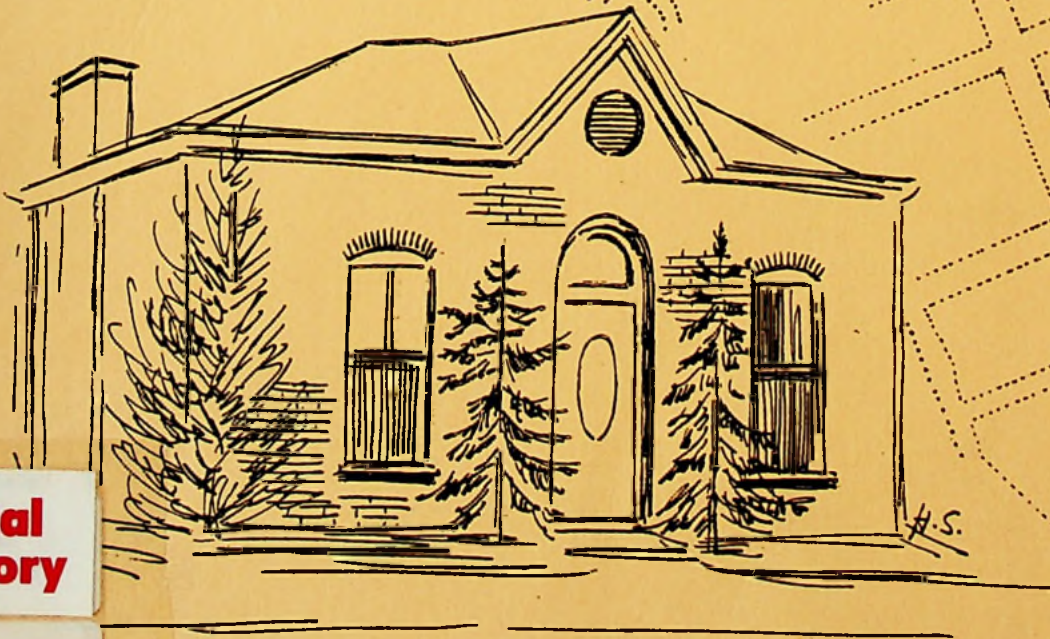


# Brant - Dufferin Area Heritage District Study



**Local  
History**

REFERENCE  
711.40971347  
Bra ●

APRIL 1984



BRANTFORD  
PUBLIC LIBRARY

REFERENCE

to be read in Library only

REFERENCE

711.40971347

Bra

LOCAL HISTORY

c2

Class No. ....

COVER DESIGN  
BY  
HELGA SEN

THE BRANT - DUFFERIN AREA  
HERITAGE DISTRICT CONSERVATION STUDY

\*\*\*\*\*

Marlene Sams - Project Co-ordinator  
Helga Sen  
Robin Macauley  
Douglas Longland  
Eric Schmidt  
Anne Cornish

BRANTFORD  
PUBLIC LIBRARY

REFERENCE

BRANTFORD PUBLIC LIBRARY

NOV - 1984

cl

Ref  
711.40971347  
Bra  
LOCAL HISTORY

## INDEX

	<u>Page No.</u>
INTRODUCTION	
METHOD OF STUDY .....	2
I PRESENT DAY ANALYSIS	
1) Study Area Boundaries .....	4
2) Topography .....	4
3) Zoning Regulations .....	4
4) Land Use .....	8
5) Utility Services .....	14
II HISTORY OF THE STUDY AREA	
1) Residential Development .....	16
2) Construction Dates & Sources .....	22
3) Street Name Changes .....	23
III STREETScape ANALYSIS	
1) The Development of Canadian Architecture .....	26
IV MAPS .....	73
1) Topography & Study Area Boundaries	
2) Existing Zoning	
3) Land Use	
4) Sidewalks, Boulevards and Curbs	
5) Watermains	
6) Storm Sewers	
7) Sanitary Sewers	
8) Construction Dates	
9) Existing Trees	
10) On-Street Parking	
11) Off-Street Parking	
V GLOSSARY .....	84
VI SOURCES .....	88
VII ACKNOWLEDGEMENTS .....	90
VIII THE RESEARCH TEAM .....	91



## INTRODUCTION

The idea of formal legislation to preserve buildings and neighbourhoods that are historically significant is relatively new in Ontario. The Provincial Government passed the Ontario Heritage Act in 1974 which outlines policies for the preservation of historically or architecturally significant buildings and also allows for the designation of whole neighbourhoods or districts.

Under the terms of both Section 40 (1) of the Ontario Heritage Act, 1974, and Amendment Number 33 to the Official Plan of the City of Brantford Planning Area, Brantford City Council passed Bylaw Number 64-83 to authorize a study into the possibility and merits of designating the Brant/Dufferin area as a Heritage Conservation District.

The study focused on a range of topics including land use, the historical and/or architectural significance of individual sites, the visual environment, and the physical condition of buildings.

The report is intended to serve as a basis for public discussion and further evaluation of the district by experts in the field of Heritage Designation. It has examined the history and development of the area, the current zoning regulations and land use, the municipal services, and a street-by-street analysis of the visual environment.

The members of the research team who worked on the project came from a wide variety of educational and occupational backgrounds, and all were new to the field of Heritage Designation. As a result of this

limitation, the report makes no attempt to offer conclusions regarding the viability of the study area for potential designation, nor does it present any recommendations for the future of the district.

#### METHOD OF STUDY

Funding for the Brant-Dufferin Avenue Area Heritage District Study was provided by the Canada/Ontario Employment Development Program. A total of six people were employed on the project at various times between May, 1983 and February, 1984.

Because the study area boundaries frequently divided streets down the middle, the research team was faced with the problem of dealing with buildings or sites that were outside the boundaries, but still influenced the streetscape considerably. It was decided that, while the architectural descriptions would focus on those buildings within the boundaries, mention would be made of the influence of significant buildings outside the boundaries.

Some of the material used by the research team was borrowed from other projects. The Canadian Community Development Project personnel were already involved in a preliminary survey and evaluation of all buildings in the central area of Brantford and Brant County when the district study was started. To save the duplication of material and time, copies of their photographs were provided to the research team. The photographs of the 494 properties within the study area along with 160 additional properties that abut the boundary lines were affixed to cards showing existing house numbers.

The research team then compiled information on zoning and land use, present and original owners, and construction dates and recorded this information on the cards.

Building Survey Sheets, which outline the various characteristics



of the individual properties under the sub-headings of Style, Description, Construction, Age, Design, Environment and Alteration, were then prepared. Any historical research on the house or the former occupants was included under the section entitled History. (Examples of the cards and survey sheets are included with this report).

Most of the information recorded on these sheets was gathered through visual surveys of the study area. The architectural descriptions for the individual houses were prepared with reference to a glossary of architectural terms that was compiled by the Canadian Inventory of Historic Buildings project. The architectural descriptions, along with the reports on the physical condition of buildings, road surfaces, curbs, and sidewalks were completed through visual surveys of the district.

The survey information was then verified as far as possible through such sources as building permit and sewer connection records, and with information supplied by the City of Brantford Planning Department, City of Brantford Engineering Department, and the Regional Assessment Office. The historical information was gathered from various published and unpublished sources, while the information on zoning regulations was verified through reference to Bylaws Number 3285 and 3649.

The material contained in the street and research files has been copied and placed for reference at the main branch of the Brantford Public Library, 73 George Street. Those interested in seeing these files should contact Ms. Lori MacDonald of the Library Staff.

## BUILDING SURVEY SHEET (STREETSCAPE)

NAME: \_\_\_\_\_ PRESENT USE: Residential/Single-family  
 LOCATION: 44 Lorne Crescent (formerly #28 Lorne Avenue - street name changed in 1909) - Bylaw 985

## A ARCHITECTURE

1 STYLE: Italiante

2 DESCRIPTION- Roof: Low hipped, projecting eaves, boxed cornice, double brackets with pendants.

Windows: Main windows have segmental arches with radiating voussoirs, 1st floor bay has group of 3 windows - bellcast roof on bay, frieze and brackets. 2nd floor windows, 3 with segmental arches, decorative labels and keystones. All are 2-sashed, the two upper left are cross-paned.

Main Entrance: In projecting 1st floor frontispiece with shelf roof and boxed cornice with brackets. Two leaf doors with semi-circular arch, leaded glass transom light and radiating voussoirs. Each door has one moulded lower panel and 1 glass upper panel. Left side addition has separate entrance.

3 CONSTRUCTION: White brick, stretcher bond, quoins on corners.

Chimney: 5-single

4 AGE: 1871, C.I.H.B., Estimated

5 ARCHITECT: \_\_\_\_\_

6 DESIGN: Square plan

7 NO. OF STOREYS: 2 - Storeys; X Single detached; Dble semi-detached  
Attached regular; Other: \_\_\_\_\_

## B HISTORY

8 PERSONAGE OF HISTORICAL IMPORTANCE: 1877, Hughes, Walter, clerk, -h-  
1888-89, Booth, John B., clerk (Wm. Booth - druggist)9 EVENT: 1895, Vaughan, John J., First Chief of Police  
1908, Vaughan, Mrs. Elinor, widow of John10 CONTEXT: 1965, Wood, Doris; Vaughan, Kathleen; McDonald, J. Mrs. (daughter of Vaughan)  
1971, Dr. Kidd bought from McDonald / 1975, Ainsworth bought from Kidd

## C ENVIRONMENT

11 COMPLIMENTS CHARACTER OF STREETSCAPE: Yes Source: Brantford City Directories  
House design and landscaping blend well with the streetscape.

