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BY-LAW NUMBER 113-95 OF THE CORPORATION OF THE CITY OF STRATFORD

BEING a by-law to designate the real property known municipally as 227 Cambria 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 227 Cambria 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 227 Cambria 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 14th day of August, A.D. 1995.


Mayor - Dave Hunt

ONTARIO HERITAGE TRUST
APR 05 2019
RECEIVED


Acting Deputy City Clerk -
Joan L. Thomson

Reasons for the heritage designation of 227 Cambria Street, Stratford, Ontario:

Architectural - 227 Cambria Street is situated on Lots 2 and 3 of the Alexander Survey. Its location at the south end of Shrewsbury Street makes it the focal point of the streetscape in this neighbourhood. The residence is a yellow brick, triple gable Gothic Revival Ontario House, built during 1873 and 1874. The front facade had a one storey verandah extending the full width of the house. This structure has been removed. At present, marks on the bricks show the location of the verandah and good documentation is provided by an old photograph. Original bargeboard and finials are present on the three front gables. The front entrance consists of a segmented semi-elliptical transom window and single door flanked by sidelights. Brick voussoirs trim the entrance. The windows over the entrance are narrow, paired, double-hung with semicircular tops. The remaining windows of the front facade are wider, 2/2, also with wooden sash surrounded by voussoirs over wooden lag sills. The single brick chimney is present in the east end of the main roof. Another newer, non period chimney, has been replaced in the west end. The above mentioned details are all worthy of designation. It is of interest to note the interior of the attic has remnants of the original cedar shake roof and sections of a "Jumbo the Elephant" billboard which were incorporated into the structure of the roof.

Historical - James MacDonald, one of the founders of the MacDonald Threshing Company which operated in Stratford from 1875 to 1931, resided in this home. The house remained in the MacDonald family from 1896 to 1963.

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SCHEDULE "B"

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 composed of Part of Lots 2 and 3, according to Registered Plan Number 39 for the said City of Stratford, more particularly described as follows:

COMMENCING at a point in the Northerly limit of Lot 3, (being the Southerly limit of Cambria Street), 88 feet measured Easterly thereon from the North-westerly angle of said Lot Number 3;

THENCE Southerly parallel to the Easterly limit of Lot 3, 175 feet more or less to the centre line of said Lot;

THENCE Easterly along the said centre line of Lots 3 and 2 and parallel to the Southerly limits of said Lots, 101 feet more or less to a point 60 feet Westerly from the Easterly limit of Lot 2;

THENCE Northerly and parallel to the said Easterly limit of Lot 2, 175 feet more or less to a point in the Northerly limit of Lot 2, distant 60 feet Westerly therealong from the Northeast angle of Lot 2;

THENCE Westerly along said Northerly limits of Lots 2 and 3, 101 feet more or less to the point or place of commencement, as shown in Instrument Number 236307.



Document General

Form 4 — Land Registration Reform Act

D

355643 NUMBER CERTIFICATE OF REGISTRATION 95 AUG 28 P 1:07 PERTH NO. 44 STRATFORD <i>J. W. Stirling</i> LAND REGISTRAR New Property Identifiers Additional: See Schedule <input type="checkbox"/> Executions Additional: See Schedule <input type="checkbox"/>	(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/>	(2) Page 1 of 4 pages
	(3) Property Identifier(s) Block Property	Additional: See Schedule <input type="checkbox"/>
	(4) Nature of Document By-Law Number 113-95	
	(5) Consideration Dollars \$	
	(6) Description Part of Lots 2 and 3, Plan 39, City of Stratford, County of Perth more particularly described in Schedule "B" attached hereto.	
(7) This Document Contains: (a) Redescription New Easement Plan/Sketch <input type="checkbox"/> (b) Schedule for: Description <input checked="" type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/>		

(8) This Document provides as follows:

See By-Law Number 113-95 attached hereto.

Continued on Schedule ☐

(9) This Document relates to instrument number(s)		
(10) Party(ies) (Set out Status or Interest)		
Name(s)	Signature(s)	Date of Signature Y M D
THE CORPORATION OF THE CITY OF STRATFORD by its solicitor herein	X <i>W. Stirling Kenny</i> W. STIRLING KENNY	1995 08 28
(11) Address for Service c/o City Hall, Stratford, Ontario. N5A 6W1		
(12) Party(ies) (Set out Status or Interest)		
Name(s)	Signature(s)	Date of Signature Y M D
(13) Address for Service		
(14) Municipal Address of Property 227 Cambria Street, Stratford, Ontario.	(15) Document Prepared by: KENNY & PARLEE Barristers and Solicitors, 25 William Street, Stratford, Ontario. N5A 6V6	Fees and Tax Registration Fee 50 Total 50