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ONTARIO HERITAGE TRUST  
APR 05 2012  
RECEIVED

**BY-LAW NUMBER 60-2012  
OF  
THE CORPORATION OF THE CITY OF STRATFORD**

BEING a by-law to designate 16 Norman 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 16 Norman 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 16 Norman 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 as Lot 389 and East Part Lot 388, Plan 20, City of Stratford, County of Perth.
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 29th day of May, 2012.

  
Deputy Mayor – Frank Mark

  
Clerk / Joan Thomson

**SCHEDULE "A" TO BY-LAW NUMBER 60-2012**  
OF  
THE CORPORATION OF THE CITY OF STRATFORD

passed this 29th day of May, 2012

**16 NORMAN STREET, STRATFORD – REASONS FOR DESIGNATION**

**ARCHITECTURAL DETAILS:**

Italianate Style; visual quality of the building (proportion, scale, detail), in the context of its architectural style: **Excellent.**

Materials, functional quality of building (effectiveness of materials, layout and method of construction): **Excellent.**

Quality of workmanship and handling of materials as well as state of repair: **Very Good.**

Integrity of historical relationship between building and its associated landscaped: **Retained.**

Building reinforces the present character of the area with which it is associated: **Example of Upscale Victorian Model Home.**

Conspicuous or familiar landmark within the area with which it is associated: **Imposing Example of Italianate Style.**

Contribution to streetscape and city: **Excellent**

**Exterior Details Worthy of Designation**

Assymetrical Front Gable with 2nd Floor Covered Balcony Quality workmanship and detailing of Brackets, Window and Door Moldings and Fretwork

Outstanding detailed Vestibule

Detailed Fretwork of upper Balcony and wraparound Verandah (replica from 1990's based on photo reference and remaining upper balcony)

Situated in Middle of large landscaped lot on rise before gradient fall to Avon River

Exterior Windows, Doors

**Interior Details Worthy of Designation**

Italianate Fireplace (Palour, Main Bedroom 2nd Floor) copied in wood (not original marble) by Scrimgeour Bros.

Mahogany (?) Main Curved Staircase

Plasterwork Molding Ceiling Medallion in Palour

Hall Archway Cast Plaster Molding

Interior Doors, Windows and Moldings

**HISTORY OF HOUSE - 16 NORMAN STREET**

**Lot History**

Lot 389 Size roughly 135 foot square

Built 1874-1875 by the Scrimgeour Bros., a prominent Stratford building and contracting firm.

(Italianate Style buildings, in the Stratford area, were built between the 1870's and the early 1890's.)

Summer Kitchen extension built in the 1890's?

The Scrimgeour Bros principals were David (born Feb 23, 1843, died March 21, 1906, aged 63) and Alexander Scrimgeour (died Jan 27, 1890, aged 55) whose family had emigrated from Perthshire, Scotland, to Stratford in the 1847.

Scrimgeour Bros.' operations included a planning mill and a sash, door and molding and blind factory and these would have supplied the splendid wood details and decoration of this house both inside and out. The house was apparently built as a rental property.

David Scrimgeour was Mayor of Stratford in 1882, and appointed tax collector in 1897.

In 1892 he was a Conservative candidate for the House of Commons.

Early tenants included an A.R. Williams, a manufacturer, John E. Harding, a barrister, and a Mrs. Georgina Smith who finally bought the house from the Scrimgeours in the 1890's.

The house was in the McIlhargey family from 1910 until 1992.

Clement McIlhargey (was a member of the City Council, Chairman of the Board of Parks Management, Water Commission, Hospital Trust and owned a flour and feed business which later changed to a retail grocery (Stratford Wholesale Grocery Company then National Grocers Company) The house then belonged to Terry Finlay (who reproduced the verandah from original drawings and the second floor balcony in the 1990's) until 2005 when it was bought by Konstantin Wehnert.

**Properties**

**PIN** 53140 - 0015 LT  
**Description** LOT 389 PLAN 20 STRATFORD; PT LOT 388 PLAN 20 STRATFORD AS IN R336364;  
STRATFORD  
**Address** 16 NORMAN 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 Frank Mark, Deputy Mayor, and Joan 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. 60-2012 dated 2012/05/29.

Schedule: See Schedules

**Signed By**

Carol Ann Keffer	45 Erb St. East, box 457 Waterloo N2J 4B5	acting for Applicant(s)	Signed	2012 06 13
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 06 13
Tel 5198863340		
Fax 5198868651		

**Fees/Taxes/Payment**

Statutory Registration Fee	\$60.00
Total Paid	\$60.00

**File Number**

Applicant Client File Number : 0037304