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THE CORPORATION OF THE CITY OF BRANTFORD

CITY HALL - 100 WELLINGTON SQUARE - BRANTFORD - ONTARIO - N3T 2M3
TELEPHONE 519-759-4150 FAX 519-752-7862



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ARCHITECTURE AND
PLANNING
HERITAGE BRANCH

August 12, 1991

Mr. R. Alway, Chairman
The Ontario Heritage Foundation
77 Bloor Street West, Second Floor
TORONTO, Ontario
M7A 2R9

Dear Mr. Alway:

RE: DESIGNATION OF 76 - 86 DALHOUSIE STREET, BRANTFORD, ONTARIO

Please be advised that Bylaw 127-91 (certified copy enclosed) of the City of Brantford, being a bylaw to designate the property at 76 - 86 Dalhousie Street, Brantford, Ontario, was adopted on August 6, 1991. A copy of this Bylaw, along with an agreement regarding the mounting of a heritage plaque, will be registered at the Land Registry Office. Following this action, the designation process will be complete under the Ontario Heritage Act.

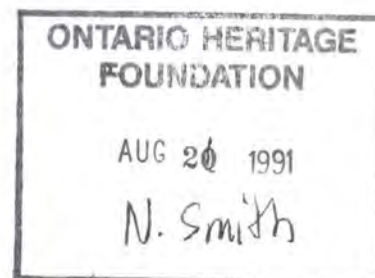
Yours truly,


W. COULSON
CITY CLERK

Encl.

cc: Matthew Reniers, Senior Planner, Policy & Programs

HCDSG.J



THE TELEPHONE CITY



BYLAW NO. 127-91

-of-

THE CORPORATION OF THE CITY OF BRANTFORD

A Bylaw to designate the property located at 76 - 86 Dalhousie Street as having architectural and historical value or interest.

August 6, 1991
[Signature]
CITY CLERK

WHEREAS Section 29 of the Ontario Heritage Act, Chapter 337, R.S.O. 1980, authorizes the Council of a municipality to enact bylaws to designate real property, including all of the buildings or structures thereon, to be of historic or architectural value or interest;

AND WHEREAS the Council of the Corporation of the City of Brantford, on the recommendation of the Brantford Heritage Committee, has carried out the required Notice of Intention to Designate 76 - 86 Dalhousie Street;

AND WHEREAS no notice of objection to the said designation has been served upon the Clerk of the Municipality;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF BRANTFORD ENACTS AS FOLLOWS:

1. THAT there is designated as being of architectural and historical value the real property known as 76 - 86 Dalhousie Street in the City of Brantford, as described in Schedule "B" attached hereto and forming part of this Bylaw. Notwithstanding the above, the designation concerns only the upper two floors and attic facades;
2. THAT the City Solicitor is hereby authorized to cause a copy of the Bylaw to be registered against the property described in Schedule "A" attached hereto in the proper land registry office;
3. THAT the Clerk is hereby authorized to cause a copy of this Bylaw to be served on the registered owner of the aforesaid property and only the Ontario Heritage Foundation, and to carry out the public notice as required by Section 29 (6)(b) of the Ontario Heritage Act;
4. THAT the City shall enter into an agreement with the registered owner for the installation and maintenance of a plaque distinguishing the property as a designated structure.

READ A FIRST TIME

AUG 0 6 1991

READ A SECOND TIME

AUG 0 6 1991

PASSED

AUG 0 6 1991

[Signature]
MAYOR

[Signature]
CLERK

THIS IS SCHEDULE "A" TO BYLAW NO. 27-91

DESCRIPTION:

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Brantford, in the County of Brant, being composed of

FIRSTLY: Parts of Lots 11 and 12 on the north side of Dalhousie Street in the said City of Brantford, according to the registered plan of the said City of Brantford, more particularly described as follows:

COMMENCING at the southeast angle of the said Lot 12 on the north limit of Dalhousie Street;

THENCE westerly along the north limit of Dalhousie Street one hundred and eighteen feet and five inches (118' 5") more or less to a point distant forty feet and four inches (40' 4") westerly from the southeast angle of the said Lot Eleven;

THENCE northerly one hundred and twenty feet to a point distant thirty-nine feet and ten inches (39' 10") westerly from the east boundary of the said Lot Eleven;

THENCE easterly and parallel with the north limit of Dalhousie Street one hundred and seventeen feet and eleven inches (117' 11") more or less to the east boundary of the said Lot 12;

THENCE southerly along east boundary of said Lot 12 one hundred and twenty feet (120') to the place of beginning;

TOGETHER with a right of ingress, egress and regress over, along and upon part of the said Lot 11 on the north side of Dalhousie Street, more particularly described as follows:

