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June 27, 2000.

Brant
THE CORPORATION OF THE CITY OF BRANTFORD

eba

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

Dear Ms. Duncan:

Re: Designation of 40, 41 & 44 Lorne Crescent, 98 William Street and 20 Ava Road (Glenhyrst Art Gallery of Brant), Brantford

Please be advised that Bylaws 80-2000, 81-2000, 82-2000, 83-2000 and 84-2000 (certified copies enclosed) of the City of Brantford, being bylaws to designate the residences at 40, 41 & 44 Lorne Crescent, 98 William Street and 20 Ava Road (Glenhyrst Art Gallery of Brant), Brantford, Ontario, were adopted on May 29, 2000. 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

KEVIN BAIN
CITY CLERK

04-07-2000

Encls.

cc: Helen Borowicz,
Planner, Policy & Programs

7/12/00
RC

THE BRANTFORD HERITAGE COMMITTEE

CITY HALL • 100 WELLINGTON SQUARE • BRANTFORD • ONTARIO • N3T 2M3
TELEPHONE (519) 759-4150 FAX (519) 752-6977

...May 29, 2000...
Alvin B. ...
CITY CLERK

BYLAW NO. 81-2000
-of-

THE CORPORATION OF THE CITY OF BRANTFORD

A Bylaw to designate the property located at 41 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 41 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 41 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 MAY 29 2000

READ A SECOND TIME MAY 29 2000

PASSED MAY 29 2000

[Signature]
MAYOR

[Signature]
Deputy CLERK

THIS IS SCHEDULE "A" 81-2000

DESCRIPTION:

In the City of Brantford, County of Brant and being composed of Plan Brantford, Plan 9b Part Lot 2, Part Lot 6, N. Lorne.

THIS IS SCHEDULE "B" TO BYLAW NO. 21-2000

**STATEMENT OF THE REASONS FOR THE
DESIGNATION OF 41 LORNE CRESCENT, BRANTFORD**

The two-storey single detached dwelling at 41 Lorne Crescent has been occupied since 1875. It was built in the Italianate style of architecture with the exterior wall material being a buff colour brick, laid in a stretcher bond pattern, which is characteristic of the Italianate design.

Historically, this neighbourhood was developed by Abraham and Bathsheba Smith based on a plan of subdivision that originally proposed fifty foot lots. The dwelling at 41 Lorne Crescent is on the north side of the street which developed according to the concept of fifty foot lots and is one of the oldest buildings on the street. Then during the 1870's, some of Brantford's most notable citizens were assembling these lots to form larger properties on the south side of Lorne Crescent, taking advantage of the picturesque lands on the ravine.

One of the predominant architectural features is the portico on the front facade of the building which encloses the main entrance and is located off-centre, towards the left side of the dwelling. Two wooden pillars and pilasters support the portico. The entryway consists of a single door with sidelights flanking each side. A multi pane storm door further highlights the main entrance to the house.

To the right of the portico, are two rounded arch windows with a one over one glazing pattern and brick voussoirs. There are three windows on the upper level of the front facade that have segmental openings and brick voussoirs. Generally, the other windows on the building are also double hung units with a one over one glazing pattern and segmental openings.

A small one storey brick addition is located on the left side facade of the dwelling. The windows on the addition are large rectangular units consisting of three sashes and muntin bars that create sixteen panes of glass in each window. A porch on the roof of this addition is delineated with a handrail supported by simple square posts. According to building permit records, this addition was constructed in 1920. Mr. Walter Hughes is listed on the building permit as the owner of the property and Mr. T. Wilson as the builder.

The windows on the right side facade of the dwelling are double hung units with segmental heads and brick voussoirs. There is a set of french doors on the lower storey of this facade that also has a segmental opening and brick voussoirs.

According to the information in the City Directories, the first owner of this dwelling was Mr. Walter Hughes, originally listed as a clerk at Crompton, Appelbe & Co. Then in 1905, Mr. Hughes is listed as having his own store at 127 Colborne Street that sold ladies clothing and home furnishings.