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ONTARIO HERITAGE TRUST

JUL 10 2012



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: Anything Grows
235 St. Patrick Street
Stratford, Ontario
N5A 1B3

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

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*:

235 ST. PATRICK STREET, STRATFORD – REASONS FOR DESIGNATION

The building at 235 St. Patrick Street in Stratford has the distinction of being built in 1874 as a business property for brewing Ale & Porter; and to this day is still being used for business purposes. The building has proved to be the ideal structure for the brewing industry as well as for different retail businesses over its 140 year existence. The unique basement vaults used for cooling have since they were built also been used for storage and, for sixteen years as a shooting range for the Stratford Rifle and Revolver Club.

Architectural Details

The building at 235 St. Patrick was purpose-built in 1874 as Stratford Spring Brewery with a capacity of 100 barrels per week. The building still remaining on the site is of brick and frame, 10 x 150 feet in dimensions. The lot originally also held a residence for one of the owners and other auxiliary buildings, covering about one acre.

Interior Details Worthy of Designation

Unique to the brewing industry, there are two large “beer vaults” in the basement of the building. Being below ground, these large vaulted rooms enjoyed natural insulating qualities, making it possible to keep the brewed products cool. The long vaulted rooms situated side by side remain as the base structure, and remind us of the building’s original unique purpose.

History of House

235 St. Patrick Street has been used for business continuously from 1874 until the present.

The brick and frame building at 235 St. Patrick was built by William Russell from Sarnia in 1874. The building housed The Stratford Spring Brewery which had a capacity of 100 barrels per week and sold almost all the beer in Perth County – both ales and porters. Built specifically for this business, the basement is made up of two large parallel “vaulted” rooms called “beer vaults.” These underground rooms keep beer cool using the natural insulation of the earth and brick. In 1880, William Russell sold the “business and the building” to William Sheard who continued to run the business until 1887 when he rented the property to Felix Devlin and Thomas Steele, and by 1898 Devlin and Steele were the only brewery in Stratford selling in both bottles and kegs.

In 1903 Felix Devlin bought the property from Sheard and also bought out Steele’s interest in the brewery. He renamed the business The Perth Brewery. On his death in 1925, Felix Devlin passed the business on to Daniel Devlin. The brewery was closed for a couple of years, until Daniel reopened it in 1927. The Perth Brewery was run by Daniel Devlin until his retirement in 1949 when it was sold to a Toronto Syndicate – Stuart Brown.

In 1951 Albert Blair ran a business on the site but the business was owned by Jas. Cowan & Co. Ltd. of London, Ontario. In 1953, the business is registered as Classic City Glass with Ruby and Albert Blair still registered – The building is still owned by Cowan and at this point, 4 apartments are added to the property. From 1957 to 1973, the premise is also used by The Stratford Rifle & Revolver Club. In 1967, while the building is still owned by Jas. Cowan & Co. Ltd. the business becomes United Auto Parts. In 1975, United Auto Parts Inc. is the full owner of the business and building and remains so until 1981 when Perth Automotive & Industrial Supply Ltd. gains ownership and maintains it until 2006 when the current business – Anything Grows – bought the property and now runs an upscale garden business. Throughout the years, 1953 to the present, the 4 apartments remain.

Chronological History

1874 A purpose built brick and frame building – one and two stores – was built by William Russell from Sarnia. The basement rooms are “vaulted” with two vaulted rooms running parallel to each other. This is a “beer vault” used to keep beer cool using the natural insulation of the earth/brick below ground level. The building housed The Stratford Spring Brewery which had the capacity of 100 barrels per week and sold almost all of the beer sold in Perth County – both ales and porters.

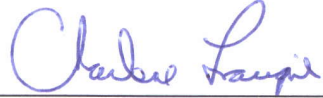
1880 William Russell sold the “business and the building” to William Sheard.

- 1887 Sheard rented the property to Felix Devlin and Thomas Steele and by 1898, Devlin and Steele are the only brewery in Stratford settling in both bottles and kegs.
- 1903 Felix Devlin bought the property from Sheard and bought out Steele's interest in the brewery. He renamed the business The Perth Brewery.
- 1925 Felix Devlin died at age 73 and passed the business to Daniel Devlin. The brewery was closed for a couple of years, until Daniel reopened it in 1927.
- 1949 Daniel Devlin continued the brewery business until his retirement in 1949 when it was sold to a Toronto syndicate – Stuart Brown, 24 King Street West, Toronto.
- 1951 Albert Blair c/o Jas. Cowan & Co. Ltd., London, Ontario
- 1953 Classic City Glass, Ruby and Albert Blair, John H. McDonnell c/o Jas. Cowan & Co. Ltd. Apartments were added to the property.
- 1955 Jas. Cowan & Co. Ltd. + 4 apartments
- 1957 Jas. Cowan & Co. Ltd. + Stratford Rifle & Revolver Club + 4 apartments
- 1959 Jas. Cowan & Co. Ltd. + Stratford Rifle & Revolver Club + 4 apartments
- 1961 Jas. Cowan & Co. Ltd. + Stratford Rifle & Revolver Club + 4 apartments
- 1963 Jas. Cowan & Co. Ltd. + Stratford Rifle & Revolver Club + 4 apartments
- 1965 Jas. Cowan & Co. Ltd. + Stratford Rifle & Revolver Club + 4 apartments
- 1967 United Auto Parts Inc. + Jas. Cowan & Co. Ltd. + Stratford Rifle & Revolver Club + 4 apartments
- 1969 United Auto Parts Inc. + Jas. Cowan & Co. Ltd. + Stratford Rifle & Revolver Club + 4 apartments
- 1971 United Auto Parts Inc. + Jas. Cowan & Co. Ltd. + Stratford Rifle & Revolver Club + 4 apartments
- 1973 United Auto Parts Inc. + Jas. Cowan & Co. Ltd. + Stratford Rifle & Revolver Club + 4 apartments
- 1975 United Auto Parts Inc. + 4 apartments
- 1977 United Auto Parts Inc. + 4 apartments
- 1979-2006 Perth Automotive & Industrial Supply Ltd. + 4 apartments

2006-present Anything Grows + 4 apartments

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 Tuesday, August 7, 2012. 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 7th day of July, 2012.



Charlene Lavigne – Deputy Clerk