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BYLAW NO. **115-99**  
-of-

THE CORPORATION OF THE CITY OF BRANTFORD

A Bylaw to designate the property located at 95 Dufferin Avenue  
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 95 Dufferin Avenue;

**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 95 Dufferin Avenue 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 JUN 28 1999

READ A SECOND TIME JUN 28 1999

PASSED JUN 28 1999

  
MAYOR

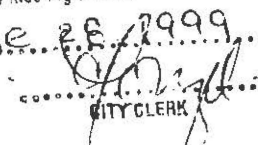
  
CLERK

ONTARIO HERITAGE TRUST

OCT 28 2019

RECEIVED

I certify that this is a true and correct copy  
of Bylaw No. 115-99 as passed by the  
Council of The Corporation of the City of  
Brantford at its meeting held on

June 28 1999  
  
CITY CLERK

**THIS IS SCHEDULE "A"**

**DESCRIPTION:**

In the City of Brantford, County of Brant and being composed of Blk. B, Pt. Lot 11, Plan 45.

**STATEMENT OF THE REASONS FOR THE  
DESIGNATION OF 95 DUFFERIN AVENUE, BRANTFORD**

The two and a half storey house at 95 Dufferin Avenue was built Circa 1899. The architectural style of this single family dwelling is the Arts and Crafts design, with features that were influenced by Queen Anne, Romanesque, Tudor and Edwardian period styles. These buildings are characterized by red brick, with textural materials like painted wood shingles or coloured-glass transoms, often have steeply pitched roofs and the massing is usually asymmetrical with projecting bays and porches.

The building is constructed of red brick laid in a stretcher bond pattern. The projecting bays and the irregular roof line are typical features of the Arts and Crafts style of architecture. Another architectural characteristic is the open porch located on the front facade and wraps around the corner of the building.

A three-sided bay, two and a half storeys in height, on the front facade contains double hung windows with a one over one pane arrangement. A continuous rock face concrete sill runs below the windows and a thicker rock faced border runs above the windows on all three sides of the bay. The gable on this bay is trimmed with patterned wooden shingle ornamentation. Wooden shingles were laid to produce a distinctive cove pattern to form a textured wall surface.

There is a set of coupled windows within the gable that are double hung units with muntin bars forming a design of small squares. The windows are trimmed with hood molding and decorative brackets. Half-timbering was used above the windows to further enhance the gable. Plain wood pediment molding trims the gable. Behind this gable, another partial gable is visible that is similar in detail.

There is a corner porch located on the front facade that extends onto a portion of the right side facade of the building. A series of columns on square bases support the porch and the handrail with decorative spindles further enhances the porch. The roof of the porch is trimmed with paired cornice brackets and dentil molding. Above the porch, on the front facade there is a small balcony on the second storey. The slate tile roof covering the balcony is supported by two pillars and a pilaster. Decorative scroll brackets join the pillars to the roof.

The roofing material on the building is slate tile that has been laid in a segmental pattern. Cross gables on the left side facade and right side facade of the building have returned eaves. Paired cornice brackets provide a decorative feature to the plain wooden fascia and soffits that trim the roof. A unique set of cornice brackets are found at each corner of the three-sided protruding bay on the front facade. The large brackets have a circular, radiant pattern.

Predominantly, the windows on the other facades of the building are double hung units with a one over one pane arrangement. The segmental openings have brick voussoirs.

According to building permit records, the permit for this house was issued in 1899 and was valued at \$1,800.00. The builder was Mr. William Schultz of Schultz Bros. Construction Company. The company was well known for such buildings as John H. Stratford Hospital, the Expositor building, former Central School and supplied the finished wood for the Brantford Post Office, Union Station, Toronto and many other buildings throughout Ontario.

One of the occupants of this house was Mr. Horace W. Fitton, manager of the Canadian Bank of Commerce. Other residents included John Eberhard, superintendent at Bailey Cutlery Company and Courtland Fairchild, a civil engineer.