## D USABILITY

12 ZONING: Two-family Land Use: Single-family

## E INTEGRITY

13 ALTERATION: Right side rear addition has door with a leaded glass transom light. White clapboard siding on additions is semi-sympathetic to the design. Quoins on corners are a decorative feature.

14 CONDITION: Good

Brickwork, concrete stairs, eaves - require maintenance

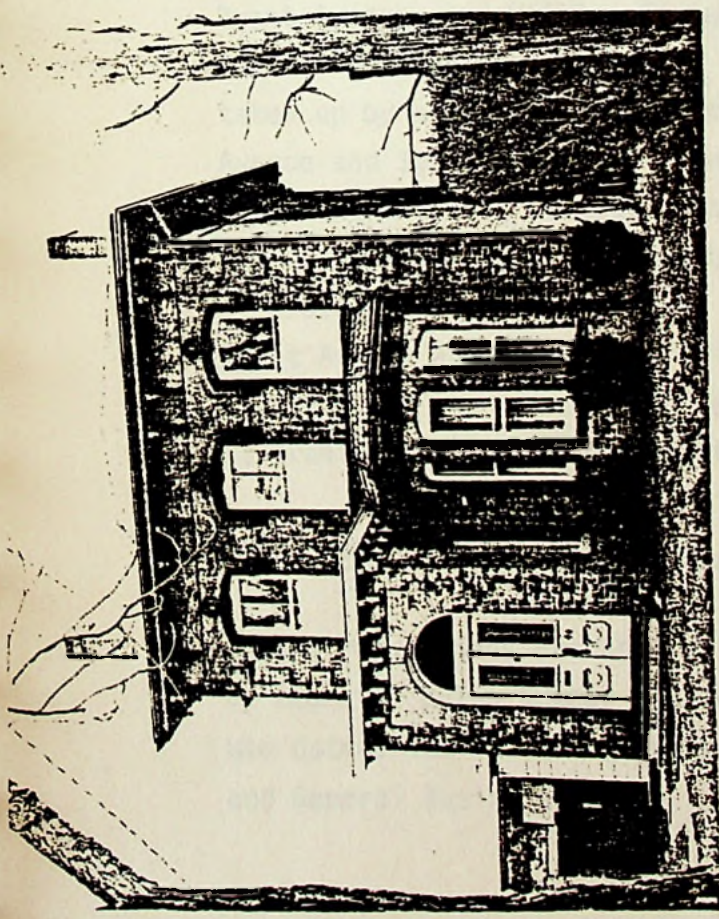
## RECOMMENDATION:

15 ADAPTABILITY: \_\_\_\_\_

16 PRESERVATION: \_\_\_\_\_

17 RESTORATION: \_\_\_\_\_

EVALUATED: \_\_\_\_\_



BRANTFORD ARCHITECTURE HERITAGE SURVEY

STREET ADDRESS: 44 Lorne Cres. Geld

BUILDING NAME: MAP NO.:

PRESENT ZONING: Two-family LEGAL LOCATION:

PRESENT OWNER: BURNS, William

MAILING ADDRESS:

ORIGINAL OWNER: HUGHES, Walter

ORIGINAL USE: Residential PRESENT USE: Res. Single-Family

COMPILED BY: DATE OF SURVEY: Feb./83

PHOTO/NEG. NO.: FILE: EXTRA PHOTOS:

FILM: 13 FRAME: 23

COMMENTS:

RESEARCH:

DATE OF CONSTRUCTION 1877 FACTUAL \_\_\_\_\_ ESTIMATED X

SOURCE: C.I.H.B. - "Canadian Inventory of Historical Buildings". Dates were taken from Inventory Lists at the Brantford Public Library (Brant County Historical Section).

CANADIAN INVENTORY OF HISTORICAL BUILDING INFORMATION

GEO-CODE. DATE HIST. SIG. PERSON ARCH. EVENT

-----USE-----  
1 2 ORIG.

ELEMENTS

8 9 15 16 19 20 21 22 23 24 25 26 28 32 38 39 41 43 44 45 57 58

REVISIONS:

CIHB REVISIONS:



## I PRESENT DAY ANALYSIS

### 1. STUDY AREA BOUNDARIES (Map No.1)

The Brant Dufferin Heritage Conservation District study area is roughly triangular in shape, comprising approximately 51.5 hectares (127 acres). The base of the triangle is formed by St. Paul Avenue, one side is bounded by William Street, and the other is bounded by Spring Street and Grand River Avenue. The point of the triangle is formed by Bridge Street.

### 2. TOPOGRAPHY (Map No.1)

The dominant topographical feature in the study area is a relatively steep bank that runs across the area approximately halfway between Dufferin Avenue and Spring Street. The high level plateau, which is generally flat, encompasses Dufferin Avenue, Brant Avenue, and William Street. Spring Street and Grand River Avenue form the lower plateau. The difference in elevation is taken up by a steep grade on St. Paul Avenue between Blake Avenue and Spring Street. From this point south-eastward the bank runs toward Jarvis Street, then continues midway between Brant and Grand River Avenue to the Lorne Bridge. The highest point of elevation in the study area is 220.98 metres (725 feet) at Brant Avenue and Ada Avenue, diminishing in a south-east direction to the low point of elevation of 210.31 metres (690 feet) at Brant Avenue and Colborne Street.

### 3. ZONING REGULATIONS (Map No.2)

Zoning regulations are applied to the majority of the study area by means of Bylaw Number 3649 which allows for a variety of land use categories including Two-Family, Multi-Family, Local Business and General Business.

The first zoning regulations in the area were applied through Bylaw Number 3285 which was passed in 1951. This bylaw was repealed and replaced with 3649 in 1955, but the land use categories and boundaries within the study area remained unchanged.

The largest portion of the study area (that area bounded by St. Paul Avenue, Spring Street, Jarvis Street and the line formed by the rear property boundaries along Brant and Palmerston Avenues), is zoned Two-Family. Various land uses are permitted in this zone, including single family dwellings, parks, playgrounds, doctors' offices in his or her own residence, and churches. A beauty parlour is also permitted, provided there is no more than one operator and there is no outward evidence of the business operation.

As a result of this zoning, the residential character of the area is protected, since business, service and retail outlets are prohibited, but it should be recognized that the zoning permits the construction of semi-detached dwellings, duplexes, triplexes, double duplexes, and back to back quadruplexes. In other words, up to four separate families could be accommodated in dwellings built specifically for this purpose. Similarly, the Two-Family zone permits the conversion of single-family homes into two or three apartments under certain conditions (primarily governing minimum lot size and floor space requirements), but offers no protection against unsympathetic alterations to the facade.

The Two-Family zone covers Dufferin Avenue and Lorne Crescent where there is the largest concentration of stately, Victorian homes in the study area. To date, this neighbourhood has been preserved, virtually intact, as an upper class Victorian neighbourhood dominated by large, single-family homes on oversized lots. Property owners in this area would have little trouble meeting the minimum lot size requirements for the conversion of existing buildings into duplexes or triplexes or for the construction of new multiple family type dwellings. So, while the area would remain residential under current zoning, the atmosphere of the neighbourhood could be adversely

affected by the construction of or the unsympathetic conversion to multiple dwellings.

Brant Avenue is controlled by two zoning regulations. The central section between Lorne Crescent and Waterloo Street is zoned Multi-Family, while the northern and southern sections are both zoned Local Business.

Immediately prior to 1951, when the first zoning regulations were applied to the area, a total of 11 doctors and dentists had their offices on Brant Avenue. Seven of these had their residences in the same building as their offices. There were also five retail outlets and four businesses operating on the street. By 1955 the number of doctors and dentists practicing on Brant Avenue had jumped to 17, although only four continued to live and practice in the same building. In the same period the total number of business and retail outlets had increased to 18.

It appears, then that the original Local Business zoning was applied to Brant Avenue to reflect the trend toward business and professional offices and commercial outlets that existed in 1950. The zoning regulations then encouraged the proliferation of this type of land use.

By 1983 there were a total of 40 properties used for business or professional offices. Some of these continued as a single office with a residential unit upstairs, but the total also contained multiple office buildings such as the Central Professional Building and the Avenue Medical Centre. There were also 23 retail or service outlets on Brant Avenue. Only 44 properties remained as strictly residential.

It is apparent that the original residential use of land along Brant Avenue has largely disappeared and the street is becoming primarily a business and commercial district. The current zoning regulations have certainly encouraged this transition. Despite this conversion, however, Brant Avenue has retained many of the original building facades from its Victorian past.

It should be pointed out that the Local Business zone permits, in addition to the uses already discussed, the construction of facilities such as hotels, motels, commercial greenhouses and places of amusement such as movie theatres. Fast food outlets could also be located in a Local Business zone, provided they offer seating capacity for the on-site consumption of their food.

The establishment of these types of facilities would have a detrimental effect on the historic atmosphere along Brant Avenue in that they would generate increased traffic flow, lead to unsympathetic facades on the streetscape, and increase the number of large asphalted parking areas.

The Multi-Family zoning category, which covers the central portion of Brant Avenue and the small area bounded by St. Paul, Palmerston and Ada Avenues, similarly provides little protection for the historical single family dwelling character of the neighbourhoods since it permits the construction of multiple family dwelling units including apartment buildings of up to six storeys in height.

