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THE CORPORATION OF THE CITY OF BRANTFORD

October 20, 1992

Ms. Dorothy Duncan, Chair
The Ontario Heritage Foundation
10 Adelaide Street East
TORONTO, Ontario
M5C 1J3

Dear Ms. Duncan:

RE: DESIGNATION OF 176 WELLINGTON STREET, BRANTFORD

Please be advised that Bylaw 148-92 (certified copy enclosed) of the City of Brantford, being a bylaw to designate the house at 176 Wellington Street, Brantford, Ontario, was adopted on September 21, 1992. 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. GOULSON
CITY CLERK

DIRECTOR'S OFFICE

OCT 27 1992

HERITAGE POLICY BRANCH

Encl.

cc: Matthew Reniers, Senior Planner, Policy & Programs

MA4X10192

I certify a
copy of E 148-92
by the C
City of Brantford
SEPT 21 1992
CITY CLERK

BYLAW NO. 148-92
-of-

THE CORPORATION OF THE CITY OF BRANTFORD

A Bylaw to designate the property located at 176 Wellington Street as having architectural and historical value or interest.

WHEREAS Section 29 of the Ontario Heritage Act, Chapter 0.18, R.S.O. 1990, 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;

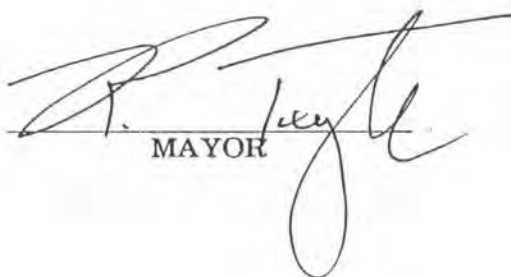
AND WHEREAS the Council of the Corporation of the City of Brantford, on the recommendation of the Brantford Heritage Committee, has carried out the required Notice of Intention to Designate 176 Wellington Street;

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 176 Wellington Street in the City of Brantford, as described in Schedule "B" attached hereto 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 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	SEP 21 1992
READ A SECOND TIME	SEP 21 1992
PASSED	SEP 21 1992


MAYOR


CLERK

THIS IS SCHEDULE 'A' TO BYLAW NUMBER 148-92

Legal Description - 176 Wellington Street

Part of Lots 20 and 21 on the North side of Wellington Street, in the City of Brantford, in the County of Brant, described as follows:

COMMENCING in the Southerly limit of Lot 21 at a point distant easterly along the North side of Wellington Street, 105.60 feet from the Southwest angle of Lot 20;

THENCE North 5 degrees 30 minutes West 76 feet;

THENCE South 84 degrees 30 minutes West 39 feet;

THENCE South 5 degrees 30 minutes East 10 feet;

THENCE South 85 degrees 30 minutes West 3 feet;

THENCE South 5 degrees 30 minutes East 66 feet more or less to the Southern limit of Lot 20;

THENCE Easterly along the said Northern limit of Wellington Street, 42 feet to the place of beginning being the lands described in Deed Number A293362.

STATEMENT OF THE REASONS FOR THE DESIGNATION OF
176 WELLINGTON STREET

The residence at 176 Wellington is estimated to have been constructed in 1878. The one-and-a-half storey residence is composed of three bays on the main facade. The three-bay facade is finished with buff brick laid in a common running bond pattern. The low-hip roof is accented by a central gable with a sharp peak. The gable contains a small gothic double-hung window, with a brick voussoir. The brick voussoir has been accentuated with a reddish paint, in apparent imitation of "polychrome brick".

A dominant feature of the front facade is the verandah. The most significant feature on the verandah is the ornate and stylish woodwork below the low sloping roof. The six wood posts also add style to the verandah. The interior ceiling of the verandah is comprised of tongue-and-groove woodwork that rises with the slope of the roof.

As is typical of a Brantford Cottage, the main entrance is located in the centre bay. This entrance is composed of a wood entrance door and a wood storm door containing a window with a 3/3 glazing pattern. A semi-circular transom is located above the entrance.

The windows on the front facade consist of wood double-hung units arranged with a 2/2 glazing pattern. The segmental heads of the windows are retained in the wood storm windows. Brick voussoirs complete the details above the fenestration and the entrance. The windows located on both sides of the residence are of a similar style, including the masonry details and wood storms.

The residence was occupied through the years by a variety of tradespeople and their families. From 1878 to 1900, the list of occupants includes a carpenter, a post office clerk, a widow, a gardener, a carriage maker, a woodworker, a painter and a brakeman with the Grand Trunk Railway, and their families.