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THE CORPORATION OF THE CITY OF BRANTFORD

May 4, 1999.

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

Dear Ms. Duncan:

Re: Designation of 14 Dufferin Avenue, 24-26, 30, 47, 52, 54, 58 and 94 Lorne Crescent Brantford

Please be advised that Bylaws 35-99 to 42-99 (certified copies enclosed) of the City of Brantford, being bylaws to designate the residences at 14 Dufferin Avenue, 24-26, 30, 47, 52, 54, 58 and 94 Lorne Crescent, Brantford, Ontario, were adopted on March 15, 1999. The copies of these Bylaws, along with the agreements regarding the mounting of heritage plaques, will be registered at the Land Registry Office. Following this action, the designation process will be complete under the Ontario Heritage Act.

Yours truly,

KEVIN BAIN
CITY CLERK



Encls.

cc: Matthew Reniers,
Senior Planner, Policy & Programs

24/23/9/99
RE

I certify that this is a true and correct copy of Bylaw No. 42-99 passed by the Council of The Corporation of the City of Brantford at its meeting held on MARCH 15, 1999
Kenneth B...
CITY CLERK

BYLAW NO. 42-99
-of-
THE CORPORATION OF THE CITY OF BRANTFORD

A Bylaw to designate the property located at 94 Lorne Crescent 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 94 Lorne Crescent;

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 94 Lorne Crescent 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 MAR 15 1999
READ A SECOND TIME MAR 15 1999
PASSED MAR 15 1999

M C Amos
A **MAYOR**

DEPUTY *Deborah Wright*
CLERK

JSB/9/99
RC

THIS IS SCHEDULE "A"**DESCRIPTION:**

In the City of Brantford, County of Brant and being composed of Part Lots 30-32, W/S Brant Avenue.

THIS IS SCHEDULE "B" TO BYLAW NO. 42-99

**STATEMENT OF THE REASONS FOR THE
DESIGNATION OF 94 LORNE CRESCENT, BRANTFORD**

The single family dwelling at 94 Lorne Crescent was built in 1914. According to Building Permit information, the two storey brick and stucco building was constructed by Schultz Bros. Construction company. The value of the building permit was \$7,000.00.

This house was built in the Tudor Revival style of architecture and exhibits one of the most prominent features of this style, half-timbering on the second storey of the building. The light colour stucco is trimmed with dark colour half-timbering, with tracery motifs, to produce a very striking effect on all facades of the building.

The front facade has a central main entrance with windows on each side, two three-sided bay windows on the upper storey and a hip roof with dormer. The portico on the front facade has a gable roof, with stucco and half-timbering within the gable and it is supported by square pillars on a brick base. A single panel door with multi pane side lights completes the entrance. Windows flank the entrance, each window having three sashes and the pane arrangement is nine over one. Above the entrance are two three sided bay windows with each side containing similar windows, with a nine over nine pane arrangement. Between the two bay windows are coupled windows with a two over two pane arrangement. The dormer contains a grouping of three small windows, each with a six over one pane arrangement. Stucco and half-timbering are also used on the dormer. Wooden brackets are found on the roof ends of the dormer and beneath each bay window.

An addition to the building on the left facade is constructed of brown brick, one storey in height with a balcony on the roof. There is also an unusual grouping of a dormer window and chimney projecting beyond the roof on this facade. The single brick chimney has a dormer window beside it, with the gable roof end being attached to the chimney and the window. The dormer window has a six over one pane arrangement.

The original owner of this house was Gordon G. Caudwell who was the proprietor of Caudwell Hat Shop located at 82 Colborne Street. This house was constructed by Schultz Bros. Construction, one of the largest construction companies in Ontario. The company was well known for such buildings as John H. Stratford Hospital, the Expositor building, former Central School and supplied the finished wood for the Brantford Post Office, Union Station, Toronto and many other buildings throughout Ontario.