In addition to the regulations imposed by the zoning bylaw, 11 properties in the study area are governed by site-specific bylaws. All of these are located in the Multi-Family zone on Brant Avenue. Ten of the site-specific bylaws allowed the opening of a business or professional office, and one permitted the operation of a service-commercial outlet.

A site-specific bylaw does not change the existing zoning on the property, it extends the permitted uses. As an example, a site-specific bylaw permitting a commercial outlet in a Multi-Family zone would not necessarily preclude any other use that is normally permitted in that zone.

The site-specific bylaws in the study area were designed to ensure that the existing building on the lot was retained by making the requirement for lot coverage and building location conform to the existing structure. There is little protection, however, against



extensive alterations to the building facade to accommodate the new use, or the construction of an entirely different style of building in the event that the existing structure is demolished.

William Street is the only part of the study area that is no longer controlled by Bylaw Number 3649. As the result of a Neighbourhood Improvement (N.I.P.) Program carried out in the area, it became obvious that the development standards and the land uses did not conform to the zoning bylaw applied to it. For example, much of the N.I.P. area, including William Street, was zoned Multi-Family under Bylaw Number 3649. It was estimated that over 80 percent of the properties did not conform to the regulations, mainly because the minimum lot size requirements were not being met. In addition to this, many of the residents expressed concern that the zoning permitted the construction of multi-storey apartment buildings.

It was recommended as part of the N.I.P. program that the inappropriate zoning be changed to a new zoning that more closely reflected the way in which most of the properties had been developed. Bylaw Number 122-78, which is also known as the Residential Conversion Bylaw, was passed in 1978 to be a more accurate reflection of the development standards and land uses in the area. The bylaw reduced the minimum lot size requirements, allowed for the conversion of single family dwellings into two or more units under certain restrictions, and applied new standards for off-street parking and minimum front and side yard requirements. It also prohibited the construction of multi-storey apartment buildings. The Residential Conversion Bylaw not only reduced the number of non-conforming uses, it also applied standards that will preserve the N.I.P. area as a residential neighbourhood.

#### 4. LAND USE (Map No.3)

##### (a) Residential

The vast majority of properties in the study area are, from a land use aspect, residential. There are 667 dwelling units in the study

area, housing approximately 1,700 people. Just over half of these units (54.4%) are single family dwellings. The rest are divided almost equally between two-family and multi-family (three or more units) dwellings. This refers only to the number of units in the building, not the bylaw definition of Multi-Family, which is five or more units.

Most of the single family units are houses sitting on individual lots; only 45 consist of an apartment located in a building that also houses a business, professional, or commercial outlet. All but a handful of the single family units are owner-occupied.

This point is important in the overall preservation of the study area. For the most part, property owners live in the neighbourhood and have an interest in the quality of lifestyle that it offers. They are perhaps more concerned with the maintenance of their homes and properties, and with the potential development of neighbouring properties than an absentee landlord might be.

Of the 154 two-family dwelling units in the study area, all but six are located in former single-family homes that have been converted into two dwelling units. The majority of these are located in the Palmerston/Ada Avenue area and along William Street and, in most cases the property owner lives in one of the two units in the building. The other six units are located in converted buildings on Brant Avenue that also house an office or commercial use.

The largest multi-family building in the study area is the 26 unit Dufferin Avenue Apartments. The remaining 124 multi-family units are located in former single-family dwellings that have been converted to accommodate anywhere from three to eight units. Six units on Brant Avenue are located in dwellings that have also been converted to accommodate an office or commercial use.

Without exception, the two-and multi-family units in the study area are all located in former single family dwellings and, in many

cases the renovations and conversions have been carried out with little alteration to the exterior facades of the buildings. These converted dwellings have had little impact on the appearance of the neighbourhoods in which they are located, and do not affect the area in the same way that the construction of townhouses or multi-storey apartment buildings would.

(b) Commercial

Most of the commercial uses in the study area are concentrated along Brant Avenue. There are a total of 26 commercial uses, of which 12 are retail, 12 are services, and one is a combination of both. Twenty-two of the commercial uses are located in the Local Business zones.

The conversion of former residences into service and retail outlets has been carried out with varying degrees of alteration to the original building facades. In some cases the alterations have consisted of little more than the addition of a business sign or a small display window. In other cases entire front facades have been removed and replaced with plate glass windows and doors. The latter type of conversion has had a detrimental effect on the streetscape.

(c) Office

Over 60 percent of the 47 current office uses within the study area are doctors and dentists. The remainder represents a broad spectrum of business and professional services including insurance agencies, real estate firms, architects and accountants offices. The majority of these offices are located on Brant Avenue. Five others are scattered along William Street and some of the side streets.

The presence of these business and professional offices in the study area has had little impact on the visual environment since the majority of them are located in converted single family homes. In many cases the exterior alterations to accommodate the offices has been minimal and frequently the only indication of a business

or practice is a small sign either on the building or on the front lawn.

Some offices, however, are located in relatively modern office buildings such as the Central Professional Building and the Brant Avenue Medical Centre. These office buildings, although well maintained, adversely affect the streetscape because their size and style of architecture do not complement the surrounding buildings.

(d) Institutional

All six of the institutional land uses within the study area are located on Brant Avenue. One of them, the Brant Avenue Manor, is located in a converted single-family home, while the other five were constructed as institutional buildings.

The Armouries, St. Joseph's Church, Brant Avenue United Church, the Brantford Collegiate Institute and Brant Avenue Manor (located in the former Plewes house at 104 Brant Avenue) were all constructed between 1870 and 1910. Because of this, their style of architecture and degree of grandeur are in keeping with the neighbouring buildings and their presence adds greatly to the visual environment.

The Faith Lutheran Church is the newest institutional building on Brant Avenue. Built in 1951, its simple lines and its Gothic Revival architecture blends well with the surrounding buildings.

(e) Industrial

There are no industrial land uses operating within the study area, but there are five located just outside the boundaries.

The largest of these is the Saxon Athletic Manufacturing Company on Spring Street. Aqua Soft Service Limited and Butcher and Son Limited (painting contractors) are both located on Spring Lane, while an auto body and paint shop that operates under the name Auto Craft Collision and Mechanical Service Incorporated is located

on Grand River Avenue. The fifth industrial use is the Brantford Paper Box Company on Bridge Street.

(f) Vacant Lots and Buildings

There are five lots and two buildings in the study area that are currently unoccupied. Both buildings were formerly used for industrial purposes: a two-storey building on Bridge Street and a four-storey building (the former Jelco Sales Company) on West Street. Both are located in the General Business zone.

There is one vacant lot on each of Jarvis, Spring, Waterloo, and Church Streets and Grand River Avenue. Two of these lots are zoned Multi-Family, two are zoned Local Business, and one is zoned Two-Family.

(g) Parks and Recreational Facilities

There are six municipal properties in the study area that fall under the category of parks or recreational lands. Five of these are "passive" areas, which means that activities such as frisbee throwing, bicycle riding, and pitch and catch are not permitted. In addition to this three of the parks are highlighted by memorial monuments which adds to the historic atmosphere of the study area.

(i) The Jubilee Terrace

This park encompasses the landscaped area surrounding the Armouries. It is highlighted by the Boer War Memorial, which was erected on the site in 1904.

(ii) Armouries Gore Park

This triangular park bordered by Brant Avenue, Bridge, and Dalhousie Streets is about 1/4 acre in size. There is a small monument on the property which was erected by the Imperial Order of Daughters of the Empire in 1919 as a tribute to the Brant County servicemen who died during World War I.

(iii) War Memorial Park

The Cenotaph, which was dedicated in 1933, is the major feature of this pentagonal-shaped property bounded by Centre, West and Bridge Streets, Brant Avenue and Dalhousie Street. The park, which covers almost an acre, is landscaped with hedges and flower gardens.

(iv) Tom Thumb Park

Three quarters of an acre in size, this park is situated on the corner of Brant Avenue and West Street and frequently serves as a pedestrian short cut between the two streets. The park features extensive landscaping with flower gardens and trees. Park benches have also been provided.

(v) St. Andrew's Park

The smallest park in the study area, St. Andrew's is situated on the gore formed by the intersection of Brant and Palmerston Avenues. It probably took its name from St. Andrew's Presbyterian Church which was built across the street. St. Andrew's Church has since been renamed as St. Joseph's Roman Catholic Church.

(vi) Spring Street - Buck Park

This is the only "active" municipal park in the study area. Covering almost four acres in size, the park has a Spring Street frontage of 525 feet and an irregular rear boundary formed by the rear property lines of several Dufferin Avenue homes.

To date, the park has been developed with children's play equipment such as swings, jungle gyms, and a sand box. There is also a flood-lit multi-purpose pad equipped for tennis and basketball. In the winter, the pad is flooded for ice skating. The park also has a ball diamond and backstop that is used for casual ball games.

The irregular rear boundary of the park has prevented its total development as a recreational area. A Planning Department Staff report dated August, 1982, has recommended that negotiations be entered into to acquire additional property at the rear of the park in an effort to straighten out the rear boundary. This would not only aid the development of the park, it would also ensure that the wooded bank at the rear of the park would be preserved.

## 5. UTILITY SERVICES

The entire study area has been well supplied with municipal and utility services. Although many of these services have been in place since the early 1880's, most are structurally sound and are adequate to supply the needs of the area.

### (a) Pavement, Curbs, Boulevards, and Sidewalks (Map No.4)

Every street in the study area has been paved and in most areas the pavement is in good condition. An Engineering Department survey, however, indicates that portions of Grand River Avenue, Jarvis Street, Lorne Crescent, Egerton Street and Chestnut Avenue between Dufferin Avenue and Spring Street have deteriorated to the point that a repaving program may be necessary in the near future.

