THE CORPORATION OF

THE TOWN OF FLAMBOROUGH

BY-LAW NO. 95-67-H

Being a by-law to designate the Troy School located on Part Lot 7, Con. 3 (BEV) at 2295 3rd Con. Rd.W., now Town of Flamborough, under the Ontario Heritage Act.

WHEREAS, Section 28 of The Ontario Heritage Act, RSO 1990, authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historical value or interest, and;

WHEREAS the Council of the Corporation of the Town of Flamborough has caused to be served on the owners of the lands and premises known as the Troy School, Lot 7, Con. 3 (formerly in the Township of Beverly) now in the Town of Flamborough, fronting on Highway #5 and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid building and has caused such notice of intention to be published in the same newspaper having general circulation in the municipality, once for each of three consecutive weeks, and;

WHEREAS the reasons for designation are set out in Schedule "A" attached hereto, and;

WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the Municipality;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF FLAMBOROUGH ENACTS AS FOLLOWS:

1. The Troy School more particularly described in Schedule "A" attached hereto, is designated as being of architectural and historical significance.

2. The Municipal Clerk is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" attached hereto in the proper land registry office.

3. The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation, and to cause notice of the passing of this by-law to be published in the same newspaper having general circulation in the Municipality once for each of three consecutive weeks.

READ AND PASSED THIS 24th DAY OF July , 1995.

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DEPUTY CLERK

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MAYOR

SCHEDULE A

BY-LAW NO. 95-67 -H

REASONS FOR DESIGNATION: The Troy School,
2295 3rd Concession Rd.W.

The Troy School is recommended for Heritage Designation for both its historical and architectural importance.

Historical Significance

The property on which the school house was built is part of the original Crown Grant of 200 acres made to Peter Michael Fortier on August 10, 1801. During the next 50 years the land changed hands a number of times until 25 acres were sold to Alexander Roberts who granted a small portion of less than an acre to the Trustees of School Section #5 for the construction of a school house.

For almost 90 years the building served as the educational centre for the community of Troy. However, by 1962, with the advent of modern and larger consolidated schools, the structure was considered to be outdated and impractical. It was sold by the Public School Board of the Township Area of Beverly to the Troy Womens' Institute. For a brief period, the building became known as the Troy Community Centre and then, the Troy Womens' Institute Hall. Since that time the building has been used as a library, a meeting place and as a social centre. In June 1978, the School celebrated its 100th Anniversary with a reunion picnic attended by approximately 350 people.

Currently the building is used by the Troy Womens' Institute, the 4-H Girls Club and a co-operative nursery school. As such, it remains as integral part of the community life of Troy.

Architectural Significance

The Troy School is perhaps the only remaining wooden school building extant in Hamilton-Wentworth and one of the few remaining wooden institutional buildings of historic and architectural value in the area.

Built by Samuel Neff and James Lawrason, the school is an excellent example of the flamboyant Second Empire style interpreted in a modest wooden institutional building.

The structure, the interior of which has been much altered over the years, is constructed of wooden shiplap siding. Its plain rectangular shape is enlivened by a large central tower. There are four round headed windows on the front facade of the building which are symmetrically arranged on either side of this tower. The tower itself contains a round-headed double window with a central circular lozenge above the two lights. Above this window is a charming and unusual "rose" window with delicate wooden tracery in a Catherine Wheel design. The tower also contains the two original side entrances which have been partially covered by the addition of two shed-like constructions. The tower is crowned by a simple decorative cornice and a bellcast mansard roof which contains an elaborate pedimented dormer containing a date/name plaque. The portion of the tower which contained the bell was dismantled during renovations which took place in the 1950's, but the decorative base of this structure still remains.

SCHEDULE "B"

BY-LAW NO. 95-67 - H

DESCRIPTION OF PROPERTY - The Troy School

Part Lot 7, Con. 3 formerly in the Township of Beverly, now in the Town of Flamborough, municipally known as 2295 3rd Concession Road West, more particularily described as;

ALL and Singular that certain parcel or tract of land and premises, situate, lying and being in the Township of Beverly, in the County of Wentworth, BEING COMPOSED of part of Lot number Seven (7) in the Third Concession of the Township of Beverly, and which parcel or tract of land may be more particularly described as follows, that is to say: PREMISING that the bearings used herein are astronomic and are referred to the southern limit of the King's Highway Number Five (5) on a course of North eighty-seven degrees, forty-five minutes and thirty seconds West (N 87° 45' 30" W) according to deposited plan Number 396 Miscellaneous.

COMMENCING at an iron bar planted in the northern limit of the allowance for road between Concessions Two (2) and Three (3) in the said Township of Beverly distant two hundred and twenty-seven and ninety one-hundredths feet (227.90') measured thereon, on a course of North seventy-four degrees and fifty-five minutes and thirty seconds East (N 74° 55' 30" E) from an iron bar planted in the allowance for road between Lots numbers Six (6) and Seven (7) in the Third Concession of the said Township of Beverly.

THENCE North eleven degrees, eighteen minutes and thirty seconds West (N 11° 18' 30" W) two hundred and fifty-three and twenty-nine one-hundredths feet (253.29') more or less to an iron bar planted in the southern limit of the King's Highway Number Five(5) according to a plan of survey prepared by the Department of Highways of Ontario, deposited in the Registry Office for the Registry Division of Wentworth as Number 396 Miscellaneous, the said iron bar being at the northwestern corner of the school lot according to the said deposited plan, Number 396 Miscellaneous.

Designated Features

Important to the preservation of the Troy School are all original exterior features including, but not limited to, the original shiplap siding and wooden trim; the tower with its round-headed double window, "rose" window, elaborate pedimented dormer, and its bellcast mansard roof; and the four round-headed windows on the front facade.

Exclusions

The interior of the building is excluded from designation.

SCHEDULE "B"

BY-LAW NO. 95-67 - H

DESCRIPTION OF PROPERTY, continued - The Troy School

THENCE South eighty-seven degrees and forty-five minutes and thirty seconds East (S 87° 45' 30" E) along the said southern limit of the King's Highway Number Five (5) one hundred and one and thirty-seven one-hundredths feet (101.37') to an iron bar planted at the northeastern corner of the aforesaid school lot.

THENCE South eleven degrees and fifty-seven minutes and thirty seconds East (S 11° 57' 30" E) along the eastern limit of the aforesaid school lot and being along the western limit of the lands of the Department of Highways, Ontario, according to the aforesaid deposited plan Number 396, ninety-five and ninety-six one-hundredths feet (95.96') to an iron bar planted in the line of a present existing fence marking the intersection of the southern limit of the said lands of the Department of Highways, Ontario, with the eastern limit of the lands of the aforesaid school lot.

THENCE South ten degrees fifty-two minutes and thirty seconds East (S 10° 52' 30" E) along the said fence marking the eastern limit of the aforesaid school lot one hundred and twenty-seven and eighteen one-hundredths feet (127.18') more or less to an iron bar planted in the northern limit of the aforesaid allowance for road between Concessions Two (2) and Three (3).

THENCE South seventy-four degrees fifty-five minutes and thirty seconds West (S 74° 55' 30" W) along the northern limit of the aforesaid allowance for road between Concessions numbers Two (2) and Three (3) ninety-nine feet (99') more or less to the point of commencement.

THE ABOVE DESCRIBED PARCEL OF LAND contains by admeasurement fifty-four one-hundredths acres (0.54 acres) be the same more or less.

THE SAID LANDS BEING OUTLINED IN RED ON THE PLAN HERETO ATTACHED.