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THE CORPORATION OF THE CITY OF BRANTFORD

May 4, 1999.

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

Dear Ms. Duncan:

Re: Designation of 14 Dufferin Avenue, 24-26, 30, 47, 52, 54, 58 and 94 Lorne Crescent Brantford

Please be advised that Bylaws 35-99 to 42-99 (certified copies enclosed) of the City of Brantford, being bylaws to designate the residences at 14 Dufferin Avenue, 24-26, 30, 47, 52, 54, 58 and 94 Lorne Crescent, Brantford, Ontario, were adopted on March 15, 1999. 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
CITY CLERK



Encls.

cc: Matthew Reniers,
Senior Planner, Policy & Programs

24/23/9/99
RE

I certify that this is a true and correct copy of Bylaw No. 39-99 passed by the Council of The Corporation of the City of Brantford at its meeting held on MAR 15 1999
Kelvin B...
CITY CLERK

BYLAW NO. 39-99
-of-

THE CORPORATION OF THE CITY OF BRANTFORD

A Bylaw to designate the property located at 52 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 52 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 52 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 MAR 15 1999

READ A SECOND TIME MAR 15 1999

PASSED MAR 15 1999

Jan C. ...
A/ **MAYOR**

DEPUTY *Deborah ...*
CLERK

24/9/99
RE

THIS IS SCHEDULE "A"

DESCRIPTION:

In the City of Brantford, County of Brant and being composed of Part Lot 4, BLK. G, S/S
Dufferin Avenue, Plan 9B.

THIS IS SCHEDULE "B" TO BYLAW NO. 39.99

**STATEMENT OF THE REASONS FOR THE
DESIGNATION OF 52 LORNE CRESCENT, BRANTFORD**

This large two and a half storey house was constructed Circa 1887. The building type is the Arts and Crafts home, with architectural features that were influenced by Queen Anne, Romanesque, Tudor and Edwardian period styles. These houses usually have steeply pitched roofs and often use brick with other textural materials like painted wood shingles or coloured-glass transoms. The massing is usually asymmetrical with projecting bays and porches.

The front facade exhibits the irregular massing that is typical of the Arts and Crafts style of architecture. Another striking feature is the steep roof with the slate forming a fish scale pattern. A protruding two and a half storey bay located on the right corner of the building has a steep gable that contains a small double hung window with a segmental head and brick voussoirs. Other windows within this bay include a set of coupled windows on the second storey and a combination of three double hung windows on the first storey with horizontal openings and brick voussoirs. Above these windows, bricks have been laid to form a ledge supported by brackets as a decorative wall design. Brick pillars support the front porch and the bricks were laid to create a series of bands that project slightly to form a pattern along the pillars. Between the pillars, a horizontal wooden board with decorative brackets has been placed at the roof line to frame the pillars. The main entrance is located within the porch. To the right of the entrance is a combination door and window side by side with one shaped transom extending over both the door and window.

There are chimneys located on each side facade of the building. The left side facade has three chimneys attached at the top with corbelling. A portion of the wall beneath this chimney stack has three rows of slightly protruding bricks with a stepped design. There is a single brick chimney on the right side facade with corbelling and projecting above the roof.

Most of the windows on the building are double hung units, some with a two over two pane arrangement, while others have a one over one pane arrangement. Predominantly, all the window openings are flat and have brick voussoirs.

Mr. Christopher Cook was the original owner of this property. According to the City Directories, he was manager of the Standard Bank of Canada and resided in this house from 1893 to 1913. Mr. Cook was also Vice-President of the Trustees which established the Brant Sanitarium. The institution was built in 1913 on land donated by Mr. E.L. Cockshutt and originally, the facility could provide care for twenty patients.

The following owner, Logan Waterous was son of Charles Waterous, who founded Waterous Engine Works. The family business produced engines and saw mills that eventually were shipped throughout the world. This industry provided hundreds of jobs for the residents of Brantford, especially during the depression and war years.