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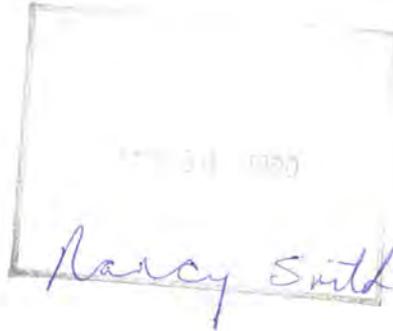


THE CORPORATION OF THE CITY OF BRANTFORD

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



February 9, 1990



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

Gentlemen:

RE: DESIGNATION OF 81 ALBION STREET, BRANTFORD

This is to advise you that the Council of the Corporation of the City of Brantford at its meeting held on January 15, 1990 passed Bylaw #13-90 being a bylaw to designate the above-noted property as having architectural and historical value or interest. I am enclosing a certified copy of Bylaw #13-90 which was registered at the Land Registry Office on February 6, 1990 as Instrument #A380485.

Yours very truly,

W. Coulson
City Clerk

Encl.
/cf

cc: M. Reniers
Senior Planner, Policy and Programs

I certify that this is a true and correct copy of
By-law No. 13-90... passed by the Council
of The Corporation of the City of Brantford at
its meeting held January 15, 1990
Kent Bain
Deputy City Clerk

BYLAW NO. 13-90

-of-

THE CORPORATION OF THE CITY OF BRANTFORD

A Bylaw to designate the property located at 81
Albion 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 81 Albion 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 exterior of the building on the real property known as 81 Albion
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

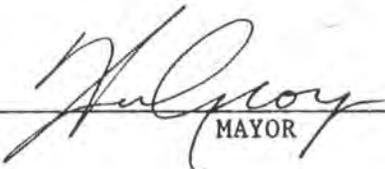
JAN 15 1990

READ A SECOND TIME

JAN 15 1990

PASSED

JAN 15 1990


MAYOR


CLERK

81alb.

Date JAN 15 1990

Mayor *[Signature]*

Clerk *[Signature]*

THIS IS SCHEDULE "A" TO
BYLAW NUMBER 13-90

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 a part of Lot 14, East of Albion Street in the said City of Brantford, the said parcel may be more particularly described as follows:

COMMENCING AT A POINT, the southwest angle of said Lot 14;

THENCE northerly, along the southerly limit of Albion Street, 10.363 metres more or less to a point;

THENCE easterly, parallel to the southerly limit of the aforesaid Lot 14, 37.109 metres more or less to a point in the easterly limit thereof;

THENCE southerly, along the easterly limit of said Lot 14, 10.363 metres more or less to a point, the southeast angle thereof;

THENCE westerly, along the southerly limit of said Lot 14, 37.109 metres more or less to the point of commencement.

ALL PURPORTING TO BE the lands known municipally as 81 Albion Street.

THIS IS SCHEDULE 'B'
TO
BY-LAW NO. 13-90

STATEMENT FOR THE REASONS FOR THE DESIGNATION
OF
81 ALBION STREET

The estimated year of construction is between 1837-1840. The registered owner in 1837 was John Maxwell, a "builder and overseer of streets and walks" so listed in the voters' list of 1847. Mr. Maxwell and his family resided in the house until it's sale in 1875 to Sarah L. Barber.

John Maxwell had been laid to rest in the Greenwood Cemetery 1889. He is survived by a great-grandson Charles Maxwell who makes his home in Brantford.

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

The residence is an example of a clapboard cottage, and is represented on the 1852 city map. On an 1875 birds-eye map of the City, it is seen in conjunction with an attached commercial building with storefront. A blocked-in door at the southwest corner of the south elevation confirms the possible connection of house and store at that date. There is now a window at the doorsite.

The cottage is in the late Georgian style, with centre-hall plan outwardly demonstrated by a centre door and two flanking windows. Regency (Loyalist) buildings of the same date are very similar, but often show more emphasis on the door, as at Myrtleville, the Good House in Brantford, built in 1838. The styles are named for George I - IV.

In Canada, because of its conservative nature and the difficulty of transportation, early styles persisted for many years after the prototype. The Loyalist namer came from the stylistic elements brought in turn from the United States by the United Empire Loyalists after the American Revolution. Origins remain the English Georgian style and the French "Empire" style, popular after the War of 1812. All the styles have in common the centre hall plan, side windows, central door and hipped roof. Usually, there are double-side chimneys, but in a simple home such as 81 Albion, metal stacks are often substituted. The present owner, [REDACTED] had removed a central chimney, which is the mark of an early date in Canadian style history.

■■■■ has researched the property extensively and compared the existing original clapboard to that of the Myrtleville house. The paint colour is grey-blue with white trim, and square-cut nails are in evidence. An expert paint job may restore the original boards.

Door and window trim is very simple and close to the clapboards, as is in keeping with the early date. Besides the two front windows, there are two close to the front on both side elevations with another, presumed original, with six-over-six panes in the current dining room. The front windows have been replaced by later two-over-two panes. The front door is extremely simple, with two steps to a low stoop, no side lights, simple mouldings and an overhead transom. There would have been several panes to the original transom. The existing and original shell of the house is of lath construction, using both split log and milled wood. The original floor joists are of log construction and the back porch addition has sawn timber joists.