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THE CORPORATION OF THE CITY OF BRANTFORD

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



August 26, 1988

Ontario Heritage Foundation
77 Bloor Street West
7th Floor
TORONTO, Ontario
M7A 2R9

ATTENTION: MR. RICHARD ALWAY
CHAIRMAN

Dear Mr. Alway:

RE: DESIGNATION OF 50 DUFFERIN AVENUE, BRANTFORD

This is to advise you that the Council of the Corporation of the City of Brantford at its meeting held on August 2, 1988 passed Bylaw #196-88 being a bylaw to designate the above-noted property as having architectural and historical value or interest. I am enclosing, a copy of Bylaw #196-88 which was registered at the Land Registry Office on August 10, 1988 as Instrument #A350198.

Yours very truly,


W. A. COULSON
CITY CLERK

Encl.

cc: D. Jacobs
Brantford Heritage Committee

:sh

THE TELEPHONE CITY

BYLAW NO. 196-88

-OF-

THE CORPORATION OF THE CITY OF BRANTFORD

A Bylaw to designate the property located at 50 Dufferin Avenue as having architectural and historical value or interest.

WHEREAS Section 29 of the Ontario Heritage Act, Chapter 337, R.S.O. 1980, 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 has carried out the required notice of intention to designate 50 Dufferin Avenue;

AND WHEREAS the reasons for designation are set out in Schedule 'B' attached hereto;

AND WHEREAS no notice of objection to the said proposed 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. There is designated as being of architectural and historical value or interest the real property known as 50 Dufferin Avenue in the City of Brantford.
2. 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. The City Clerk is hereby authorized to cause a copy of this bylaw to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to carry out the public notice as required by Section 29 (6)(b) of the Ontario Heritage Act.

4. The City shall enter into an agreement with the Owner for the installation and maintenance of a plaque distinguishing the property as a designated structure.

READ THE FIRST TIME AUG 02 1988

READ THE SECOND TIME AUG 02 1988

PASSED AUG 02 1988


MAYOR


CLERK

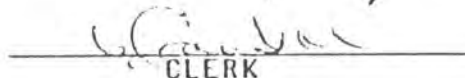
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HCBYFM

Schedule 'A' to Bylaw No. 196.88

AUG 02 1988

PASSED


MAYOR


CLERK

City of Brantford, County of Brant, and being composed of part of Cedar Park Plan 119 on the south side of Dufferin Avenue according to W.H.C. Kerr's Survey of part of the Smith and Kerby Tract and more particularly described as follows:

COMMENCING at a point in the southerly limit of Dufferin Avenue distant 19 feet 9 inches measured easterly in a straight line along the southerly limit of Dufferin Avenue from the limit between Cedar Park and lot lettered the Cedars;

THENCE south 28 degrees 45 minutes west 225 feet;

THENCE south 62 degrees 35 minutes east, 75 feet;

THENCE north 28 degrees 45 minutes east 225 feet to the southerly limit of Dufferin Avenue;

THENCE westerly along the southerly limit of Dufferin Avenue 75 feet to the point of commencement.

The lands herein described are all those lands conveyed by Instrument No. A260416.

DJ:JB
MB50DUFF

AUG 02 1988

PASSED

[Signature]
MAYOR

[Signature]
CLERK

STATEMENT OF THE REASONS FOR THE DESIGNATION

Based on building permit records, a permit for a dwelling was taken out by James L. Sutherland in 1896. The value of the permit was \$8,000.00. In 1913, a permit was taken out for a garage at 50 Dufferin Avenue with a value of \$400.00.

Fifty Dufferin Avenue is a larger, older home set back from Dufferin with gracious trees and a 'private' feeling in spite of its proximity to the Dufferin Apartments. The Dufferin Avenue elevation is based on a rectangle of good proportions with a vertical thrust. There are four sections to the elaborate facade with that on the left consisting of an octagonal tower with bell-shaped roof. Three windows in each storey are visible from the front, with heavy stone lintels and sills. The height of the windows diminishes with each storey in Italian bell tower fashion. There is considerable overhang of roof and cornice.

A steep roof with a straight ridgepole tops a small section in the red brick construction material of the building. The main storey is dominated and obscured by the verandah. The verandah has a hipped roof, a timbered frieze, and four slender plain pillars with plain capitals. There appear to be six steps leading from sidewalk to the verandah, where there is a wide door (central to the verandah) and two broad windows. A spindled railing protects four sections of this ample verandah.

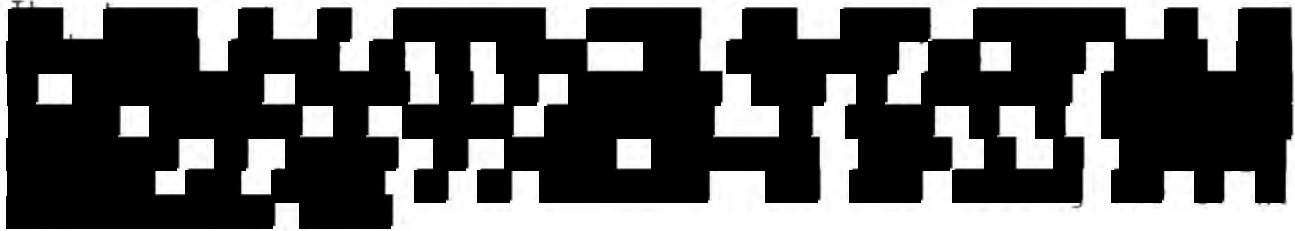
Above the verandah on the second storey, there is a bay window of shallow slope, with the balcony above decorated in a diamond pattern. A window and gable with a tall chimney to the right, complete this portion of the facade. A small area, set forward and on the right of the gabled section, completes this many-faceted facade.

The City Directory of 1909 first lists a dwelling at 50 Dufferin occupied by James L. Sutherland, son of John Sutherland. John Sutherland opened a bookbinding business on Colborne Street in the Cockshutt Block. This business was known as:

J. Sutherland
Bookseller and Stationer
Bookbinder and Blank Book Manufacturer

John Sutherland was also one of the earliest of the librarians for the Brantford Public Library.

James L. Sutherland and his brother, John, took over the business around 1883, renaming it J. & J. Sutherland. This business continued to operate up until the end of World War II with James L. Sutherland actively involved up to the early 1920's. At this time J. Richmond Sutherland took over the business.



DJ:JB
DJSR50DUF