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**CITY of  
STRATFORD**

*Corporate Services*

City Hall, P.O. Box 818  
Stratford ON N5A 6W1  
(519) 271-0250  
Fax: (519) 273-5041  
www.city.stratford.on.ca

RECEIVED  
MAY 28 2004  
CONSERVATION REVIEW  
BOARD

May 26, 2004

██████████  
86 Milton Street  
STRATFORD ON N5A 3V1

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

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

Dear ██████████

Re: 86 Milton Street, Stratford

Enclosed is a copy of City of Stratford By-law No. 61-2004 designating the real property known municipally as 86 Milton Street, Stratford, as being of architectural and historical value or interest. The by-law was registered electronically as instrument no. PC12799.

Yours truly,

Joan L. Thomson  
City Clerk

/cw  
Enc.

cc: Municipal Heritage Committee

8/26/04  
✓  
RP

PC 12799

This document has not been submitted and may be incomplete.

**Properties**

PIN 53118 - 0167 LT Estate/Qualifier Fee Simple Lt Conversion Qualified

Description PT LT 37 PL 55 STRATFORD; PT LT 36 PL 55 STRATFORD AS IN R347899 ; STRATFORD

Address 00086 MILTON 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 1 Wellington Street  
Stratford, Ontario  
N5A 2L3

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. 61-2004 dated 2004/04/13.

Schedule: See Schedules

**Signed By**

Hugh Davidson McDonald 10 Downie St., 2nd floor acting for Applicant(s) Signed 2004 04 27  
Stratford N5A 7K4

Tel 5192732734

Fax 5192732713



**BY-LAW NUMBER 61-2004  
OF THE CORPORATION OF  
THE CITY OF STRATFORD**

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BEING a by-law to designate 86 Milton Street under Part IV of the *Ontario Heritage Act* as being of architectural and historical value or interest.

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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 86 Milton 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;

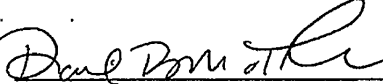
AND WHEREAS no written notice of objection to the proposed designation has been served on the Clerk of the Municipality within the prescribed time.

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

1. That the real property known as 86 Milton 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 61-2004**

**OF THE CORPORATION OF THE CITY OF STRATFORD**

passed this 13th day of April, 2004.

**Reasons for the heritage designation of 86 Milton Street:**

**ARCHITECTURAL DETAILS:**

Gothic house; along with 80 and 90 Milton likely established a standard of development in the area near railway station and yards; extremely pleasing aesthetic design; two storey gable with decorative bargeboard; very early addition at rear (summer kitchen) of well-matched brick shows good choice of materials all around; excellent craftsmanship and materials; original yellow brick on stone foundation in excellent repair; original two/two windows with arched top; original wood soffits and decorative bargeboard; excellent use of materials and well-maintained; character of site essentially unchanged; building still quite conspicuous in neighbourhood; very good example compared to other buildings in Stratford of similar style; functional design of building good.

**EXTERIOR ELEMENTS WORTHY OF DESIGNATION:**

All brickwork - including early addition at rear; original windows, sills, and storm windows; bay window at front (south side) of house; original decorative bargeboard (vergeboard) under front gable; original wood soffits.

**INTERIOR ELEMENTS WORTHY OF DESIGNATION:**

Much of interior still original; pine floors front rooms first floor; original interior doors first floor; original window and door casings and baseboards first floor; staircase.

**HISTORY OF HOUSE:**

Built 1875 by George McFadden. Research would appear to indicate that Mr. McFadden owned Lots 36 and 37. He lived at what is now 80 Milton Street and it seems reasonable to speculate that he built 86 and 90 Milton as houses that he could rent. The proximity of the railway station and yards provided a rental market for the house by workers at the GTR and CNR.

**OWNERS OF THE HOUSE:**

- George McFadden (1841 - 1916; Died Nov. 13, 1916, age 75) Owned the house 1875 - 1916; Est. to 1919 (44 years)
- Arthur Lansbury (1869 - 1947; Died Jan. 3, 1947, age 78) Owned the house 1920 -1946; Est. to 1947 (27 years)
- Russell Sarvis (1897 - 1985; Died Dec. 7, 1985, age 88) Owned the house 1948 - 1985 (37 years)
- These three owners account for 108 years of the house's 128 year history. Because it was owned for so long by only these three people it seems reasonable to assume that it was a well-known part of the streetscape.
- George McFadden, the builder of the house, was one of Stratford's pioneer settlers. He came directly to Stratford from Tyrone, Ireland, in 1856 when he was fifteen years old. He was a teamster by trade. He never married.
- Arthur Lansbury came to Canada, in 1910, from England. He worked in the freight shed of the CNR from August 1910 to his retirement in 1934. He joined the #1 Construction Battalion of the Canadian Overseas Expeditionary Force in July of 1916. He was the brother of the Rt. Hon. George Lansbury who was the leader of the Labour Party in the British House of Commons and a famous pacifist who visited the United States in 1936 and, among other things, proposed the establishment of a League of Nations on the model of the American Federal Government. Mr. Arthur Lansbury was also the uncle of the actress, Angela Lansbury.
- Russell Sarvis was born in Stratford in 1897 and was a lifelong resident of the city. He worked as a sheet metal worker with the CNR prior to retiring in 1962. In 1914, he enlisted with the 18th Battalion, Canadian Expeditionary Force. He served in France and was discharged in November, 1918. He was a member of the Ontario Street Baptist Church, a member of the Royal Canadian Legion, Stratford Branch 8 and a member of the Army, Navy and Air Force Unit 261.

**THIS IS SCHEDULE "B" TO BY-LAW NUMBER 61-2004**

OF THE CORPORATION OF THE CITY OF STRATFORD

passed this 13th day of April, 2004.

**86 Milton Street**

Part Lots 36 and 37, Plan 55, as described in Instrument Number R347899, City of Stratford,  
County of Perth.