With very few exceptions the streets in the study area have been bordered by curbs, boulevards and sidewalks. The major exceptions are along the north end of William Street and along St. Paul Avenue, where sidewalks only have been installed.

### (b) Watermains (Map No.5)

The majority of watermains in the study area were installed between 1889 and 1920. Unfortunately, however, records to verify the exact installation dates are not available. The diameter of the mains ranges from the 20" trunk lines down to the 4" lines serving portions of Egerton, St. James, and Scarfe Streets. Despite their age the watermains are in good condition and are large enough to serve the needs of the area residents.

(c) Storm Sewers (Map No.6)

Storm sewers have been installed under most streets in the study area, and an Engineering Department report dated March, 1983, indicates that most are in good condition and while some are theoretically undersized, no apparent problems exist. The only exception is Lorne Crescent, where the storm sewer is undersized and in poor condition.

There are several street sections in the study area that are not served by storm sewers. In each case the slope of the street and the surface drainage are sufficient and the Engineering Department indicates that it is unlikely that storm sewers will be required in these areas.

(d) Sanitary Sewers (Map No.7)

Most of the sanitary sewers within the study area were installed between 1892 and 1911. In most cases these sewers, while old, are structurally sound and no capacity problems are evident. The major exceptions are those on Lorne Crescent, where the sewer is in very poor condition and Maple Avenue (between Egerton and Palmerston) Henrietta Street and Church Street (between William and Brant) where the sewers are too small to adequately serve the adjacent development.

(e) Electrical Power

When Brant Avenue was reconstructed in 1971, the overhead power lines were removed and installed underground. On every other street in the study area wooden hydro poles and overhead wires are still present. In some cases, the overhead wires are below the tree canopy, but on other streets they are readily visible and detract considerably from the visual harmony of the streetscape.

A review of the municipal and utility services indicates that Lorne Crescent is the major problem area. The road surface, curbs, and sidewalks are in need of repair, and both the storm and sanitary sewers are undersized and in poor condition. In most other areas the services, while old, are adequate to serve the needs of the residents.



## II HISTORY OF THE STUDY AREA

---

The residential development of the study area is closely tied to the industrial and commercial development of Brantford itself. When the community was a frontier trading post the study area was farm land with a handful of small houses scattered across it. As the economic dependence of the town shifted away from agriculture toward manufacturing, the study area became a residential neighbourhood. Its earliest development was concentrated close to the Colborne Street corridor, but as the industrial and commercial enterprises increased and expanded, housing construction spread first to the centre of the area around Dufferin Avenue/Lorne Crescent, then outward toward the periphery along St. Paul Avenue, Spring Street, and the northern end of both William Street and Brant Avenue.

### 1. RESIDENTIAL DEVELOPMENT

There were four significant periods of housing construction in the study area. These periods correspond with, and may well be the result of, four significant periods of local history. (See Map No. 8).

#### (i) Background

Prior to 1850, Brantford was still a relatively small village that developed slowly as the surrounding agricultural land was settled. The opening of the Hamilton to London Road in 1823 brought the beginnings of commercial and industrial development as saw and grist mills were established and small trading stores and taverns opened up along Colborne Street.

The earliest stores and mills were often family operated enterprises and, in most cases, the family lived above

the business operation. As a result, there was little demand for housing away from the Colborne Street corridor.

In Brantford's early years the study area was part of the original tracts owned by William Kerby, Margaret Kerby, and Abraham Smith and the majority of it was still farmland. There were also several large estate houses in the study area that have not survived. One of these was an old homestead in the present-day vicinity of Scarfe Avenue owned by William Kerby, who was involved in the establishment of one of the first flour mills in Brantford. Another large house located in what is now the Dufferin Avenue area belonged to George Wilkes, who owned and operated a small iron foundry. This foundry was eventually bought out by the Waterous family and became part of the Waterous Engine Company.

The presence of families such as the Wilkes and Kerbys in the study area was an indication of things to come as the study area later developed into a residential neighbourhood for the leaders of local business and commercial enterprises.

(ii) 1850 - 1869

The years from 1850 to 1869 were marked by rapid growth of farm productivity. Higher prices and increased demand led to a time of unprecedented prosperity for the farmers of Upper Canada. Many of these farmers took advantage of the newly-opened Grand River Canal to ship their produce to market.

Much of the new industry in Brantford during this period developed in response to the agricultural demand. The increased wheat production led to an expansion of flour milling operations in Brantford, and all of the new foundries turned a major portion of their production toward farm machinery.

The 1850's also saw the rise of the railroad. The first rail line was routed through Brantford in 1854 and offered an attractive alternative to the slow-moving river flat boats. Most of the older industries in Brantford had been constructed near the canal basin, and the early railroads routed their tracks along the same corridor. This, in turn, attracted new developing industries to the same area, which reinforced the canal basin as the industrial centre of town.

The coming of the railroads generated new jobs in town as a large number of local residents found employment in car shops producing iron and steel castings for railway equipment. The increased industrial employment, coupled with the prosperity for farmers, contributed to the local economy and led to a steadily increasing population and a rising demand for housing.

The first significant period of housing construction in the study area occurred during this time, with 21 buildings constructed. The majority of these were located along Brant Avenue and William Street between West and Henrietta Streets, although each building was usually well separated from its neighbours. In most cases there were only two or three houses located in any one block. The offices for A.G.McDonald Real Estate at 63 Brant Avenue and Main and Muldoon Insurance at 193 Brant Avenue are housed in two of the buildings that were constructed during this period.

The most significant reason for the study area's early development was its close proximity to the commercial and industrial core of the community in the Colborne Street area. It was considered fashionable, as well as convenient, to be located close to the centre of town. Since the modes of personal transportation at that time were limited to walking and horse-drawn vehicles it was necessary to locate one's residence within walking distance of employment and shopping. Not only was the study area close to

downtown, it offered another advantage because of its high elevation. The study area was not subjected to the effects of the annual flooding on the Grand River that plagued large areas of Holmedale and Eagle Place.

(iii) 1870 - 1889

During the 1870's there was a heavy emphasis on manufacturing in Brantford, especially the production of farm machinery. The two industrial firms that would dominate Brantford's economy for the next hundred years got their start in this decade - Harris Kirby Mower (1871) and the Cockshutt Plow Company (1878). Other firms that had been established earlier, such as the Slater and Slingsby Mills, Leeming and Paterson Confectionary and the Charles Jarvis Soap Company, expanded during this period.

The 1870's and 1880's, which had the greatest significance for Brantford's economy, was also the most significant architecturally. Residential construction boomed and most of the larger homes along Dufferin Avenue, Brant Avenue, and William Street date from these expansion years.

The building expansion of this period did a great deal toward filling in the properties along Brant Avenue and, by 1889, most of the properties between Colborne and St. James had been built on. There was also considerable development along both sides of William Street and the south side of Dufferin Avenue. Housing construction had also spread out toward the periphery of the study area along Spring Street and St. Paul Avenue.

Some of the more noteworthy buildings constructed during this time were the W. H. Brethour house (now Beckett-Glaves Funeral Home), the David Plewes house (now the Brant Avenue Manor), and Brant Avenue United Church. All three of these buildings were designed by local architect, John Turner.

Turner was born in Wales in 1806 and immigrated to Brantford following his training with a prestigious London architectural firm. He quickly made his mark on both Brantford and southwestern Ontario. In addition to such buildings as the Brant County Court House, Grace Anglican Church, and Central School, Turner also designed the court houses in St. Thomas and Simcoe, and the original Union Station in Toronto. He has also been credited with developing the design for the Brantford Cottage, many of which still remain in the study area.

The Brant-Dufferin area had become an extremely popular residential area for many of the driving forces behind Brantford's growing economy. The owners and general managers of several of the leading industrial and commercial concerns in the city moved into the study area in the 1870's and 1880's. Henry Brethour, the owner of a large dry goods store and director of the local fire company lived just down the street from Alanson Harris, the co-founder of Massey-Harris, while William Buck, the founder of Buck Stove Works lived at the corner of Brant Avenue and Church Street. Alan Cleghorn, a hardware merchant, licence commissioner, and promoter of the international bridge at Buffalo, purchased the property at 41 William Street. Clayton Slater, the owner of the local cotton and wincey mills lived at 160 Brant Avenue, while George Shultz, the co-founder of Shultz Brothers Construction lived two blocks away at 4 Dufferin Avenue.

(iv) 1890 - 1899

During the last 10 years of the 19th century Brantford felt the effects of a much tighter economic climate. There was a considerable drop in the demand for housing, and the rate of new housing construction in the study area declined sharply. The economy, however, was only partly responsible for the drop in housing construction. By 1890 the Brant/Dufferin neighbourhood was considered fully developed.

Privacy was of supreme importance to the Victorian upper class in Canada. While, by today's standards many of the lots in the study area could have been subdivided (as many subsequently were), it was not considered possible in the last decade of the 1800's. The majority of the people living in the Brant/Dufferin area could well afford to own and maintain the large lots that ensured their privacy.

Another barrier to the severing of larger lots in the study area was the lack of municipal services. Each house would have had its own water source and sanitary facilities which dictated a larger lot size.

When municipal water supplies and sanitary sewers were introduced and came into common usage, it permitted the severing of lots to allow residential construction on an infilling basis.

