 St. David Street:

Queen Anne Box style; 2 ½ storeys; red brick with soldier course over windows; "A" shaped pediment off to one side; fish scale design on shingles in gable; style influenced by Frank Lloyd Wright and his students; possibly done as a copybook house since a builder (William Schenck), was involved rather than an architect; vernacular style; very good example of its type; quality of workmanship and handling of materials very good; building maintained very well; asymmetrical roof line typical of Queen Anne houses; visual quality (proportion, scale, detail), very good in all respects except for rear balcony/ porch which in scale and materials is not in keeping with the rest of the house; stone finish cement block foundation; original front and side doors; excellent windows with original storms; north side verandah has tongue and groove ceiling; all materials in excellent condition.

The general exterior components of the building that are designated are the brickwork, including brick coursing above windows, stone finish work, original windows (including existing bay window structure) and any existing storms, front and side doors with casing, cornice and returns, and the fish-scale shingling found in the gable. More specifically, primary components of the verandah are designated as well, including the tongue and groove ceiling, columns, post and rails.

History

357 St. David Street was erected for the builder, William Schenck, in 1916.

There is a real and long-lasting integrity of historical relationship between this building and its associated landscape. There have been no changes to the site since 1916. Queen Anne Box houses were designed to be workingman's dwellings. On a smaller scale, the working man had a kind of Edwardian like the employer but not competing with him. An architect would design the employer's house but the working man had his constructed by a builder.

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The area in which this house is located has been, for a long time, an interesting mix of similar buildings and much larger and grander ones. St. David Street is a prominent neighbourhood of historic houses.

No other house of this style has been designated in Stratford and 357 St. David Street is a particularly good example of a type and period in a location that is important to the city.

/R
5/30/03

**THIS IS SCHEDULE "B" TO BY-LAW 65-2003
OF THE CORPORATION OF THE CITY OF STRATFORD**

passed this 14th day of April, 2003.

357 St. David Street, Stratford

Part of Lot 20, Plan 82, as described in Instrument Number ²⁷⁵³⁴⁵~~261642~~, City of Stratford, County of
Perth.