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BYLAW NO. 97-97
-of-

THE CORPORATION OF THE CITY OF BRANTFORD

A Bylaw to designate the property located at 38 Dufferin Avenue
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 38 Dufferin Avenue;

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 38 Dufferin Avenue 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 JUN 30 1997

READ A SECOND TIME JUN 30 1997

PASSED JUN 30 1997


MAYOR

DEPUTY


CLERK

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THIS IS SCHEDULE "A" TO BYLAW NO. 97-97

DESCRIPTION:

Lot 3, Registered Plan 288, City of Brantford, County of Brant.

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THIS SCHEDULE "B" TO BYLAW NO. 97-91

**STATEMENT OF THE REASONS FOR THE
DESIGNATION OF 38 DUFFERIN AVENUE, BRANTFORD**

This house was built Circa 1898 by Walter Turnbull. During this time, the Queen Anne style of architecture was popular. The Queen Anne (1880-1910) style is characterized by the irregularity of plan and massing. Buildings are covered with a variety of materials of different textures and shapes. Bricks, wood or terra cotta tiles, half timbering and horizontal boards can be found on one building.

The front facade of this house displays numerous architectural features of the Queen Anne style of architecture, such as the corner tower with conical roof, two keyhole arches in the main entrance and the decorative half timbering within the gable. The rounded arch window within the gable is accentuated with rounded wood trim above it and a wooden replica keystone. The assortment of windows and random spacing is evident on this facade with an oval window, semi-circular, square and rectangular windows. The oval windows are further enhanced with keystones and the rectangular windows are trimmed with rows of rock-faced masonry. A wrap around open porch extends along the entire front of the building and towards the left facade. The upper level of the tower also has a small open porch with sides that are curved using wide wooden trim and supported by columns arranged in groups of three.

The left facade has a tall chimney with patterned brickwork and corbelling. Rows of bricks were laid so that the corner of each brick projects beyond the wall surface to form a decorative effect along the chimney. The courses of brick laid in this manner are visible on two sides of the chimney.

Imbrication is another common architectural feature of the Queen Anne style. On the left facade of this building, a weathertight covering is created by overlapping rows of tiles to produce a distinctive configuration, in this example, a cone pattern is shown.

This house was owned by Walter R. Turnbull, president of Turnbull and Cutcliff Limited, hardware dealers located at the corner of Colborne Street and King Street. It was one of the finest and largest stores of its kind in Ontario and operated by two very progressive businessmen. Mr. Turnbull served as alderman for several years before his appointment to the street railway board when it was formed in 1914 and continued to serve for many more years. He was well known publicly through his membership to many clubs in the City and serving on the board of managers of Zion Presbyterian Church. Walter Turnbull married Alice Ada Buck, daughter of William Buck, owner of Buck Stove Works. Their son Archibald Turnbull became an architect and designed several homes in Brantford and resided at 38 Dufferin Avenue until his death. He was known for his devotion to the theatre and was a founding member of the Brantford Drama League and the Stratford Festival.