(v) 1900 - 1914

The greatest building boom in the study area occurred during the first 14 years of the 20th century. The period was characterized by the expansion of the railroad, an effective national economic policy and the opening of the west - all of which combined to lay the foundation of the most dramatic growth cycle in Brantford's industrial history. The city experienced a 185 percent increase in the annual value of manufactured products in these years. The expansion of the local industries created an influx of new workers, which led to an acute housing shortage.

There was a considerable amount of housing construction in the study area during the boom period, but most of it was concentrated along the outside edges, primarily in the St. Paul-Palmerston area, Spring Street, and the Brant Avenue-Bedford block. Very little new housing was constructed in the central portion of the study area.

(vi) 1920 - Present

Between 1920 and the present only 91 buildings were constructed in the study area. The majority of these were built on an infilling basis on larger lots that had been severed to accommodate new development. For the first time office and commercial buildings were being constructed, changing the exclusively residential appearance of Brant Avenue.

There are several reasons why the construction rate dropped considerably after 1920. One factor was that the area was considered full and fully exploited for residential purposes. The economy was another factor. The Great Depression of the 1930's, followed by World War II, precluded any major development anywhere in the city and, by the 1950's, the demand for new housing had shifted out to the suburbs.

2. CONSTRUCTION DATES AND SOURCES

All building construction dates discussed in this paper are based on several different sources. The researchers relied on such things as building permits, sewer connection dates, The Canadian Inventory of Historic Buildings (C.I.H.B.) and previous studies done for the City such as The Brantford Cottage Study and The Brant Avenue Study. A number of dates were also obtained from a map of dates in the City Hall Planning Department which had been checked at the Registry and Regional Assessment Offices. The researchers also gathered some estimated building dates from current property owners.

Each of these sources, however, presented some problems and, in some cases, the building construction dates given are estimates based on this variety of sources.

The building permit records for the City only extend back to 1892; all records prior to that date have been lost. In addition, the early records did not mention specific house numbers. It was necessary to check the sewer connection records (which do state house numbers) and compare the owners to the names on the building

permits. In some cases it may have taken a number of years to complete the construction of a house but, as long as some work was being done, it would not have been necessary to apply for a new permit. For this reason, there may be a gap of several years between the issuance of a permit and the actual completion of the house.

The sewer connection records similarly provide only rough estimates of a building's age, since a house may well have been in existence for some time prior to the installation of the sewer. This was the case for almost all houses built prior to 1890, when the first extensive program of sewer installation was started.

C.I.H.B. was another major source for housing construction dates. This is a Federal Government program to catalogue and inventory historic buildings in Canadian cities. The program deals only with buildings construction prior to 1890.

The evaluations for each building were made by individual teams who described the structure and estimated its age based on architectural style. Unfortunately, these dates are only estimates, and no source is given for the information provided. The research team has uncovered some discrepancies in the construction dates offered by C.I.H.B. and, as a result, they were used primarily as guidelines to the approximate age of buildings.

The details concerning the construction dates have been included on the index cards that are on file at the library.

### 3. STREET NAME CHANGES

The names of 15 streets within the study area boundaries have been changed through various bylaws of Council. In some cases, the changes were very minor, such as changing "Street" to "Avenue". In other cases, the names were changed entirely.

The changes of the street names led to some difficulty in identifying the ages of some buildings and their former residents. For



example, when Napoleon Street was renamed as an extension of Dufferin Avenue, it necessitated changing the street numbers of several properties. As a result, some homeowners were listed in the City Directories as having new addresses. It was often necessary to compare homeowners' names and count the properties listed between the various cross-streets to determine whether the owners had moved or the house numbers had been changed.

<u>CURRENT NAME</u>	<u>FORMER NAME</u>	<u>DATE OF REGISTRATION</u>	<u>BYLAW NUMBER</u>
Jarvis Street	Richmond Street (From Napoleon St. to Spring St.)	August 30, 1880	317
Brant Avenue	Dumfries Street	June 12, 1889	419
Chestnut Avenue	Newton Street	June 12, 1889	419
Dufferin Avenue	Chestnut Street	June 12, 1889	419
Maple Avenue	James Street	June 12, 1889	419
Ada Avenue	Ada Street	March 31, 1892	460
Waterloo Street	Adelaide Street	March 31, 1892	460
West Street	Cedar Street	March 31, 1892	460
Dufferin Avenue	Napoleon Street (Between the two branches of Lorne Crescent)	January 20, 1909	985
Lorne Crescent	Lorne Avenue	January 20, 1909	985
Lorne Crescent	Richmond Street (From Brant Ave. to Jarvis Street)	January 20, 1909	985
Lorne Crescent	Kerby Street (From Brant Ave. to bottom of Cresc.)	January 20, 1909	985
Grand River Ave.	West Mill Street	October 15, 1926	1808
St. James Street	James Street (From William St. to Brant Ave.)	December 27, 1957	3860
Spring Lane	Spring Street (From Jarvis St. to Hilda St.)	July 8, 1970	67-70



### III STREETScape ANALYSIS

The following section serves as a description of the visual environment on each individual street in the study area, focusing on the different styles of architecture and the harmony among the buildings. The effect of building condition, landscaping and the presence of such things as sidewalks, boulevards, trees, and on-street parking on the streetscape is also discussed.

Also included is a brief summary of the development of Canadian architecture, the styles that were popular, and the order in which they appeared.

In many cases, compass directions have been used in the streetscape descriptions. Since none of the streets within the study area are oriented on a true north/south or east/west line, some difficulties arose in developing the streetscapes.

In order to simplify this, the research team arbitrarily decided to designate Brant Avenue as running north/south and all references to compass directions contained in this section have been oriented to this designation.

## THE DEVELOPMENT OF CANADIAN ARCHITECTURE

Up to the beginning of the 20th century, Canadian architecture was borrowed from styles that had been developed in Britain, France and the United States. Some variations in the pure style of buildings resulted from such things as the availability of building materials and skilled workmanship, and the needs of the owners. Even in those buildings in which foreign designs and details were more faithfully copied, there tended to be a Canadian originality of scale and proportion.

The earliest buildings were of French design, characterized by steeply pitched roofs, broad chimneys and unadorned stone walls. British and Loyalist settlers introduced the solid Georgian style with its simple, rectangular shapes, symmetrical facades, and rectangular window openings in the late 1700's. In the 1820's a softening influence was introduced with the British Neo-Classic design, which favoured the use of delicately curved lines.

Another British influence, the Classic Revival, replaced the Neo-Classic in the early 1830's, and was based on a growing interest in the arts of early Greece and Rome. The British Regency style, distinguished by tall, first floor windows, wide chimneys and verandahs, also appeared about this time.

The years from the mid-to-late 1800's were characterized by a rapid succession of differing styles with much overlapping and borrowing of details. The first of these was the Gothic Revival, followed quickly in the 1860's by the extremely popular Italianate style, which was based on the style of Italian villas. Second Empire was developed in France and influenced the architecture of the 1870's.

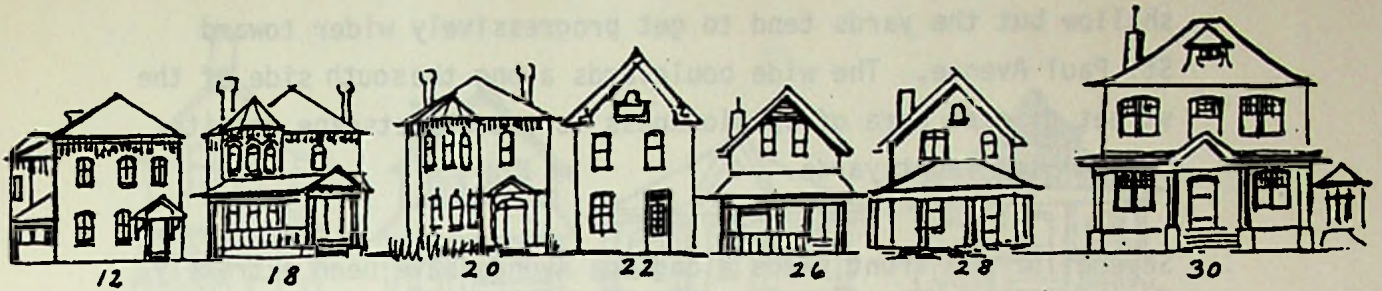
The technological development of the late 19th century led to a period of eclecticism in which architectural plans and designs often grafted details from various periods onto buildings of irregular outlines. This Queen Anne style persisted until well into the 20th century.

Identifying the architectural styles of buildings in the study area was made somewhat difficult by the overlapping and borrowing of details from one style or another. There are few pure or faithful reproductions of any particular style. While many of the buildings can be classed as predominantly Italianate, the architect frequently added such things as rooflines or window treatments from a totally unrelated period.

This borrowing of detail was due, in part, to the fact that the study area was developed at a time when architectural styles were rapidly changing. During the last three decades of the 19th century and the first few years of the 20th century, when the majority of building construction took place in the study area, four separate styles of architecture became popular. The borrowing of favoured details from one style or another was common.

Another major factor in the range of architectural details was the tendency of many Canadians who had emigrated from Europe to bring familiar styles of housing with them. Frequently the design of their new homes was based on buildings in Europe that were known to them. In an effort to adapt their homes to the Canadian climate, the variation of detail was introduced.





## ADA AVENUE

(Formerly known as Grosvenor Street)

Ada Avenue is a short street, one block in length, running between St. Paul and Brant Avenues. The chief period of housing construction occurred in the early 1900's, although there are six dwellings that were built between 1870 and 1896.

