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ONTARIO HERITAGE TRUST
APR 05 2009

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**BY-LAW NUMBER 10-2006
OF
THE CORPORATION OF THE CITY OF STRATFORD**

BEING a by-law to designate 105 Water 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 105 Water 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 105 Water 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.
5. 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 9th day of January, 2006.

Handwritten signature of Daniel B. Mathieson in black ink.

Mayor – Daniel B. Mathieson

Handwritten signature of Joan L. Thomson in black ink.

Clerk – Joan L. Thomson

SCHEDULE "A" TO BY-LAW NUMBER 10-2006

OF THE CORPORATION OF THE CITY OF STRATFORD

passed this 9th day of January, 2006

Reasons for the heritage designation of 105 Water Street:

ARCHITECTURAL DETAILS:

Edwardian Classicism Style, similar to 111 Water Street, which is already a designated house; Edwardian Classicism has balanced facades, simplified but large roofs, smooth brick surfaces and generous fenestration. It was an attempt to restore simplicity and order to domestic architecture in contrast to the earlier Queen Anne Style. House contributes significantly to an early 1900 streetscape; unusual angled front door; functional design of building excellent; intact pine sills (underneath current metal covers), on windows; building in an excellent state of repair; integrity of the historical relationship between the building and its associated landscape largely unchanged; building a conspicuous landmark in the neighbourhood; a very good example of the change in architectural taste at the turn of the twentieth century; building has good, solid proportions and is well-situated on the property enhancing the streetscape; original yellow brick quoins; original fish-scale shingling still exists under current siding in gable north side; linen cupboards built into knee walls throughout the house.

Exterior Elements Worthy Of Designation:

All brickwork; any original windows, sills and storm windows; unusual angled front door, north side; fish-scale shingling which is under current siding; balanced facades; simplified, large roofs; smooth brick surfaces on all facades; returns on gables; voussoirs over windows; all stone quoins.

Interior Elements Worthy Of Designation:

Linen cupboards built into knee walls throughout the house.

HISTORY OF HOUSE

- building erected 1905
- Canada Company Survey Plan 20
- Survey Lot W 552
- built for John B. Gilliland (bookkeeper, Borland Carriage Co.)

OWNERS OF THE HOUSE

Although John Gilliland caused the house to be erected. He was in residence only from 1905-1907. Directory records indicate that he was not resident in Stratford after 1907.

Emily and Frances Garden resided in the house the longest. Emily lived in the house from 1910-1939. Frances lived in the house from 1910-1953. Since they lived in the house so long their residency, in all likelihood, would have made their house a notable feature of the neighbourhood.

Emily Garden taught in Stratford schools for 40 years. She was a valued teacher in Stratford public schools. Eventually, she was appointed principal of Falstaff school and held this job until her retirement in 1922. She was associated with the work of the Women Teachers' Federation for many years. She died in 1940.

Frances Garden was also a teacher, at Shakespeare and Romeo elementary schools, for many years. She died in 1954, at the age of 84.

SCHEDULE "B" TO BY-LAW NUMBER 10-2006

OF THE CORPORATION OF THE CITY OF STRATFORD

passed this 9th day of January 2006

105 Water Street, Stratford

West half Lot 552, Plan 20, as described in Instrument Number R212962, City of Stratford,
County of Perth.

Properties

PIN 53124 - 0060 LT
Description PT LT 552 PL 20 STRATFORD AS IN R212962 ; STRATFORD
Address 00105 WATER 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 6V1

This document is being authorized by a municipal corporation Daniel B. Mathieson, 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. 10-2006 dated 2006/01/09.

Schedule: See Schedules

Signed By

Alexandra Joanna Bignucolo	42 Waterloo St. Stratford N5A 4A7	acting for Applicant(s)	Signed	2006 01 17
Tel	519-273-2734			
Fax	5192732713			

Submitted By

MBK LAW LLP	42 Waterloo St. Stratford N5A 4A7	2006 01 17
Tel	519-273-2734	
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Fees/Taxes/Payment

Statutory Registration Fee	\$60.00
Total Paid	\$60.00

File Number

Applicant Client File Number : 201372