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THE CORPORATION OF THE CITY OF BRANTFORD
CITY HALL - 100 WELLINGTON SQUARE - BRANTFORD - ONTARIO - N3T 2M3
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RECEIVED JAN 31 1992

**ONTARIO HERITAGE
FOUNDATION**

JAN 31 1992

January 23, 1992


Mr. R. Alway, Chairman
The Ontario Heritage Foundation
77 Bloor Street West, Second Floor
TORONTO, Ontario
M7A 2R9

Dear Mr. Alway:

RE: DESIGNATION OF 477 WEST STREET, BRANTFORD, ONTARIO

Please be advised that Bylaw 4-92 (certified copy enclosed) of the City of Brantford, being a bylaw to designate the dwelling at 477 West Street, Brantford, Ontario, was adopted on January 20, 1992. A copy of this Bylaw, along with an agreement regarding the mounting of a heritage plaque, will be registered at the Land Registry Office. Following this action, the designation process will be complete under the Ontario Heritage Act.

Yours truly,


W. COULSON
CITY CLERK

Encl.

cc: Matthew Reniers, Senior Planner, Policy & Programs

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HERITAGE BRANCH**

I certify that this is a true and correct copy of Bylaw No. 4-92, passed by the Council of The Corporation of the City of Brantford at its meeting held on

JAN 20 1992
Ken Bain
Deputy CITY CLERK

BYLAW NO. 4-92
-of-

THE CORPORATION OF THE CITY OF BRANTFORD

A Bylaw to designate the property located at 477 West Street 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, on the recommendation of the Brantford Heritage Committee, has carried out the required Notice of Intention to Designate 477 West Street;

AND WHEREAS no notice of objection to the said designation has been served upon the Clerk of the Municipality;

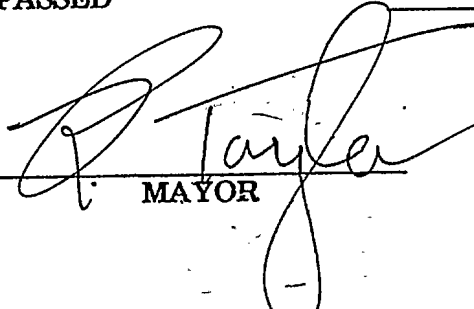
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF BRANTFORD ENACTS AS FOLLOWS:


1. THAT there is designated as being of architectural and historical value the real property known as 477 West 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 only 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 JAN 20 1992

READ A SECOND TIME JAN 20 1992

PASSED JAN 20 1992


MAYOR


CLERK

THIS IS SCHEDULE "A" TO BYLAW NUMBER 4-92

477 West Street

Legal Description

In the City of Brantford, in the County of Brant, and being composed of part of Lot B, in Concession 3, and designated as Part 2 on Reference Plan 2R-4050.

**STATEMENT OF THE REASONS FOR
THE DESIGNATION OF 477 WEST STREET**

The property at 477 West Street is located at the corner of West Street and Morton Avenue. The building was occupied by the Craig family, who farmed adjacent land until it was purchased by the City for industrial development many years ago.

The existing building is a substantial residence, formed by two distinctly different architectural styles. The northerly portion of the property is of the Italianate style, built in 1890. This full two-storey section of the building is joined by a one-and-a-half storey Gothic style structure, making for an interesting and unique property. The property consists of two three-bay facades along the front of the building, and is constructed of buff brick in a common bond (for the Italianate section), and stretcher bond (for the Gothic portion). It would appear that the Italianate section of the building pre-dates the Gothic.

The building displays both a medium hip roof (having one chimney), as well as a medium gable. The entire roof presently is covered in asphalt shingle, and roof trim consists of plain fascia board (Gothic), as well as a decorated frieze and a dentilled cornice (Italianate).

The Gothic portion of the residence displays classic properties of this style, including a centre gable and a round-headed window in the gable, and a verandah sheltering a centre door with two side windows. An attractive bay window on the south side of the building contains three double-hung windows and a small mansard roof. The windows of the building are double-hung and shuttered. The window-heads are slightly segmented, and have radiating voussoirs of brick. There are aluminum storm windows on the Italianate portion, and wood storm windows on the Gothic portion of the building.

The main porch is at ground level, and is a wooden structure one storey in height. It is an open verandah with decorated wooden posts. A rear verandah, open, one storey in height, also has decorated post support.

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