There is no dominant style of architecture on Ada Avenue. Some of the earlier homes are Italianate, while most of the later ones can be classed in the group referred to as Late Victorian. All but one of the houses are of brick construction, with the local white brick occurring in the older homes and red brick predominating in the later ones. The homes are generally well maintained and most of the additions and renovations that have been carried out are sympathetic to the original building design. The only exception is the bungalow located at No. 8, which has had aluminum siding installed on the front facade. Although this house is in good condition, the siding detracts from the otherwise harmonious streetscape.

On-street parking is prohibited on the north side of Ada Avenue, but unrestricted parking is permitted on the opposite side. Only one dwelling abutting the street has no off-street parking facilities and, as a result, the flow of vehicular traffic is not usually impeded by parked cars.

The front yards at the Brant Avenue end of the street are rather

shallow but the yards tend to get progressively wider toward St. Paul Avenue. The wide boulevards along the south side of the street give an aura of spaciousness to the streetscape despite the shallow front yards.

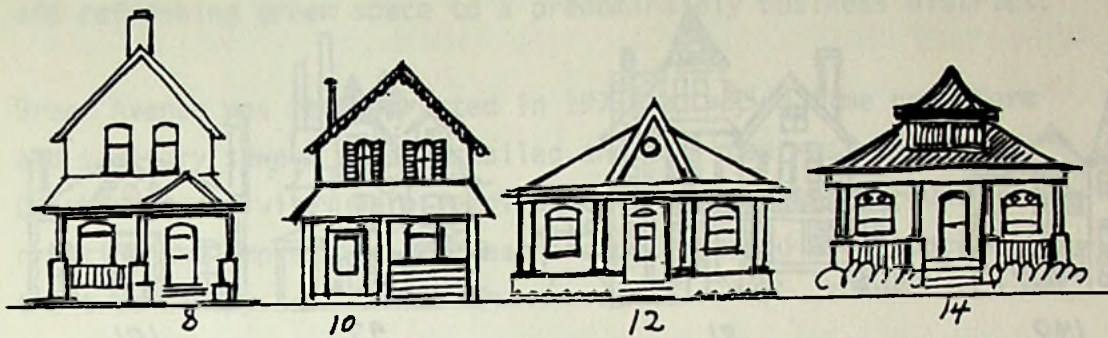
Several of the front yards along Ada Avenue have been extremely well landscaped, which adds considerably to the residential character of the street. This landscaping compensates for the lack of mature trees on the boulevards.

The first four houses on the south side at the Brant Avenue end represent a mixture of styles. No. 4 is used as a custom tailoring shop and has been renovated with a modern enclosed front verandah. Although this house has an Ada Avenue address, it appears to front on Brant Avenue, and is actually more characteristic of the neighbouring commercial buildings on that street.

The centre of the block on the south side is dominated by three larger Italianate homes which feature prominent decorative brackets and frieze, arched windows, and overhangs.

One of the oldest homes on Ada Avenue is located on the north side at the corner of St. Paul. (This house originally had a St. Paul Avenue address, but became 33 Ada in 1948). The house, built in 1870, features a loyalist neo-classic doorway that is unique to the neighbourhood. The other homes on the south side were all built between 1903 and 1909. Most have no discernible style, and could be classified in the Late Victorian period.





### BEDFORD STREET

The portion of Bedford Street that falls within the study area is the short block bounded by William Street and Brant Avenue. The six houses that front on this block were all built around 1910, except for the Italianate one at No.10 that has an estimated date of 1895. The front yards are all very shallow and there are no boulevards on either side, which gives the impression of a crowded block with the houses close to the street.

There is little range of architectural style in the houses on Bedford Street. There are two 1-1/2 storey buildings with high gabled roofs and four small cottages, one with features of a "diamond cottage".

On-street parking is permitted on Bedford Street on an alternate side basis. Although the Royal Bank of Canada branch on the corner of Bedford Street and Brant Avenue offers limited off-street parking, its customers contribute to the almost constant use of the available on-street parking during office hours.



BRANT AVENUE

(Formerly known as Dumfries Street)

Stretching just under one mile through the study area, Brant Avenue is one of the major streets under consideration for heritage designation.

Because it is part of Highway 24 and one of the main arterial roads in Brantford, Brant Avenue is a busy street with two-way vehicular traffic. It appears to have become mainly a business district, since many commercial and professional buildings dominate the streetscape. These two factors combine to create a detrimental atmosphere for the preservation of some of the old and architecturally significant buildings on the street.

The facades of some buildings have been altered to accommodate the commercial enterprises occupying the premises. Some of the alterations are sympathetic to the original design, while others detract from the authenticity of the building's appearance. In some cases the original buildings were demolished to make way for new and sterile architecture that frequently does not blend with the surrounding streetscape.

The harmony of the streetscape is further affected by large asphalt parking areas that have been installed around such places as the funeral homes, churches and professional buildings along Brant Avenue. The appearance of these large areas is compensated for somewhat by the five well maintained municipal parks all of which

add refreshing green space to a predominately business district.

Brant Avenue was reconstructed in 1971, at which time new storm and sanitary sewers were installed and the road was resurfaced. Overhead hydro wires were removed and installed underground, creating the impression of clear and uncluttered open space below the tree canopy.

Large buildings with high hipped and gabled roofs dominate the south and central portions of the street while smaller, less pretentious and less architecturally significant homes predominate in the north end. The streetscape is further discussed in three parts.

(i) Southern Section - Colborne Street to Waterloo Street

Four of the five municipal parks on Brant Avenue are located in the southern section. The Jubilee Terrace and Armouries Gore Park, the War Memorial Park and Tom Thumb Park add a pleasing greenbelt to this end of the street.

The imposing Dufferin Rifle Armoury dominates the west side of this section. Now the home of the 56th Regiment of the Royal Canadian Artillery, it was built in 1893. The building, constructed of white brick with red brick quoins, offers a castle-like appearance with its two turrets and tower. The main entrance is adorned with a brick lintel and intricate brick work adorns the eaves line and the turrets.

A modernized funeral home (McCleisters) and one of the best preserved private homes on Brant Avenue complete this block to Church Street. The private home, known as Lynwood, was built around 1867. It is a one and a half storey High Victorian house with a medium hipped roof. A semi-elliptical door frame with a recessed stained glass fanlight highlight the entranceway. Because of the deep front yard and dense foliage this house is not readily visible from the street.

The dominate structure on the east side of the southern section is

Faith Lutheran Church, which is located on the property where the William Buck mansion once stood. The architectural style is Modern Gothic Revival and features a high gable roof with centre tower and spire. The church was built in 1951, which makes it one of the more recent structures on the street, but it is a good example of a newer building that blends well with its older neighbours. Between Church and Waterloo Streets there is a variety of older, converted homes and modern professional buildings. The Central Professional Building, located at 72-74 Brant Avenue is a contemporary structure which, because of its rectangular shape and flat roof, detracts from the visual harmony created by the older buildings surrounding it.

(ii) Central Section - Waterloo to Henrietta Street

Several significant buildings line both sides of this section of Brant Avenue. The majority of the commercial outlets are also located here, and it is in this area that exterior renovations have been carried out with respect to the original building design. The owners appear to be keenly interested in preserving the architectural details of their buildings.

A newer house known as Dunedin is located on the northwest corner of Brant Avenue and Waterloo Street. This home was styled after an English Tudor Cottage and, because of its architecture, blends well with the older buildings surrounding it.

The Brethour House (now the Beckett-Glaves Funeral Home) dominates this section along with its neighbour, the Plewes House. Both of these High Victorian mansions were designed by local architect John Turner in the early 1870's. The Brethour House is a striking example of an Italianate building which has retained its authenticity despite exterior renovations done to accommodate its current commercial use. The two-storey mansion was constructed of white brick in Flemish bond, and features a medium hipped roof with 5 decorative link-topped chimneys, a Palladian designed window and a large porte-cochere with simple Tuscan columns.

The Plewes House, which now serves as the Brant Avenue Manor, has already been designated under the Ontario Heritage Act. Its most interesting features include a multiple gable roof line, four sets of double octagonal chimneys and decorative vergeboards. The gable windows are grouped in a Palladian fashion. This house also has a port-cochere supported by Doric columns.

The Plewes House and the Brethour House, while different in scale, roof line and most architectural details, complement each other in their degree of grandeur and stand out as monumental anchors in a streetscape of fine Victorian homes.

Another major structure in this section is the Brantford Collegiate Institute. The original building was constructed in 1910 and represents a fine example of Late Victorian institutional architecture. The three-storey structure was built of red brick, with a roof line featuring a gable with parapet at each end. The new wing that was added to the south side of the school typifies the Modern International style of architecture with its rigid geometric lines and large areas of undisturbed masonry and glass.

Three residential homes complete the west side of the block. The house located at No.140 features a bell shaped roof and four-storey circular tower that makes this building architecturally unique in this area.

The east side of Brant Avenue in this section is dominated by a series of High Victorian structures. One of the most interesting is the house located at No.81. Built in the late 1880's, this house features a three-storey square tower and a patterned slate roof.

The John Noble House at 97 Brant Avenue is a very good example of the range of architectural styles that were employed in the High Victorian period. The main features of this home are the irregular gables on a high hipped roof, and a gabled dormer. The tall chimneys and slate roof contribute to an imposing dwelling whose height dominates this part of the streetscape.

An extremely well preserved Ontario Cottage, at No.101 Brant Avenue adds a pleasing break in the line of larger, stately homes.

