



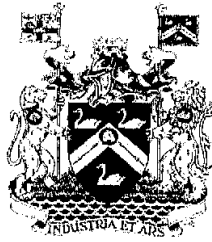
An agency of the Government of Ontario



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ONTARIO HERITAGE TRUST
APR 05 2019
RECEIVED

**BY-LAW NUMBER 92-2012
OF
THE CORPORATION OF THE CITY OF STRATFORD**

BEING a by-law to designate 235 St. Patrick 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 235 St. Patrick 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;

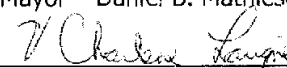
NOW THEREFORE BE IT ENACTED by Council of The Corporation of the City of Stratford as follows:

1. That the real property known as 235 St. Patrick 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 newspaper having general circulation in the municipality.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 13th day of August, 2012.



Mayor – Daniel B. Mathieson


Deputy Clerk – V. Charlene Lavigne

SCHEDULE "A" TO BY-LAW NUMBER 92-2012

OF THE CORPORATION OF THE CITY OF STRATFORD

passed this 13th day of August, 2012

Reasons for the heritage designation of 235 St. Patrick Street:

235 ST. PATRICK STREET: 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 a sixteen years as a shooting range for the Stratford Rifle and Revolver Club.

ARCHITECTURAL DETAILS:

The building at 235 St. Patrick Street 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 Patrick Street 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 premises 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 and upscale garden business. Throughout the years 1953 to the present, the four apartments remain.

CHRONOLOGICAL HISTORY:

1874 A purpose built brick and frame building - one and two stores - was built by William Russell from Samia. 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 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 selling 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 St. W, Toronto.
 1951 Albert Blair c/o Jas. Cowan & Co. Ltd., London, Onto
 1953 Classic City Glass. Ruby & 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. + Jas. Cowan & Co. Ltd. + Stratford Rifle & Revolver Club + 4 apts
 1967 United Auto Parts Inc., +Jas. Cowan & Co. Ltd. +Stratford Rifle & Revolver Club + 4 apts
 1969 United Auto Parts Inc., +Jas. Cowan & Co. Ltd. +Stratford Rifle & Revolver Club + 4 apts
 1971 United Auto Parts Inc., +Jas. Cowan & Co. Ltd. +Stratford Rifle & Revolver Club +4 apts
 1973 United Auto Parts Inc., +Jas. Cowan & Co. Ltd. +Stratford Rifle & Revolver Club +4 apts
 1975 United Auto Parts, Inc. +4 apartments
 1977 United Auto Parts. Inc. + 4 apartments
 1979-2006 Perth Automotive & Industrial Supply Ltd. + 4 apartments
 2006 On Anything Grows + 4 apartments

SCHEDULE "B" TO BY-LAW NUMBER 92-2012
OF THE CORPORATION OF THE CITY OF STRATFORD

passed this 13th day of August, 2012

235 St. Patrick Street, Stratford

Plan 20 North Part Lot 496 and North Part Lot 344, City of Stratford, County of Perth.

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 1

Properties

PIN 53141 - 0068 LT
Description PT LOT 496 PLAN 20 STRATFORD; PT LOT 344 PLAN 20 STRATFORD AS IN R221094
; STRATFORD
Address 235 ST PATRICK ST
STRATFORD

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE CITY OF STRATFORD
Address for Service City Hall, P.O. Box 818
Stratford, ON
N5A 6W1

This document is being authorized by a municipal corporation Daniel B. Mathieson, Mayor, and V. Charlene Lavigne, Deputy Clerk.

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

Statements

This application is based on the Municipality By-Law No. 92-2012 dated 2012/08/13.

Schedule: See Schedules

Signed By

Carol Ann Keffer	45 Erb St. East, box 457 Waterloo N2J 4B5	acting for Applicant(s)	Signed	2012 08 20
Tel 5198863340				
Fax 5198868651				

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

WHITE, DUNCAN, LINTON LLP	45 Erb St. East, box 457 Waterloo N2J 4B5	2012 08 20
Tel 5198863340		
Fax 5198868651		

Fees/Taxes/Payment

Statutory Registration Fee	\$60.00
Total Paid	\$60.00

File Number

Applicant Client File Number : 0037304