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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



November 24, 1989

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



ATTENTION: MR. RICHARD ALWAY
CHAIRMAN

Dear Mr. Alway:

RE: DESIGNATION OF 108-112 GEORGE STREET, BRANTFORD

This is to advise you that the Council of the Corporation of the City of Brantford at its meeting held on October 30, 1989 passed Bylaw #261-89 being a bylaw to designate the above-noted property as having architectural and historical value or interest. I am enclosing, a copy of Bylaw #261-89 which was registered at the Land Registry Office on November 21, 1989 as Instrument #A376437.

Yours very truly,

KEVIN BAIN
DEPUTY CITY CLERK

Encl.

cc: E. Holley
Brantford Heritage Committee

/cf

THE TELEPHONE CITY



THE CORPORATION OF THE CITY OF BRANTFORD

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



November 8th, 1989

The Ontario Heritage Foundation
77 Bloor Street West
2nd Floor
Toronto, Ontario
M7A 2R9



Dear Sirs:

RE: DESIGNATION OF 108 - 112 GEORGE STREET

Please be advised that Bylaw 261-89 (certified copy enclosed) of the City of Brantford, being a bylaw to designate the rowhouse at 108-112 George Street, Brantford, Ontario, was adopted on October 30th, 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: Evelyn Holley, Planner

H.J1

EXPLANATORY NOTE

TO

BY-LAW NO. 261-89

This By-law applies to the Heritage Designation of 108-112 George Street,
Brantford as having architectural and historical value.

HTE127109

I certify that this is a true and correct copy
of Bylaw No. 261-89, passed by the
Council of The Corporation of the City of
Brantford at its meeting held on

..... Oct 30, 1989

..... W. Lambson

CITY CLERK

BYLAW NO. 261-89

-of-

THE CORPORATION OF THE CITY OF BRANTFORD

A Bylaw to designate the property located at 108 - 112 George 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 108 - 112 George Street, Brantford;

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

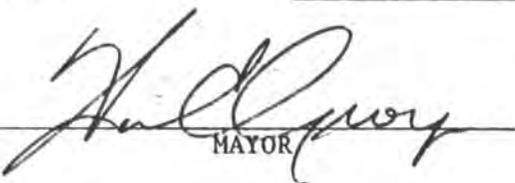
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF BRANTFORD ENACTS AS FOLLOWS:

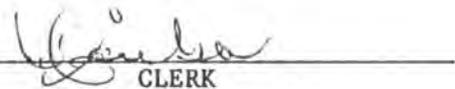
1. THAT there is designated as being of architectural and historical value the exterior of the building comprising a portion of the real property known as 108 - 112 George Street in the City of Brantford, as described in Schedule 'A' attached hereto for the reasons described in Schedule 'B' attached 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 OCT 30 1989

READ A SECOND TIME OCT 30 1989

PASSED OCT 30 1989


MAYOR


CLERK

OCT 30 1989

MAYOR: *[Signature]*

CLERK: *[Signature]*

THIS IS SCHEDULE 'A'
TO BYLAW NUMBER 261-89

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Brantford, in the County of Brant, in the Province of Ontario;

BEING COMPOSED of parts of Lots 13 and 14, South of Chatham Street, in the said City of Brantford, the said parcel may be more particularly described as follows:

COMMENCING AT A POINT, the intersection of the southerly limit of Chatham Street with the westerly limit of George Street, said point being the northeast angle of said Lot 14, South of Chatham Street;

THENCE southerly along the westerly limit of George Street, the easterly limit of said Lot 14, 24.994 metres more or less to a point;

THENCE westerly parallel to the southerly limit of Chatham Street, 28.346 metres more or less to a point;

THENCE northerly parallel to the westerly limit of George Street, 24.994 metres more or less to a point in the southerly limit of Chatham Street, the northerly limit of Lot 13, South of Chatham Street;

THENCE easterly along said southerly limit of Chatham Street, the northerly limits of Lots 13 and 14, South of Chatham Street, 28.346 metres more or less to the point of commencement.

ALL PURPORTING to be the lands known municipally as 108 - 112 George Street in the City of Brantford.

EABLA1025/ae

OCT 30 1989

MAYOR: *[Signature]*
CLERK: *[Signature]*

THIS IS SCHEDULE 'B'
TO BYLAW NO. 261-89

STATEMENT OF THE REASONS FOR THE DESIGNATION

108 - 112 GEORGE STREET

The estimated date of construction of this rowhouse structure is 1861-62, according to the Assessment Rolls. The registered owner at the time of construction was Robert Sproule, who was a Town Councillor in 1851-53. Mr. Sproule retained ownership of the site until 1889. The property was also owned by Thomas Woodyatt, son of James Woodyatt, from 1898 to 1923.

In the Assessment Roll of 1860, the assessed value of the vacant site was \$144.00. In 1862, the Roll indicated an assessed value of \$120.00 per unit for a total of \$360.00. The first tenants listed were Thomas Mair - Gentleman; Isabella Marino; I. O. Weiner - Tanning Mill Worker. A review of City Directories indicated that the units were occupied by a wide variety of people, primarily common and skilled labourers in local industry.

The Architectural Conservancy of Ontario was contacted to provide an appraisal of the property. The following is a summary of their submission.

The building at 108 - 112 George Street is a rowhouse built in the European tradition. Such houses were intended to be the start of terraces such as those that line many streets overseas. The rectangular plan solid construction in brick or stone, economy of detail, and simplicity of proportion made them ideal starting points for a rowhouse complex. However, many of these projects were never extended beyond the initial corner properties in Canada, except on the East Coast. The reasons for this were the ready availability of land, the sprawling nature of our cities, the location of industries close to residential areas, and the independent spirit of most Canadians who sought their own space.

The subject property is a good example of this form of housing, and is sufficiently unusual in Brantford to merit special consideration as a heritage property. The primary building material is brick, with detailing found in the corner quoins. There is a significant brick cornice atop the two-storey structure. Internally, each of the three units is divided by a firewall, while the end walls each support two large chimneys with connecting catwalks. The central unit has been recessed to allow quoins to act as dividers.

The three door openings are emphasized by round-headed entrance portals which are recessed and topped with central keystones. The doors are paired with square transoms above, which is somewhat unusual for a founded opening. Porches were removed in June, 1978, and replaced by cement slabs.

The building's fenestration is divided into three bays for each unit, with the doorways on the left. The lower sills are slender, giving emphases to the window opening itself. Lower windows have horizontal heads, while the second storey is slightly curved. All have simple keystones with design-book pattern. There are also three bays on the ends of the structure; however, the upper windows appear to have been added at a later date. The sills are of stone, while upper windows have segmented, arched stone voussoirs.

EABLB1025