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ONTARIO HERITAGE TRUST  
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**BY-LAW NUMBER 193-2006  
OF  
THE CORPORATION OF THE CITY OF STRATFORD**

BEING a by-law to designate 225 Cobourg 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 225 Cobourg 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;


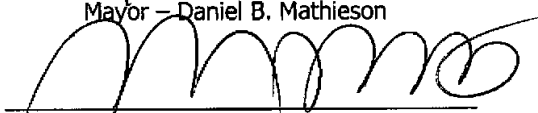
**AND WHEREAS** no written notice of objection to the proposed designation has been served on the Clerk of the Municipality within the prescribed time.

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

1. That the real property known as 225 Cobourg 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.
4. 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 11th day of December, 2006.

  
Mayor – Daniel B. Mathieson  
  
Deputy Clerk – Michelle Smibert

**SCHEDULE "A" TO BY-LAW NUMBER 193-2006**  
**OF THE CORPORATION OF THE CITY OF STRATFORD**

passed this 11th day of December, 2006

**Reasons for the heritage designation of 225 Cobourg Street:**

ARCHITECTURAL DETAILS:

Gothic Revival Style(Ontario House); a good example of a skilled workman's house of the period; visual quality of the building (proportion, scale, detail), in the context of its architectural style excellent; sensitive and high quality restoration and replacement work done; functional quality of building (effectiveness of materials, layout and method of construction), excellent; state of repair and quality of workmanship and handling of materials excellent; integrity of historical relationship between building and its associated landscape retained; an excellent contribution to the streetscape; reinforces present character of area with which it is associated, conspicuous landmark in neighbourhood.

Exterior Details Worthy of Designation:

All original boards and trim; all original windows; all original glass in windows; original front entrance system- all glass including ruby glass in transom, all sidelights and original glass in sidelights; gable, west side.

Interior Details Worthy of Designation:

All original pine floors; all original baseboards; all original window casings, doors and trim; original pine staircase with banister and spindles;

HISTORY OF HOUSE

Lot History

- House built for Douglas McTavish in 1876-1877.
- Tax Assessment Rolls for Stratford in 1875 call McTavish an insurance agent.
- Stratford City Directories for 1876 call McTavish a school teacher.
- Alexander McTavish, a farmer in Tavistock, is listed as the owner of the house 1878-1886.
- Thomas M. Ruston, a carpenter, is listed as the owner of the house 1887-1901.
- William J. Moffett, a finisher with the McLagan Furniture Company, owns the house 1904-1930.
- William Moffett was born in Ellice Township and farmed there until he married Rachel Doherty. He then moved to Stratford and worked in the furniture business. He was considered a valued resident of the city for the greater part of 30 years. He died in March, 1931.
- The Moffett family continued to own the house until 1941.
- Harry Pratt and his wife Margaret purchased the house in 1942. Mr. Pratt worked as a machinist for the CNR but in 1948 he began to work for Stratford Upholstery. He died in July, 1953.
- The Pratt family continued to own the house until 2005-2006 according to Stratford City Directories. In total, the Pratt family owned the house for 63 years, 1942-2005.

NOTE: This house has an historical connection with the furniture business in Stratford. William Moffett, Garfield Landers (a tenant 1939-1942), Harry Pratt (and his wife, through Harry), were all connected to this industry. The house maintained this historical connection 1904-1971. Harry Pratt's son, John E. was not involved in the furniture business.

**SCHEDULE "B" TO BY-LAW NUMBER 193-2006**  
**OF THE CORPORATION OF THE CITY OF STRATFORD**  
passed this 11th day of December, 2006

**225 Cobourg Street, Stratford**

East Part of Lot 17, Plan 32, City of Stratford, County of Perth, as in P.I.N. 53125-0094.

**Properties**

**PIN** 53125 - 0094 LT  
**Description** PT LT 17 PL 32 STRATFORD AS IN R312699 ; STRATFORD  
**Address** 00225 COBOURG 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  
1 Wellington Street  
Stratford, Ontario  
N5A 6W1

This document is being authorized by a municipal corporation Daniel B. Mathieson, Mayor and Michelle Smibert, Deputy Clerk.

This document is not authorized under Power of Attorney by this party.

**Statements**

This application is based on the Municipality By-Law No. 193-2006 dated 2006/12/11.

Schedule: See Schedules

**Signed By**

Hugh Davidson McDonald	42 Waterloo St. Stratford N5A 4A7	acting for Applicant(s)	Signed	2006 12 21
<b>Tel</b>	5192732734			
<b>Fax</b>	5192732713			

**Submitted By**

HUGH D. MACDONALD, BARRISTER & SOLICITOR	42 Waterloo St. Stratford N5A 4A7	2006 12 21
<b>Tel</b>	5192732734	
<b>Fax</b>	5192732713	

**Fees/Taxes/Payment**

<b>Statutory Registration Fee</b>	\$60.00
<b>Total Paid</b>	\$60.00