COMMENCING at a point on the north limit of Dalhousie Street distant forty feet and four inches (40' 4") westerly from the southeast angle of the said Lot 11;

THENCE northerly in a straight line one hundred and thirty-two feet (132') to a point on the north limit of Lot 11 distant thirty-nine feet and ten inches (39' 10") westerly from the easterly boundary of the said Lot 11;

THENCE westerly along the north boundary of Lot 11 a distance of fifteen feet and eleven and one-half inches (15' 11 1/2") to a point;

THENCE southerly along the westerly boundary of a lane a distance of one hundred and thirty-two feet (132') to a point on the north limit of Dalhousie Street distant fifteen feet and five and one-half inches (15' 5 1/2") westerly from the point of commencement;

THENCE easterly along the north limit of Dalhousie Street, fifteen feet and five and one-half inches (15' 5 1/2") to the place of beginning; such right of ingress, egress and regress to be used in common with other owners and occupants legally using the same or to whom rights-of-way have been or may be granted by the Corporation of the City of

Brantford, together with the right to maintain a sidewalk which has been constructed not exceeding three and one-half feet (3 1/2') in width upon the easterly side of the said land and extending from Dalhousie Street one hundred and twenty feet (120') in depth and to place and maintain thereon areas for the purpose of permitting light into the building now erected on the first described parcel of land or to be erected on the said lands.

TOGETHER with the right of ingress, egress and regress over the land twelve feet (12') in width at the rear of this described parcel and together with the right of ingress, egress and regress over, along and upon such extension easterly and westerly of the lane in the rear of the parcel herein described in the event of the said land being extended easterly and westerly as a lane but only in the event of said land being so extended by the City and only so long as the same shall be continued by the City as a lane.

SECONDLY: Together with a right of ingress, egress and regress along, over and upon a lane twelve feet (12') in width being part of Lot Number 10 on the south side of Darling Street in the City of Brantford, which said laneway may be more particularly described as follows:

COMMENCING at a point in the southerly limit of Darling Street at a distance of thirty-nine feet, nine and one-half inches (39' 9 1/2") measured westerly from the northeast angle of the said Lot No. 10;

THENCE southerly and parallel to the east boundary of the said Lot 10 a distance of one hundred and thirty-two feet (132') to the south boundary of said Lot 10;

THENCE westerly along the said southern boundary of said Lot 10 a distance of twelve feet (12');

THENCE northerly and parallel to the easterly boundary of said Lot 10 a distance of one hundred and thirty-two feet (132') to Darling Street;

THENCE easterly along the south limit of Darling Street, twelve feet (12') to the point of commencement.

127-91

SCHEDULE "B"

REASONS FOR DESIGNATION

TEMPLE BUILDING - 76/86 DALHOUSIE STREET, BRANTFORD

The building located at 76 - 86 Dalhousie Street is an imposing three-storey structure built in the Masonic style in 1909. As early as 1844, the site was used by the Van Brocklin foundry, which was to become the Waterous Engineworks Company. An extensive and ever-expanding manufacturing operation developed on the site. By 1896, the Company had moved to a larger location, and by 1909 the site had been redeveloped to its present form. The building's ground floor has been used for a variety of commercial uses, while the upper stories were used for office space. In 1911, the Masons began to use the building, and their use extended to the year 1945.

While the ten-bay Dalhousie Street facade is built in the Masonic style, tenant improvements at the main street level have obliterated the original main street presentation of the building. It is the upper stories of the building to which designation applies. A series of arcades are located along the second floor of the building. The red brick facade is decorated with segmental arches, including red brick and cut-stone accents. A cut-stone belt course provides the unifying element for the arcade effect. The third bay on the left forms a focal point for the facade, with double-hung wood windows, and having ten small panes grouped in the upper portion of the window, located on either side of this main bay. There are also two pilasters topped with a ball element, which frame the main arch. The wood window units, variously grouped in threes and twos, have been infilled with metal panels at the segmented heads.

The third floor features brick voussoirs over the flat window heads. Under the window sills are brick subsills in relief, showing a scallop pattern. The wood double-hung windows have also been infilled with metal panels at the window-heads. There is a cement render-course located above these third-floor windows. Six round windows in the attic area are framed by stone. The frame is decorated with swag ornaments. A cut-stone Masonic emblem and the words "Temple Building" complete the facade at this level. Brick pilasters are topped by a stone cornice.

The red-brick Temple Building dominates the streetscape along Dalhousie, and is complementary to the light colour of the Federal building. It is clear that, while structural analysis is unavailable, the exterior facade does require some restoration. There has been considerable alteration to the second and third-floor windows.
