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BY-LAW NUMBER 145-94 OF THE CORPORATION OF THE CITY OF STRATFORD

BEING a by-law to designate the real property known municipally as 76 Queen Street, Stratford as being of architectural and historical value or interest.

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 historical 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 owners of the property known as 76 Queen 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 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;

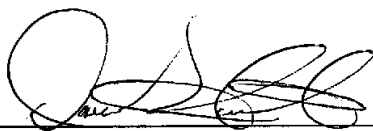
THEREFORE the Council of the Corporation of the City of Stratford ENACTS as follows:

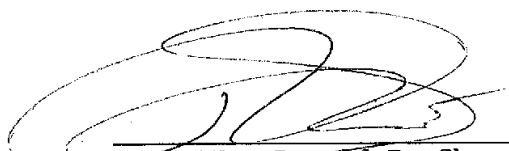
1. There is designated as being of architectural and historical value or interest the real property known as 76 Queen Street, in the City of Stratford for the reasons described in Schedule "A" attached hereto.
2. The Municipal Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" 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 19th day of December, A.D. 1994.

ONTARIO HERITAGE TRUST
APR 05 2019
RECEIVED


MAYOR - Dave Hunt


CLERK - Ronald R. Shaw

SCHEDULE "A"

Reasons for the heritage designation of 76 Queen Street, Stratford, Ontario:Historical:

The residence at 76 Queen Street was built the summer of 1884 for James Trow Jr., son of James Trow Esquire M.P. for South Perth. James Jr. served as a member of Stratford City Council. He and his twin brother Thomas were brokers, conveyancers and auctioneers and were recorded in 1902 as conducting a large and successful business under the name of Messrs. Trow Bros.

After James Trow Jr. died, his son Lt.-Col. Rolph Meredith Trow occupied 76 Queen with his wife and family. R.M. Trow served and commanded the Perth Regiment during W.W.I; in 1944 he was chairman of the Stratford Rehabilitation Committee; he served 30 years on Stratford General Hospital board of directors, five of those years as chairman; he was elected president of the Perth Mutual Fire Insurance Company, later becoming honorary chairman; he was a long time member of the Perth County Board of Education; in 1953 he was elected to the executive of the Canadian Woolen and Knit Good Manufacturers Association. 76 Queen Street was the home of the Trow family from 1884 to 1977 and is commonly referred to as the Old Trow House.

ArchitecturalExterior:

76 Queen is a red brick Italianate style home. The original portion was built in 1884, with further additions and a verandah added at later dates.

On the front facade, a two storey bay with double hung wood frame windows is topped with iron cresting. All the double hung windows in the front portion of the house are original. Bracket and cornice detailing are important elements in the style of the house. Clear leaded glass sidelights and a clear leaded semi-elliptical transom window surround the front entrance in the foyer. The verandah was added after the original house was built. It is in the neo-classical style which was popular between 1905-1910. On the south facade of the one-storey room near the east corner of the house is a Dutch Bay and a course of clear leaded glass windows which continue on the east wall of the verandah. A circular attic window is present in the north and south sides. All the above mentioned features are significant and are included in the designation.

Interior:

The livingroom, dining room and entrance hall each feature plaster medallions. Distinctive plaster ceiling cornices are seen in the livingroom and dining room. The entrance hall has a plaster cornice of alternating rosette and dentil design. The stairway and wood bannister are a main feature of the entrance hall. The archway in the entrance hall displays decorative plaster bracket detailing. Wide baseboards and mouldings around windows and doorways are intact. A stone fireplace with a carved art nouveau design is seen on the west wall of the livingroom (all the above features are documented on film). Each of the the above features are significant and worthy of being included in the designation.

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 35, according to Registered Plan Number 103 for the said City of Stratford.

Document General

Form 4 — Land Registration Reform Act

D

<p style="text-align: center; font-weight: bold;">350908</p> <p style="text-align: center;">CERTIFICATE OF REGISTRATION</p> <p style="text-align: center; font-size: 1.2em;">95 JAN -5 P 12: 25</p> <p style="text-align: center;">PERTH NO. 40 STRATFORD</p> <p style="text-align: center;"><i>J. Culbert</i> LAND REGISTRAR</p> <p style="margin-top: 20px;">New Property Identifiers</p> <p style="margin-top: 10px;">Executions</p>	(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/>	(2) Page 1 of 4 pages	
	(3) Property Identifier(s)	Block	Property
	(4) Nature of Document		
	By-Law Number 145-94		
	(5) Consideration		
Dollars \$			
(6) Description			
Lot 35, Plan 103, City of Stratford, County of Perth			
Additional: See Schedule <input type="checkbox"/>		(7) This Document Contains:	
Additional: See Schedule <input type="checkbox"/>		(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>	(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/>
(8) This Document provides as follows:			
<p>See By-Law Number 145-94 attached hereto.</p>			
Continued on Schedule <input type="checkbox"/>			
(9) This Document relates to instrument number(s)			
(10) Party(ies) (Set out Status or Interest)			
Name(s)	Signature(s)	Date of Signature Y M D	
THE CORPORATION OF THE CITY OF	x <i>W. Stirling Kenny</i>	1995 01 05	
STRATFORD, by its solicitor herein			
(11) Address for Service c/o City Hall, Stratford, Ontario. N5A 6W1			
(12) Party(ies) (Set out Status or Interest)			
Name(s)	Signature(s)	Date of Signature Y M D	
(13) Address for Service			
(14) Municipal Address of Property		(15) Document Prepared by:	
76 Queen Street, Stratford, Ontario.		BYERS, KENNY, PARLEE & THORN Barristers and Solicitors, 25 William Street, STRATFORD, Ontario. N5A 6V6	
FOR OFFICE USE ONLY		Fees and Tax	
		Registration Fee	50
		Total	50