The Heirloom Photography Studio at 119 Brant Avenue is an excellent example of a sizable, Victorian home that has been converted to another use. This house is representative of exterior renovations that have been carried out with close regard to the architectural details of the original building.

Several well preserved Italianate houses complete this portion of the block. These houses all feature the brick quoins, decorative brackets and chimneys that are characteristic of this style of architecture.

The corner of Brant Avenue and Richmond street is dominated by the Brant Avenue United Church. The church was built in the Gothic Revival style with some High Victorian Italianate features such as the five storey bell tower. This building was heavily damaged by fire in 1963 but a year long renovation programme restored much of the original character of this impressive structure.

A large Italianate structure that now serves as Dr. Howard Avison's offices is located on the corner of Brant Avenue and Lorne Crescent. Dr. Avison has been granted an award by the Architectural Conservancy for the extensive rebuilding programme that has restored the house to its original style.

An eclectic High Victorian house located at No. 150 is notable for its history. Thomas Harris son of the co-founder of the Massey-Harris farm implement firm lived here in the late 1800's. His son, Lawren Harris, who was one of the original Group of Seven artists, also grew up in this house.

The house situated at No.147 Brant Avenue is the only one on the street that displays the Second Empire architectural style. The house incorporates the square plan, mansard roof, multiple gabled dormers and projecting frontispiece that typifies this style.

### (iii) Northern Section - Henrietta Street to Study Area Boundaries

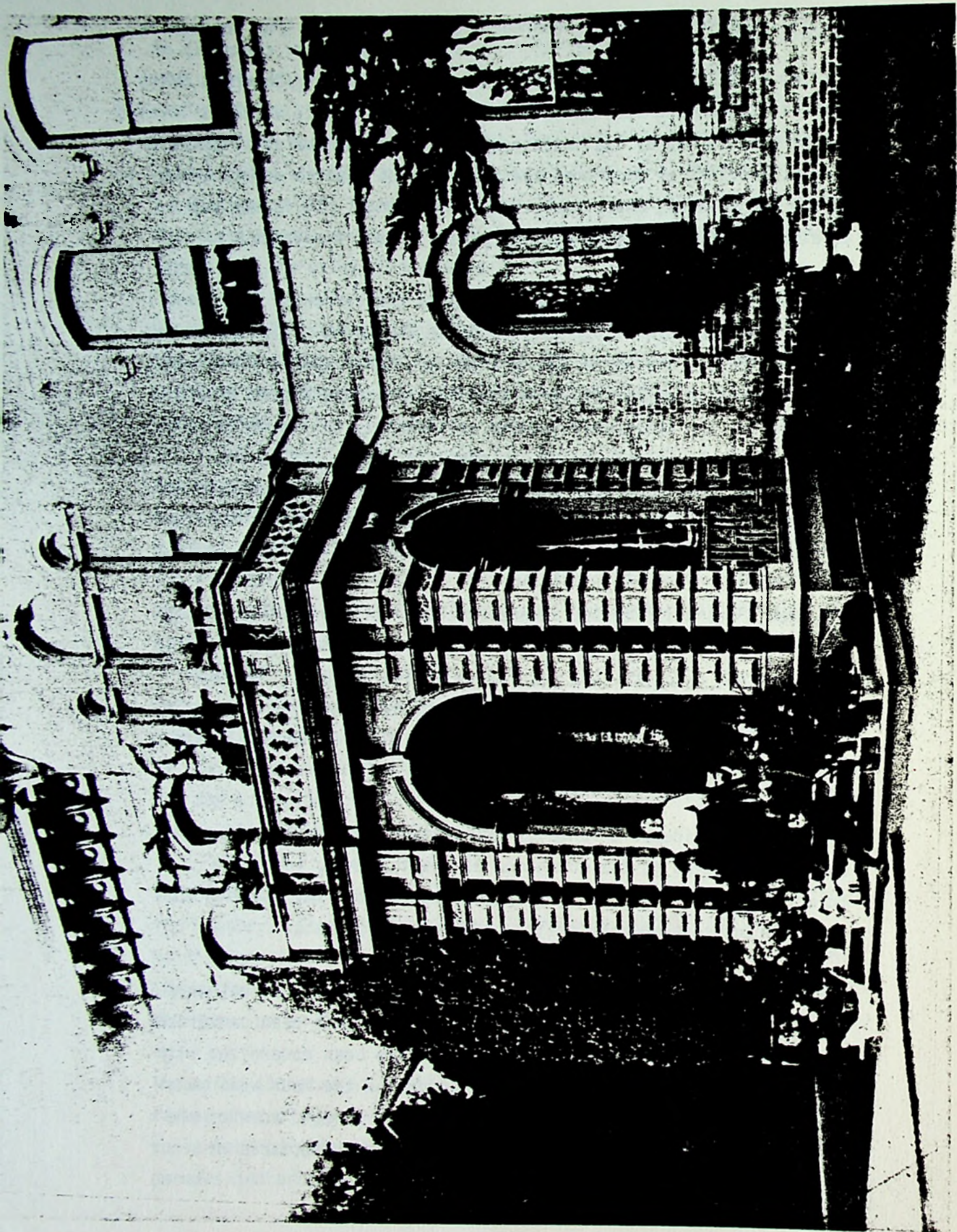
The two chief features of the northern section are St. Joseph's Roman Catholic Church and St. Andrew's Park. The tiny park, which is located on the gore formed by the intersection of Brant Avenue and Palmerston Avenue, provides an open greenspace in an area that is dominated by narrow front yards, and closely spaced buildings. It is subject to almost constant vehicle parking on its street frontages.

St. Joseph's Roman Catholic Church sits on the corner of St. James Street and Brant Avenue directly opposite the park. This church was built in 1891 as the North Ward mission of Zion Presbyterian Church. The congregation membership grew steadily, reaching a peak of 750 by 1924; but the membership dropped considerably following the formation of the United Church of Canada in 1925. During the Depression, finances became too great a burden for the congregation, and the property was sold. The Roman Catholic Diocese of Hamilton purchased the church and renamed it St. Joseph's in 1938.

The Church was built in the Romanesque Revival architectural style, featuring a cross-gable roof with finials and crosses, decorative brickwork and brackets, and decorative string courses. The outstanding features are the large stained glass windows on all parts of the Church, including the square tower, and the rounded Roman arches over doorways and windows.

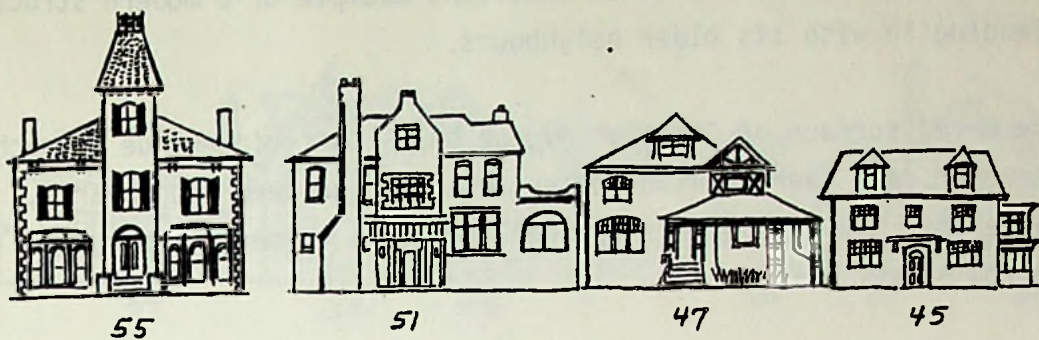
There is a considerable range of architectural styles in the other buildings located at the north end of Brant Avenue, including Eclectic, High Victorian, Italianate, Late Victorian, small brick cottages and contemporary office and business outlets.

The vast majority of the buildings north of Henrietta Street were constructed in the early 1900's. Many of them have been converted to professional and commercial uses, and have been modernized with vinyl or aluminum siding and trim. Except for the four well maintained Brantford cottages in this area of the street, most of the buildings in this section have no particular architectural or historical significance.



The Brethour House c. 1895





CHESTNUT AVENUE

(Formerly known as Newton Street  
from Dufferin to Palmerston Avenues)

Chestnut Avenue is one of the cross-streets to Dufferin Avenue. Mature trees, attractive landscaping and well kept homes in a variety of styles add interest and complement the streetscape.

The houses have been well preserved and there are few alterations to the original facades. The front yards above Dufferin are shallow, especially in the middle portion of the block, but the trees and boulevards in front of the homes offset this.

The section between Palmerston and Dufferin is a quiet block with wide boulevards, mature trees and medium sized homes. A brightly painted brick home at No.8 features a medium gable, decorative bargeboard and a portico built in Neo Classic style. This house is followed by one with a high gable slate roof, chimney, a hipped dormer over a two-storey bay and a Romanesque Revival entranceway.

The opposite side of the street features a two storey Italianate house with semi-circular arches over the windows, and 2½ storey Neo-Tudor design with high gables and a high hip roof.

The rest of this block is taken up by smaller homes, including a Brantford Cottage at No.14. The only exception is the large, Late Victorian house at No.23, which features a high hip roof and offset gables. A newer home (1939) located at No.22, was built in the

Georgian tradition, and is an excellent example of a modern structure blending in with its older neighbours.

The paved surface of Chestnut Avenue below Dufferin Avenue is much narrower, and there are no boulevards, but the deep front yards, large lots and wide spaces between the homes compensate for the narrow street.

