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**CITY of
STRATFORD**

Corporate Services

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RECEIVED
MAY 28 2004
**CONSERVATION REVIEW
BOARD**

May 26, 2004

[REDACTED]
168 Elizabeth Street
STRATFORD ON N5A 4Z3

Ontario Heritage Foundation
10 Adelaide Street East
TORONTO ON M5C 1J3

✓ Ministry of Citizenship, Culture and Recreation
Heritage and Libraries Branch
400 University Avenue, 4th Floor
TORONTO ON M7A 2R9

Dear [REDACTED]

Re: 168 Elizabeth Street, Stratford

Enclosed is a copy of City of Stratford By-law No. 60-2004 designating the real property known municipally as 168 Elizabeth Street, Stratford, as being of architectural and historical value or interest. The by-law was registered electronically as instrument no. PC12797.

Yours truly,

Joan L. Thomson
City Clerk

/cw
Enc.

cc: Municipal Heritage Committee

8/26/04
i/ra

This document has not been submitted and may be incomplete.

Properties

PIN 53127 - 0036 LT Estate/Qualifier Fee Simple Lt Conversion Qualified
Description PT LT 23 PL 68 STRATFORD; PT LT 22 PL 68 STRATFORD AS IN R327403; S/T
R327403; S/T INTEREST IN R327403 ; STRATFORD
Address 00168 ELIZABETH ST
STRATFORD

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE CITY OF STRATFORD
Acting as a company

Address for Service Put in before reg.

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. 60-2004 dated 2004/04/13.

Schedule: See Schedules



**BY-LAW NUMBER 60-2004
OF THE CORPORATION OF
THE CITY OF STRATFORD**

BEING a by-law to designate 168 Elizabeth 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 168 Elizabeth 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 168 Elizabeth 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 April, 2004.


Mayor - Daniel B. Mathieson


Clerk - Joan L. Thomson

THIS IS SCHEDULE "A" TO BY-LAW NUMBER 60-2004

OF THE CORPORATION OF THE CITY OF STRATFORD

passed this 13th day of April, 2004.

Reasons for the heritage designation of 168 Elizabeth Street:

Architectural Details

Italianate/Georgian; largely unchanged; very good example of style in comparison with other buildings of same style that have been designated; 1855 original section still at back of house; 1875 later section unchanged; current (1875), building sets a high standard for homes in the general area; visual quality of building excellent; terrific front (south) entrance; three bays well-proportioned; house has a handsome appearance; Italianate eaves and brackets do not obliterate earlier style; retains original setting; building not disturbed by recent additions and/or improvements; building compatible with present character of area with which it is associated; an excellent, well-preserved example of early Stratford domestic architecture; area built up since house erected but a handsome, landmark setting for the residential area; a fine property not radically changed; materials high quality; elements of building very well integrated; front entrance original, sidelights and excellent fanlight transom; original three board soffit; well built front veranda, tongue and groove ceiling; early shutters on upper south and west sides; one of the earliest buildings in the streetscape, placement on its lot has determined that of others on the street; building a strong presence in neighbourhood.

History

EXTERIOR DETAILS WORTHY OF DESIGNATION:

All original brickwork on main (front) building; original two/two windows; original three board soffits and decorative perlin; early shutters on upper front (south) and west side; entire front entrance (except glass) including door, sidelights and fanlight transom; early covered front veranda; wood shingle roof including veranda roof.

INTERIOR DETAILS WORTHY OF DESIGNATION:

Floors in principal rooms on main floor; front and rear staircases; all baseboards 1st and 2nd floors; all doors plus cases and moulding; all window frames; fireplace (marble) in main sitting room; fireplace (slate) in second sitting room (these are front rooms on either side of the entrance hall); cornice mouldings main floor; any medallions on ceiling and light surrounds on main floor.

HISTORY OF HOUSE:

- research indicates a large addition or renovation in 1875
- one of the earliest houses on Elizabeth Street, in its original form
- house in existence, according to tax rolls, in 1855, which is as far back as archive tax records go. Lot granted to Dr. David Waugh by Wm. F. McCulloch on August 16, 1852.
- House likely built for Dr. David Waugh, an early surgeon in Stratford, circa 1855.
- John McCulloch, the son of W.F. McCulloch resided in the house (1862-1864). Mr. McCulloch was an early mayor of Stratford. W.F. McCulloch was Stratford's biggest landowner and its leading pioneer land developer.
- Other early residents of note include, Dr. W.H. Hanvey, an early Surgeon, D.T. Bailey, Insurance Agent and assessor and William Gordon, broker.

Please Note: [REDACTED], have restored the majority of the building to its original form, circa 1875. The windows and the interior are basically original, except for the kitchen. The porch is about turn of the century. The floors are original. The Perth County archivists are strongly of the opinion that this building, because of its early date, is worth serious consideration as a designated example of early building in Stratford. The house has, undoubtedly, been an important part of the streetscape since very early times and is an excellent example of a very early home that was renovated into an Italianate building and then carefully restored by the current owners.

THIS IS SCHEDULE "B" TO BY-LAW NUMBER 60-2004

OF THE CORPORATION OF THE CITY OF STRATFORD

passed this 13th day of April, 2004.

168 Elizabeth Street, Stratford

Parts of Lots 22 and 23, Plan 68, as described in Instrument Number 327403, City of Stratford,
County of Perth.