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ONTARIO HERITACE TRUST

DEC 2 8 2016



December 22, 2016.

The Ontario Heritage Trust, 10 Adelaide Street East, Toronto, Ontario. M5C 1J 3

Attention: Erin Semande,

A/Provincial Heritage Registrar, Ontario Heritage Act

Dear Erin:

Re: Designation of 41 Dufferin Avenue, Brantford, Ontario

Please be advised that By-law No. 163-2016 (certified copy enclosed) of the City of Brantford, being a by-law to designate the property at 41 Dufferin Avenue, Brantford, Ontario was adopted on December 20, 2016.

A copy of this By-law will be registered at the Land Registry Office. Following this action, the designation process will be complete under the *Ontario Heritage Act*.

Yours truly,

Lori Wolfe, City Clerk

Enclosure

CC:

Victoria Grohn, Policy Planner

BY-LAW NUMBER 163-2016 OF THE CORPORATION OF THE CITY OF BRANTFORD

Being a By-law to designate 41 Dufferin Avenue as having cultural heritage value or interest.

WHEREAS Section 29 of the Ontario Heritage Act authorizes the Council of a municipality to enact by-laws to designate real property 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 41 Dufferin Avenue; and

WHEREAS no notice of objection to the said designation has been served upon the Clerk of The Corporation of the City of Brantford;

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

- 1. The real property known as 41 Dufferin Avenue, in the City of Brantford, as described in Schedule "B" attached hereto and forming part of this By-law, is hereby designated as being of cultural heritage value or interest.
- 2. The City Solicitor, or his designate, is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A", attached hereto, in the proper land registry office.
- 3. The Clerk is hereby authorized to cause a copy of this By-law to be served on the registered owner of the aforesaid property and the Ontario Heritage Trust, and to carry out the public notice as required by the *Ontario Heritage Act*.
- 4. The Mayor and Clerk are hereby authorized to sign an agreement with the registered owner of the property described in Schedule "A" attached hereto for the installation and maintenance of a plaque distinguishing the property as a designated structure, subject to the approval of the City Solicitor, or his designate, with respect to the form and content of said agreement.
- 5. This By-law shall come into force effective immediately.

READ A FIRST TIME READ A SECOND TIME PASSED December 20, 2016 December 20, 2016 December 20, 2016

d certify that this is a true and correct copy of Bylaw No. 163:2016, passed by the Council of The Corporation of the City of Brantford at its meeting held on

December 20, 2016...

MYOR, Acting

CLERK

SCHEDULE "A"

TO

BY-LAW NUMBER 163-2016

Legal Description

Part Lot 1, N/S Dufferin Street, Plan 9B; Part Lot 1, W/S Egerton Street, Plan 9B; Part Lot B, W/S Egerton Street, Pal 9B, As in A249060; Brantford City.

SCHEDULE "B"

TO

BY-LAW NUMBER 163-2016

STATEMENT OF THE REASONS FOR DESIGNATION OF 41 DUFFERIN AVENUE, BRANTFORD

Description of Property

The property at 41 Dufferin Avenue is located on the north side of Dufferin Avenue between Egerton Street and Lorne Crescent.

Statement of Cultural Heritage Value or Interest

The one-and-a-half storey brick dwelling at 41 Dufferin Avenue has characteristics of the Neoclassical style of architecture. This anchor building contributes to the character of the neighbourhood and surrounding streetscape on Dufferin Avenue.

The property is associated with the Harris family. In 1871, Alanson Harris and his son John Harris opened A. Harris and Son Company, a farm implement factory, on Colborne Street. In 1891, A. Harris and Son Company amalgamated with Massey Manufacturing Company to form Massey-Harris, which at one time was the largest agricultural equipment maker in the British Empire. Alanson Harris owned the property at 41 Dufferin Avenue between 1884 and 1886. Alanson Harris is the grandfather of Group of Seven painter, Lawren Stewart Harris.

Description of Heritage Attributes

The key exterior elements that represent the heritage value of the property at 41 Dufferin Avenue include:

- Brick chimneys with corbelled heads
- Brick quoins
- Front wall dormers flanked by raised brick rectangles
- Frontispiece window with lattice insert
- Shed roof wall dormers
- Barrel roof portico supported by panel columns on white brick side walls
- Front door fanlight transom
- Copper roofs on bay windows and portico
- Original window with 1/1 double hung sashes under semi-circular arch heads