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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



August 12, 1991

RECEIVED
IN THE OFFICE

AUG 21 1991

ARCHITECTURE AND
PLANNING
HERITAGE BRANCH

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

Dear Mr. Alway:

RE: DESIGNATION OF 109 GRAND STREET, BRANTFORD, ONTARIO

Please be advised that Bylaw 128-91 (certified copy enclosed) of the City of Brantford, being a bylaw to designate the house at 109 Grand 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.

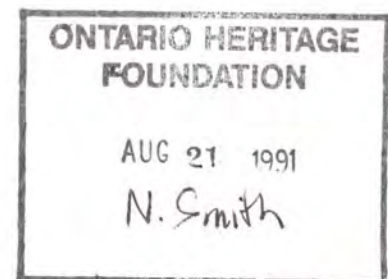
Yours truly,


W. COULSON
CITY CLERK

Encl.

cc: Matthew Reniers, Senior Planner, Policy & Programs

HCDSG.J



THE TELEPHONE CITY




I certify that this is a true and correct
copy of Bylaw No. 128-91 passed
by the Council of The Corporation of the
City of Brantford at its meeting held on

BYLAW NO. 128-91

-of-

THE CORPORATION OF THE CITY OF BRANTFORD

August 6, 1991

CITY CLERK

A Bylaw to designate the property located at 109
Grand Street, Brantford, as having architectural and
historical value or interest.

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 109 Grand 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 109 Grand Street in the City of Brantford, as
described in Schedule 'B' attached to and forming part of this Bylaw;
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 on 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	<u>AUG 0 6 1991</u>
READ A SECOND TIME	<u>AUG 0 6 1991</u>
PASSED	<u>AUG 0 6 1991</u>


MAYOR


CLERK

THIS IS SCHEDULE "A" TO BYLAW NUMBER 128-91

LEGAL DESCRIPTION:

In the City of Brantford, in the County of Brant, and being composed of part of Lot E on the east side of Grand Street in the Shenston and Griffin Survey, Plan 34, in the said City, and which may be more particularly described as follows:

COMMENCING at a point in the eastern boundary of Grand Street distant 311.55 feet measured southerly thereon from its intersection with the southern boundary of Dublin Street;

THENCE easterly parallel with the southern boundary of Dublin Street 210.7 feet more or less to a point in the eastern boundary of the said Lot E;

THENCE southerly parallel with the eastern boundary of Grand Street 64.14 feet;

THENCE westerly parallel with the southern boundary of Dublin Street 210.7 feet more or less to a point in the said eastern boundary of Grand Street;

THENCE northerly along the eastern boundary of Grand Street 64.14 feet to the place of beginning.

All as shown in red on the blueprint attached to Instrument No. 57915.

Being the lands previously described in Instrument No. A354894.

THIS IS SCHEDULE "B" TO

BYLAW NO. 128-91

STATEMENT OF THE REASONS FOR THE DESIGNATION OF
109 GRAND STREET

While the building at 109 Grand Street exhibits many features recognizable in the Brantford Cottages, it appears to be more of a forerunner to the popular diamond cottages found throughout the City. The later influx of diamond cottages in Brantford resulted in bigger, red-brick houses. The cottage at 109 Grand Street is constructed of buff sand brick, with a construction date of 1885.

The building is simple in design and detailing, having a straightforward three-bay facade under a low-hipped roof and centre gable, with the distinctive diamond-shaped window.

The double-hung wood windows have rounded heads and are topped with brick labels. The building has plain wooden soffits and a single-side chimney. Unlike the Brantford Cottages, this building has no frieze nor quoins.

The porch has a cement base and wood columns rising to a simple pediment. Except for the cement base, it is original to the front of the building.

The rear addition to the building, while not original, is of the same styling and material as the original. This addition has a low sloping roofline, and was used originally for kitchen and bathroom facilities.

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