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June 27, 2000.

*Brant*  
THE CORPORATION OF THE CITY OF BRANTFORD

*eba*

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

Dear Ms. Duncan:

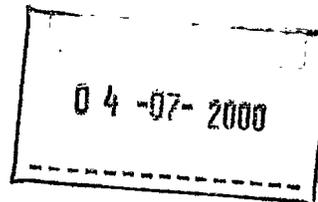
**Re: Designation of 40, 41 & 44 Lorne Crescent, 98 William Street and 20 Ava Road (Glenhyrst Art Gallery of Brant), Brantford**

Please be advised that Bylaws 80-2000, 81-2000, 82-2000, 83-2000 and 84-2000 (certified copies enclosed) of the City of Brantford, being bylaws to designate the residences at 40, 41 & 44 Lorne Crescent, 98 William Street and 20 Ava Road (Glenhyrst Art Gallery of Brant), Brantford, Ontario, were adopted on May 29, 2000. 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*

KEVIN BAIN  
CITY CLERK



Encls.

cc: Helen Borowicz,  
Planner, Policy & Programs

*7/12/00  
RC*

I certify that this is a true and correct copy of Bylaw No. 80-2000, passed by the Council of The Corporation of the City of Brantford at its meeting hold on

.....May 29, 2000..  
*A. M. B.*  
CITY CLERK

**BYLAW NO. 80-2000**  
**-of-**

**THE CORPORATION OF THE CITY OF BRANTFORD**

A Bylaw to designate the property located at 40 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 40 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 40 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** MAY 29 2000

**READ A SECOND TIME** MAY 29 2000

**PASSED** MAY 29 2000

*[Signature]*  
MAYOR

*[Signature]*  
Deputy CLERK

THIS IS SCHEDULE "A" 80-2200

**DESCRIPTION:**

In the City of Brantford, County of Brant and being composed of Lot 6, Pt. Lot 5,7 South Lorne Crescent, Pt. Lot 1 Pt. Lot J, North Spring Street in Plan 9B.

**THIS IS SCHEDULE "B" TO BYLAW NO. 80-2000**

**STATEMENT OF THE REASONS FOR THE  
DESIGNATION OF 40 LORNE CRESCENT, BRANTFORD**

The residence at 40 Lorne Crescent was built Circa 1875. Architecturally, the building was designed in the style of the Italianate Villa (1830 - 1900). This style is characterized by an irregular building outline, white brick usually with brick quoining at the corners, low pitched hip roof with wide eaves and often paired brackets. Other features include rounded arch window and door openings, usually decorated with keystones, large verandas, towers and grouped chimneys.

Typical of the Italianate Villa style, this dwelling has a buff colour brick exterior laid in a Flemish bond brick pattern. Other wall design details include brick quoining at the corners of the building and a slightly protruding brick border at the roof line, beneath the decorative brackets.

The front facade of the building has an enclosed porch which is located off centre, towards the left side of the front facade and provides the main entrance to the dwelling. The pediment entrance contains a single panel door with sidelights. A small balcony on the roof of the enclosed porch contains a partial glass door that has a segmental opening. The masonry label with keystone further enhances the door opening.

To the right of the enclosed porch, there are two rounded arch windows that are double hung units with a one over one glazing pattern and have brick voussoirs with keystones. Above these windows, on the second storey, there are two double hung windows with segmental heads and decorative labels with keystones. There is a rounded arch window located within the gable that also has a masonry label with keystone.

Generally the windows on the building are double hung units with a one over one glazing pattern, segmental openings and are trimmed with voussoirs. On the right side facade of the dwelling there are two gable pediment dormer windows.

The dwelling has a medium hip roof with return eaves, plain fascia, soffits and frieze. The predominant roof detail is the ornate brackets, grouped in pairs, found along all facades of the building. These wooden brackets have an intricate carved pattern and then are further decorated with pendants.

One of the most distinctive features of the building are the original chimneys. There are two chimneys, located on each side facade, near the front of the building, that are double chimneys attached at top and bottom. At the rear of the dwelling, on each side facade, there are single brick chimneys. All the chimneys have corbelling along with additional brick detail that includes bricks protruding slightly to form a linear pattern near the top.

The fence along the front of this property is part of a unique fence that also fronts the adjacent property. The fence consists of a low stone cut wall with a wrought iron fence on top. Heavy stone posts also form part of this fence.

The original owner of 40 Lorne Crescent was Mr. William Watt. He named the home "Saugh Brae" from the Scottish phrase meaning gentle wind and hillside or slope. Mr. William Watt, Sheriff of Brant County, was born in Brantford, graduated from Toronto University and became a lawyer in 1869. From 1874 to 1880 he was the owner of the Brantford Expositor, the local newspaper. Other public services performed by Mr. Watt included president of the Canadian Press Association, secretary of the Board of Trade, service as an alderman and secretary of the Liberal Association for South Brant.

This house was occupied from 1887 to 1922 by Mary Cockshutt, daughter of William Watt and widow of James G. Cockshutt, founder of the Cockshutt Plow Company. In 1877, the inventive James Cockshutt opened a small factory producing agricultural implements. The business expanded quickly but in 1885 it suffered a sudden setback when James died of tuberculosis at the age of 35. Determined to fulfil James' ambition, some of his brothers became involved in the operation of the business and by 1900, the Cockshutt Plow Company had attained a world-wide reputation as a manufacturer of farm equipment. The company retained the Cockshutt name until the 1960's when it was purchased by White Motor Corporation and became known as White Farm Equipment.