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THE CORPORATION OF THE CITY OF BRANTFORD

Brant

January 30, 1995

FEB 8 1995

ADMINISTRATIVE &  
PLANNING


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

Dear Ms. Duncan:

**Re: Designation of 34 Palace Street and 36 Palace Street, Brantford**

Please be advised that Bylaw No. 10-95 and Bylaw No. 11-95 (certified copies enclosed) of the City of Brantford, being bylaws to designate the properties at 34 Palace Street and 36 Palace Street, Brantford, Ontario, were adopted on January 23, 1995. Copies of these Bylaws, 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



Encls.

cc: Matthew Reniers,  
Senior Planner, Policy & Programs

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CITY CLERK'S  
DEPARTMENT

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

W.A. COULSON,  
A.M.C.T., C.M.C./A.A.E., F.C.I.S.  
CITY CLERK

I certify that this is a true and correct  
copy of Bylaw No. 10-95 passed  
by the Council of The Corporation of the  
City of Brantford at its meeting held on  
JAN. 23 1995  
[Signature]  
CITY CLERK

BYLAW NO. 10-95  
-of-

**THE CORPORATION OF THE CITY OF BRANTFORD**

A Bylaw to designate the property located at 36 Palace 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 36 Palace 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 36 Palace 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 JAN 23 1995

READ A SECOND TIME JAN 23 1995

PASSED JAN 23 1995

  
MAYOR

  
CLERK



**THIS IS SCHEDULE "A"**

**BYLAW NO.** 10 - 95<sup>to</sup>

**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 a central part of lot 11 and a south central part of lot 12, both east of Albion Street, containing by admeasurement 4071 square feet, more or less, and premising the bearing of Albion Street to be north 32 degrees 35 minutes west, the parcel is more particularly described as follows:

**COMMENCING** at a point in the northwesterly limit of Palace Street, distant northeasterly thereon 36 feet 2 inches from the southwest angle of lot 11, said point being on the line of production southeasterly of the centre line of the party wall in the double brick house known as Nos. 34 and 36 Palace Street now standing on the said parts of lots 11 and 12;

**THENCE** northwesterly along said production of the centre line, north 32 degrees 25 minutes west, 23 feet 11 inches, more or less, to the said party wall, and further along said centre line, north 32 degrees 25 minutes west, 31 feet 10 inches;

**THENCE** at right angles to the right and still along the centre line of said party wall north 57 degrees 35 minutes east, 5 feet 11 inches;

**THENCE** at right angles to the left and still along the centre line of said party wall, north 32 degrees 25 minutes west 24 feet 8 inches to the end of said party wall, and further in the production northwesterly of centre line, north 32 degrees 25 minutes, 28 feet; thence north 57 degrees 35 minutes east; 34 feet 8 inches;

**THENCE** south 32 degrees 25 minutes east, 108 feet 5 inches to Palace Street;

**THENCE** along Palace Street south 57 degrees 35 minutes west, 40 feet 6½ inches, more or less to the place of commencement.

**ALL** as shown outlined in Red on plan attached to registered instrument No. 96976.

**STATEMENT OF THE REASONS FOR  
THE  
DESIGNATION OF 36 PALACE STREET, BRANTFORD**

The property municipally known as 36 Palace Street is located on the northeast corner of Palace Street and Albion Street. The two-storey brick dwelling of Italianate design was originally built as a single family home and later converted to contain two dwelling units, one being 34 Palace Street and the other unit is municipally known as 36 Palace Street. Each unit is under separate ownership.

The exterior wall material is a buff coloured brick laid in a stretcher bond pattern. The brickwork near the roof line forms a pattern of rectangles between decorative brackets. Recessed bricks form rectangles and two rows of bricks protrude from the building to form a border beneath the rectangles. This pattern of rectangles is also repeated below the windows on the front facade.

Generally the windows on the dwelling are double hung units. The majority have a one over one glazing pattern. Most of the windows have rounded arch heads with blind transoms and brick voussoirs with keystones. The front facade is dominated by a two-storey, three-sided bay window. The bay window has double hung units with a one over one pane arrangement, rounded arch heads with blind transoms and brick voussoirs with keystones. The window are further decorated with shutters and moulded window sills. The brick below each window is recessed in a rectangular form.

The open porch on side right facade provides the main entrance to 36 Palace Street. The porch is supported by three square posts and two half posts attached to the building with railings between the posts which contain square spindles. There are two entrance openings from the porch with each entrance having a wooden door with a single pane of glass and wooden panels below. The entrance openings have segmental heads and brick voussoirs.

The windows above the porch are similar to the windows found on the front facade without the green shutters. The building protrudes at the location of the porch and the windows on the rear portion of the building are not as elaborate as the windows above the porch. One of the windows on the rear portion has a rounded arch opening with a blind transom, while the remaining two have segmental heads. All three windows have brick voussoirs but no keystones.

A double chimney is located on side right facade. The brick chimney projects beyond the roof and has corbelling at the top. The trim at the roof line adds further decorative features to the building. The ornate brackets with pendants have a pattern of recessed bricks that form rectangles between each bracket and below, two rows of protruding bricks form a border.

The dwelling was built Circa 1870 and has historical links to the Nelles family. The Nelles family were United Empire Loyalists and members of the family included an admiral of the fleet, an army brigadier - general, a Member of Legislature and an archdeacon of the Anglican Church. It is Archdeacon Abram Nelles and his family that came to live in Brantford.

Rev. Abram Nelles was born in 1805 in Grimsby, the son of Robert Belles, a United Empire Loyalist and a pioneer of Grand River Ontario. It was also H. W. Nelles, another member of the family, that was the first settler of Grimsby in 1780. Abram Nelles was educated in Grimsby and later received his Degree in Holy Orders from King's College, York and eventually became Archdeacon of the Anglican Church of Canada. At the age of 23 he was put in charge of the Six Nations Indians. Rev. Nelles became a missionary to the Indians on the Reserve, outside Brantford in 1828. He was a dedicated missionary and spent his whole ministry in the service of the Six Nations. Also during this time, 1837 - 1872, he was principal of the Mohawk Institute in Brantford. When he retired in 1879, he had completed fifty years of service to the Six Nations Indians.

Once he retired, Rev. Nelles resided at this dwelling, which at the time was a single family residence. After his death in 1884, his family continued to live in this residence for many years. Rev. Nelles and several members of his family are buried at Her Majesty's Chapel of the Mohawks.