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March 1/02
file

Feb.12, 2002.

15 -02- 2002

Mr. A. Gotlieb, Chair
The Ontario Heritage Foundation
10 Adelaide Street East
TORONTO, Ontario
M5C 1J3

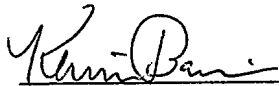


Dear Mr. Gotlieb:

**Re: Designation of 48 Palmerston Ave., 111 Dufferin Ave. and 121 Market St.,
Brantford, Ont.**

Please be advised that Bylaws 5-2002, 6-2002 and 7-2002 (certified copies enclosed) of the City of Brantford, being bylaws to designate the residential buildings at 48 Palmerston Avenue, 111 Dufferin Avenue and 121 Market Street, Brantford, Ontario, were adopted on January 22, 2002. 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: Helen Borowicz,
Heritage Planner

✓
Feb 2/02

I certify that this is a true and correct copy of Bylaw No. 72002 passed by the Council of the Corporation of the City of Brantford at its meeting held on January 21, 2002.
CITY CLERK

BYLAW NO. 72002
-of-

THE CORPORATION OF THE CITY OF BRANTFORD

A Bylaw to designate the property located at 48 Palmerston 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 48 Palmerston 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 48 Palmerston 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 January 21-2002

READ A SECOND TIME January 21-2002

PASSED January 21-2002


MAYOR


CLERK

THIS IS SCHEDULE "A" 7-2002

DESCRIPTION:

In the City of Brantford, County of Brant and being composed of Plan 45, Blk A, part lot 4.

THIS IS SCHEDULE "B" TO BYLAW NO. 7-2002

STATEMENT OF THE REASONS FOR THE
DESIGNATION OF 48 PALMERSTON AVENUE, BRANTFORD

The architectural style of the building at 48 Palmerston Avenue is the Arts and Crafts house, with features that were influenced by Queen Anne, Romanesque, Tudor and Edwardian period styles. These buildings are characterized by red bricks with textural materials like painted wood shingles to coloured glass transoms, often have steeply pitched roofs and the massing is usually asymmetrical with projecting bays and porches.

The two and a half storey house at 48 Palmerston Avenue was built in 1907. The building is constructed of red brick that has been laid in a stretcher bond pattern. The irregular roof line has plain soffits and frieze but is enhanced with curved brackets. The slate roof tiles have been arranged to form a fish scale pattern. The dwelling has a rock-faced, concrete block foundation.

The most prominent feature on the front facade of the house is the veranda. A pediment roof on a portion of the veranda highlights the main entrance. Also, dentil moulding has been used to trim along the roof line. The veranda is supported by columns on a base of rock-faced concrete blocks and a grouping of three columns have been placed at the corners. A handrail and curved spindles complete the veranda.

The main entrance door has a segmental opening and brick voussoirs. To the right of the entrance is a small stained glass window also with a segmental opening, brick voussoirs and a lug sill. Beneath the window, the bricks are slightly protruding and form a curvilinear pattern. To the left of the main entrance, there is a larger window that has a stained glass transom. On the upper storey of the front facade, the coupled windows have a segmental opening and brick voussoirs.

On the right side facade of the dwelling, there are two more stained glass windows. All the windows on this facade have segmental openings, brick voussoirs and lug sills. A single brick on this side of the house chimney has been capped.

On the left side facade, the use of coupled windows and a stained glass window has been repeated. The stained glass window also has a decorative, curvilinear brick design below it. The windows on this facade also have segmental openings, brick voussoirs and lug sills. The single brick chimney, located on this facade, has a stepped brick pattern at the base.

According to Building Permit records, the one storey addition at the rear of the house was built in 1914. A permit for the brick and stone addition was issued to Schultz Bros. Construction and valued at \$1,000.00. The addition was constructed to match the house with the use of red brick, stone foundation and the roof trim with plain frieze and curved brackets. Portions of the sides of the addition are circular with several windows grouped together.

The Schultz Bros. Construction company was very prominent not only in the city but also throughout Ontario. The firm also supplied the finished lumber for Union Station, Toronto and many other buildings in Ontario.

The original owner of this property was Mr. Fred Chalcraft, Secretary of the Brantford Roofing Company, Limited and one of the directors for the Brantford Cordage Company. Mr. Chalcraft established the Chalcraft Screw Company Limited that manufactured screws, nuts and bolts for local businesses and initially employed 30 men. Mr. Chalcraft also served as Alderman for the City of Brantford in 1911 and 1912.