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BYLAW NO. 133-2006
-of-
THE CORPORATION OF THE CITY OF BRANTFORD

A Bylaw to designate the property located at 436-440 Colborne Street
as having cultural heritage 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 cultural heritage value or interest;

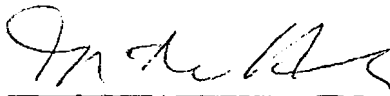
AND WHEREAS the Council of the Corporation of the City of Brantford, on the recommendation of the Brantford Heritage Committee, has carried out the required Notice of Intention to Designate 436-440 Colborne Street;

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 cultural heritage value the real property known as 436-440 Colborne 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 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	SEPTEMBER 25, 2006
READ A SECOND TIME	SEPTEMBER 25, 2006
PASSED	SEPTEMBER 25, 2006



MAYOR



CLERK

THIS IS SCHEDULE "A"

To

BYLAW NO. 133-2006_____

DESCRIPTION:

Part Lot 46, North side of Colborne Street, City of Brantford, as in A508462, Being all of
PIN 32131-0242 LT.

THIS IS SCHEDULE "B" TO BYLAW NO. 133-2006

**STATEMENT OF THE REASONS FOR THE DESIGNATION OF
436-440 COLBORNE STREET, BRANTFORD**

Reason for Designation

The property at 436-440 Colborne Street is recommended for designation under Part IV of the Ontario Heritage Act as a building of cultural heritage value.

The building at 436-440 Colborne Street is a rare example of a very early commercial building in the community that continues to be functional as a commercial property. It supports the character of the neighbourhood and the property occupies a prominent corner location within a small commercial section in the neighbourhood.

Originally the Colborne Hotel, the building survived a number of commercial uses, continues to be a viable building and defines the commercial character of the area.

Description of the Heritage Attributes

Architecturally, the commercial and residential building at 436-440 Colborne Street has features of the Georgian style of architecture. Simple, elegant buildings with classical features characterize this style. British immigrants and United Empire Loyalists who came from the United States to settle in Canada particularly favoured it.

The Colborne Street façade has a wrought iron balcony with decorative balusters and curvilinear brackets. The wrought iron balcony is the same as that of the Tisdale residence located at 20-22 Nelson Street, which may confirm that both were manufactured at the Tisdale Foundry, Brantford. The triangular building entry at the corner is enhanced with two extra courses of brick dentils over the corner door and transom light, with decorative moulding above to give the entranceway more prominence. The front main window below the balcony is a large sixteen pane unit. Three entrance doors below the balcony have segmental arch transom heads in brick.

The former archway on Murray Street façade has been bricked in below the large wooden lintel and a triple casement window with an eight pane sashes and a segmental arch head in brick has been added.

The property at 436 – 440 Colborne Street was originally the Colborne Hotel, shown on the 1852 map of Brantford. The building continued to be a hotel, shown as the Ontario Hotel in 1875 with Mr. George Fach, proprietor and then the Eastern House, with John Johnson and Robert Hunter as proprietors until 1910. The building was then used for a number of commercial uses such as a dairy, laundry, barbershop, spice store and auto repair during the 1920's. Recently, the building was an antique store, now an art gallery and continues to be used commercially.