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ONTARIO HERITAGE TRUST

NOV 15 2019

BEING a By-law to designate the real property known municipally as 10 Downie Street, as being of architectural and historical value or interest.

RECEIVED

WHEREAS Section 29 of The Ontario Heritage Act, R.S.O. 1980, Chapter 337, 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 historic 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 owner of the property known as 10 Downie Street, 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 historic value or interest the real property known as 10 Downie 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 "A" 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 13th day of August, 1984.



M A Y O R



C I T Y C L E R K

SCHEDULE "A"

10 Downie Street - Festival Square

Reasons for the Proposed Designation:

The Gordon Block, erected in 1893-1894, is one of the more spectacular "corner" structures in Stratford, located at the juncture of Ontario, Downie and Erie Streets. It was erected by William Gordon, a former Mayor. It contains several noteworthy features:

- it was the last of the big downtown buildings erected before 1900.
- it was the first to employ the new building technology of its day - a cast iron beam framework supported by stone foundation.
- this technology permitted the architect to design oversized windows. The ground floor level windows were originally a solid curtain of plate glass topped off by a neat narrow frieze for signage. The frieze still survives. The windows above placed in veneer brickwork show great variety. They exist in pairs or triples, either flat or bowed in the wall with straight or curved or arched tops. For contrast, one sees a row of small windows in the main tower.
- the brickwork (probably Cookville Shale) is very interesting. In it, one finds dominant pilasters which harmonize with the vertical character of most neighbouring buildings. The panels created by the pilasters are filled with veneer expanses, corbelling, fanwork and embossed patterns.
- the two principal corners are topped with low towers surmounted with pyramid caps. These pyramids complemented a pair on the post office directly across the street (now demolished). The Pyramid feature is a unifying aspect of downtown buildings.
- the building still contains two architectural whimsies. One is the triangle on the roofline. Another is the pair of ornamental cast iron posts placed in front of angled windows. The third whimsey, now missing was decorative ironwork sprays on the peaks of the pyramid roofs.

The Idington Block is situated to the south of the Gordon Block and runs from Erie Street across to Downie Street. It was built by John Idington, a Stratford lawyer who later became Supreme Court Judge.

The first part of the block facing onto Erie Street was started about 1875. It had multi-use storefront windows of large panes with a flat frieze for signage above between ornamental brackets. The upper wall (part red and part white brick) contains tall narrow windows. The wall is topped off by decorative corbelling.

The second part of the block facing onto Downie Street, erected in 1885, was joined to the Erie Street section behind it.

The architecture of the ambitious Downie Street facade can be described as eclectic, it incorporates decorative details from various cultures. The ground floor of the design originally had plate glass windows beginning at knee level that had a slanted signage frieze above which was broken by ornamental Greek brackets. The two-paned windows above, tall and narrow are placed between dominant pilasters in groups of 3 or 4. These have concrete lintels containing a variety of shapes, inset scrolls and inset floral rondels. The lintels are tied together by bands of ornamental concrete sections. The red brick facade has brickwork bands as well as the whole wall is capped by an elaborate Victorian wall frieze which in this case is a combination of pressed tin and tin sculpture. Tinwork was a craft taught in the Grand Trunk railway repair shops and appears on other buildings in Stratford. The tin frieze on this building is one of the best surviving examples in Southwestern Ontario.

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 Lot E and Part Lot H, Registered Plan 20, Stratford.

DATED: August 13th, 1984

256528

NO.
Registry Division of Perth (No. 44)
I CERTIFY that this instrument is registered as of
1:45 P.M.

Registry Office
at Stratford,
Ontario

AUG 24 1984

in the

Kim B. Stiles

REGISTRAR

BEING a By-law to designate the
real property known municipally
as 10 Downie Street, as being
of architectural and historic
value or interest.

BY-LAW NUMBER 107-84 OF THE
CORPORATION OF THE CITY OF
STRATFORD

R. Schulthies,
City Clerk-Admini-
strator,
City Hall,
Stratford, Ontario.

\$20.00