



An agency of the Government of Ontario

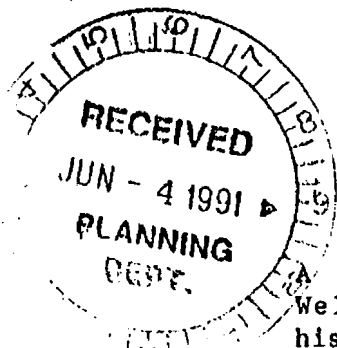


Un organisme du gouvernement de l'Ontario

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BYLAW NO. 97-91  
-of-

THE CORPORATION OF THE CITY OF BRANTFORD

A Bylaw to designate the property located at 171 Wellington Street 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 171 Wellington 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 171 Wellington Street in the City of Brantford, as described in Schedule 'B' attached to and forming part of this Bylaw. Notwithstanding the above, the designation does not include the garage and rear entranceway;
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 MAY 27 1991  
READ A SECOND TIME MAY 27 1991  
PASSED MAY 27 1991

  
MAYOR

  
CLERK

THIS IS SCHEDULE "A" TO BYLAW NUMBER 97-91

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, and being composed of the northerly part of Lot No. 20 on the south side of Wellington Street in the said City of Brantford, more particularly described as follows:

COMMENCING at the northwesterly angle of the said lot;

THENCE Southerly along the easterly limit of Alfred Street 87 feet;

THENCE Easterly parallel with the southerly limit of Wellington Street 82 feet 6 inches more or less to the easterly limit of the said lot;

THENCE Northerly along the easterly limit of the said lot, 87 feet to the Southerly limit of Wellington Street;

THENCE Westerly along the southerly limit of Wellington Street 82 feet 6 inches to the place of beginning.

THIS IS SCHEDULE "B" TO BYLAW NUMBER 97-91

STATEMENT OF THE REASONS FOR THE DESIGNATION OF  
171 WELLINGTON STREET

The residence at 171 Wellington Street is a good example of a Regency Cottage. The residence was constructed in 1891. The primary characteristics of Ontario Regency cottages, well-exhibited by the cottage at 171 Wellington Street, are a rectangular-shaped structure having a gently-pitched hip roof, large windows and a verandah with detailed stylings.

The residence (currently being used as a single-family home) is one storey with a usable attic area. Four dormers complete the attic area, with two in the front, one side right, and one at the rear. The roof is of a medium hip shape and the roof material is slate, having a dark grey colour and a hexagonal shape. The boxed cornice around the house is very plain (another feature of the Regency style). Both the roof around the dormers, the dormers themselves and the cornice are in need of restoration and repair.

The brick is laid out in a stretcher bond format. The brick is buff-coloured, with red quoins on all corners of the house. Slim arches around windows are also in red brick. The structure has four chimneys symmetrically-placed on both sides of the residence. The chimneys are also in buff brick, and display more stylish brickwork.

The front view of the structure displays a three-bay facade with large double-hung windows and storms, suiting very well the Regency style. The outstanding feature of the front facade is the verandah. While the verandah is probably an addition (due to a different roofing material), it is clearly of the Regency style. The verandah has ornate and stylish woodwork rising to a low sloping roof. A small peak rises above the doorway and above three stained glass windows in semi-circular and elliptical shapes. The carved railing, posts and trim add a fine style to the structure; however, these elements are in need of rehabilitation.

There have been two other additions made to the structure: a small addition to the rear of the structure displays fine brickwork and detailing, as well as a small circular window; there is also a larger addition used primarily for a garage with an adjoining entranceway. While the small rear addition is worthy of designation, it is not recommended that the larger rear addition be designated.