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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



December 27, 1989

JAN 2 1990
REC'D

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

Dear Sirs:

Re: DESIGNATION OF 85 CHARLOTTE STREET, BRANTFORD, ONTARIO

Please be advised that Bylaw 280-89 (certified copy enclosed) of the City of Brantford, being a bylaw to designate the residence at 85 Charlotte Street, Brantford, Ontario, was adopted on December 11, 1989. 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.

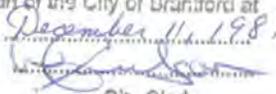
Yours truly,

W. COULSON
CITY CLERK

Encl.

CC: Senior Planner, Policy & Programs

MA2X12209/ae

I certify that this is a true and correct copy of
By-law No. 280-89 passed by the Council
of The Corporation of the City of Brantford at
its meeting held December 11, 1989

City Clerk

BYLAW NO. 280-89
-of-
THE CORPORATION OF THE CITY OF BRANTFORD

A Bylaw to designate the property located at 85
Charlotte Street, Brantford, 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 85 Charlotte Street, Brantford;

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 exterior of the building on the real property known as 85 Charlotte
Street in the City of Brantford, as described in Schedule 'B' attached to
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 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. **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 DEC 11 1989
READ A SECOND TIME DEC 11 1989
PASSED DEC 11 1989



MAYOR



CLERK

MR:sg
MSB85C

THIS IS SCHEDULE 'A'

-TO-

BYLAW NUMBER 280-89

DEC 11 1989

PASSED

MAYOR

CLERK

In the City of Brantford, in the County of Brant, being composed of part of all of the south halves of Lots 20 and 21 and the westerly forty-one feet of the south half of Lot 22, on the north side of Chatham Street, having a frontage of sixty-six feet on Charlotte Street, and a depth of one hundred and seventy-three feet more or less on Chatham Street.

MR:sg
MSSA85C

-TO-

BYLAW NUMBER 280-89

PASSED

[Signature]
MAYOR

[Signature]
CLERK

STATEMENT OF THE REASONS FOR THE DESIGNATION

The residence located at 85 Charlotte Street was constructed in 1875 for William Paterson. [REDACTED]

William Paterson was born in Hamilton on September 19, 1839. He moved to Brantford in 1853 at 14 years of age, and worked in a general store operated by Ignatius Cockshutt. In 1863, he was joined by Frank Leeming and established a thriving business at 26 Colborne Street, which initially employed fifteen. The business was a combination of a bakery, confectionery and cigar store, and was well-known for the goods produced and sold there.

Paterson began a long career in government when he was elected to Town Council in 1868. In 1872, at 33 years of age, he became Mayor of Brantford. Paterson then moved into the Federal arena, and served as MP for South Brant for the period 1872 - 1896. Following a defeat in South Brant, he was re-elected to represent North Grey and then North Brant from 1897 - 1911. In total, Paterson served for 39 years in the House of Commons, with 15 years as a Minister of the Crown. He was also a key figure in the Reciprocity Act of 1911. William Paterson died at the age of 75 on March 18, 1914.

The house at 85 Charlotte Street is a two-and-a-half storey brick structure, built in the Italianate style. Its estimated date of construction is 1875. Its white brick bearing walls are laid in flemish bond and accented by brick quoins. The medium hip roof tops a long facade rectangular plan structure originally constructed as a single family residence.

Wood detailing is found on all sides of the building in the form of large ornate brackets and picket frieze. The facade gable is accented by decorative bargeboard and twin semi-circular windows with header trim.

Another interesting feature is found at the main entrance on Charlotte Street. A low stone block with the name "Paterson" is located at the edge of the street. This was used as a carriage step stone, and is one of the few remaining in Brantford.

The fenestration is composed of segmental arched windows with original 2/2 sash design. Stretcher voussoirs with carved keystones highlight the window openings. There is a second storey oriel window on the north side facade. Wood storms and sills are still in use on the building. The original door has a three-pane transom with sidelights, dentil trim and pillars. The main entrance is now enclosed in a wood addition. A brick and wood addition has been constructed at the rear of the building.