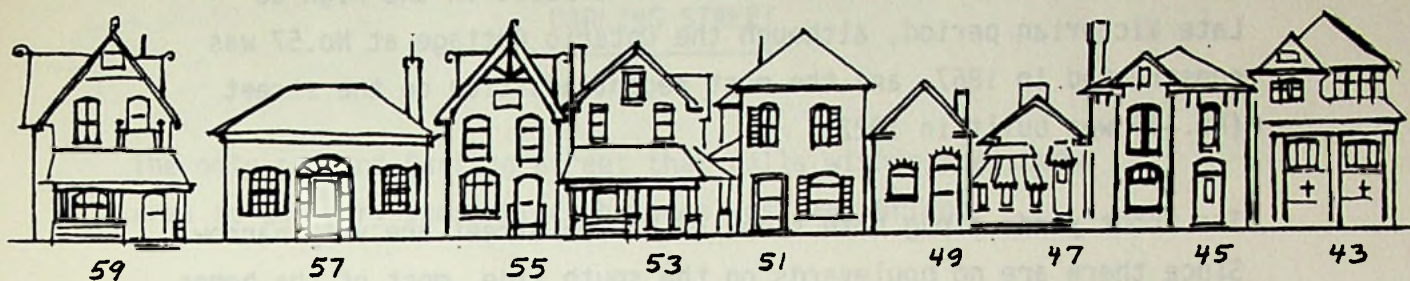
Many of the homes in this section are of great significance. The former home of lawyer and MPP W. S. Brewster is located at No.55. This three storey house is a remarkable example of Italianate architecture. It features a square tower, patterned slate roof, and semi-circular arched windows in front bays. The main door has a semi-circular transom light in leaded glass.

Two more stately Italianate homes are located at Nos.59 and 63. Variety is added to the streetscape by the presence of an impressive Edwardian home at No.51 whose former resident was E. L. Goold, President of a manufacturing company, and a Neo-Tudor home at No.44. The wrought iron fence fronting Nos.50 and 51 is an attractive addition to the streetscape.

The houses located near the Dufferin Avenue intersection are above average in quality and architectural style and reflect the status and wealth of the business and professional people who originally built the homes in this area.

Less pretentious, smaller homes are located on the lower portion of Chestnut Avenue toward Spring Street, including another Brantford Cottage at No.83. The City directories from 1890, the year this cottage was built, indicate that five local workmen lived in this house with their families, apparently all at the same time.

There are also two modern homes located at this end of the street. Although both are attractive and well maintained, their façades do not blend with or complement the architectural styles of the neighbouring older homes.



### CHURCH STREET

---

The name of this street may well have come from the imposing presence of Grace Anglican Church, which dominates the intersection of Church and Albion Streets just outside the study area boundaries. From the intersection of Church Street and Brant Avenue one gets a spectacular view looking either east to Grace Anglican or west to the Grand River.

There are no properties fronting on Church Street between William and Brant. This section of the streetscape consists of the four, large, corner properties that side on Church. The dominate property is that of Faith Lutheran Church with its Modern Gothic Revival architecture.

West of Brant Avenue, Church Street is primarily residential in character, although the parking area and the vacant lot near Brant Avenue do not contribute to the streetscape.

Curbs, boulevards and sidewalks have been installed along both sides of Church Street between William and Brant. From Brant to Grand River Avenue, there are curbs, boulevards and sidewalks on the north side, and sidewalks only on the south side.

Newly planted trees line both sides of Church Street, except for the south side of the block between Brant and Grand River Avenues where no trees have been planted.

Most of the houses on Church Street were built in the High to Late Victorian period, although the Ontario Cottage at No.57 was constructed in 1867, and the most recent addition on the street (No.43) was built in 1922.

The front yards along both sides of Church Street are very narrow. Since there are no boulevards on the south side, most of the homes are very close to the street.

Homes on the south side are generally small with medium gable or hipped roofs. The Brantford Cottage at No.52 has an interesting decorative vergeboard on the centre gable. This cottage was, at one time, the residence of artist Robert Whale, who excelled at landscape painting in the romantic vein in the mid 1800's. There are also two larger painted brick houses on the south side. Both of these buildings have some Italianate features.

There are predominately larger homes on the north side of Church Street, interspersed with a few small cottages. A large, Italianate home with a Romanesque window in the gable is located close to Brant Avenue. There is also a well preserved Ontario Cottage located at No.57. This house features the low hipped roof and fan transom with side lights that are typical of this style of architecture.

## DARLING STREET

The only part of Darling Street that falls within the study area is the very short block between West and Bridge.

The north side of the block is dominated by the Salvation Army Citadel, a modern, red brick building constructed in 1954.

The narrow front yards along both sides of the street leave little room for landscaping, but this is compensated for to some extent, by wide boulevards and newly-planted trees.

There are four houses dating back to the early 1900's fronting on the street. The properties located at Nos. 3 and 5 offer an interesting contrast both to each other and to the overall streetscape. The two are similar in construction and both feature a high hipped roof with an offset gable on the frontispiece. The house at No.3 has been renovated with aluminum siding and decorative shutters, while the house at No.5 retained its red brick facade with segmental arched windows.



### DUFFERIN AVENUE

(Formerly known as Chestnut Street from St. Paul to Lorne Crescent and Napoleon Street within the two branches of Lorne Crescent)

In terms of housing size, styles of architecture and historical significance, Dufferin Avenue is of major importance to the study area. It is an excellent example of a wealthy residential neighbourhood from the Victorian era that has survived virtually intact and undisturbed.

Dufferin Avenue is a wide street with generous boulevards and deep front yards, all of which contribute to the park-like atmosphere of the area. Mature trees, attractive landscaping, wide spaces between the homes and the imposing buildings add to the special significance of the street.

Most of the homes on Dufferin Avenue were built in the High Victorian age of the late 1800's, yet there is a great variety of individual styles. The Italianate architecture, which was an extremely popular style of the time, dominates the streetscape. There are also two or three colourful Queen Anne houses with turrets, bays, and Tudor half-timber, several neo-classical homes, and a scattering of Georgian and Edwardian styles, all of which combine to produce a variety of architecture that is unmatched in the study area.

Almost all of the houses were built of brick, although there are a few with plaster or stucco facades, and many of the dwellings have retained their original slate roofs.

A number of smaller townhouses were constructed at the Lorne Crescent end of Dufferin, while the larger homes displaying the great variety of style were located between the north branch of Lorne Crescent and Chestnut Avenue.

The block between the two branches of Lorne Crescent was originally known as Napoleon Street. One end of this block is anchored by a large, Italianate structure with its tall chimneys and high hipped roof line, while the other end is dominated by a Queen Anne Revival house. Stretching between the two is a series of smaller, single family homes and duplexes. The Mohawk poet, Pauline Johnson, once rented the house at No.7.

The south side of Dufferin Avenue stretches in one unbroken block from Lorne Crescent to Chestnut Avenue, while the north side is broken by Maple Avenue.

The block begins on the north side with the gore formed by the intersection of Egerton and Dufferin. A Gothic Revival home, believed to be one of the oldest on the street, sits on this property. Although much of the decorative bargeboard and crestings on the roof-line have been removed for ease of maintenance, this house has been extremely well preserved and retains much of its original character.

The north side of this block features many smaller homes with Gothic Revival features. There is also a low hipped roof cottage, which adds variety to the streetscape. Most of the remaining homes on the east side display Italianate, Neo-Tudor or Edwardian characteristics, and there are some houses with no discernible style.

Many of Brantford's pioneers of industry and business chose Dufferin Avenue for their homes. Some of the more notable residents on the north side were: A.K. Bunnell (No.55) the co-founder of Bunnell and Hitchon Insurance who also served as alderman and city treasurer; T. H. Preston (No.65) the owner and publisher of the Brantford Expositor and M.P.P. from 1899 to 1908; Archibald Greer (No.51) one of the earliest bankers in Brantford; and Charles A. Waterous (No.69) the Assistant General Manager of the Waterous Engine Company.

It is the south side of the street that displays the imposing size and architectural variety of homes that make Dufferin Avenue so significant. Virtually every house displays at least one outstanding feature that is worthy of mention.

A Late Victorian house incorporating both Tudor and Queen Anne characteristics is located at No.38. An open balustrade with grouped pillars, a gabled slate roof, and a conical turret all add variety to this imposing structure.

The house at No.44 features a Bellcast hip roof, and is one of the few on the street with a plaster facade. The outstanding feature of this house is the bevelled cut-glass front door and side lights.

A large conical turret and the tall decorative chimney on the house at No.50 contribute to the Queen Anne characteristics of this dwelling.

The oldest apartment building in the study area is located at 54 Dufferin. The original structure, built in 1884, was used as a private residence. A renovation program in 1928 enlarged this building and converted it into apartments.

The house at No.64 is notable for its history. This well maintained Italianate structure was the home of Colonel Harry Cockshutt from 1900 to 1911. During his political career Cockshutt served as Mayor of Brantford, Member of Parliament and Lieutenant-Governor of Ontario.

A unique Confederation window on the projecting frontispiece and a Romanesque Revival arched portico are the outstanding features of the house located at No.70. The window is a replica of the one displayed in Robert Harris's well known painting of the Fathers of Confederation. Two notable former residents of this house are Hugh McKenzie Wilson, Q.C., and George P. Buck, president of Buck Foundry.

One of the most interesting and picturesque houses in the study area is located at No.84. Although not typical of the style, the house is classed as Queen Anne. It combines a wide variety of textures on the facade--slate, wood, stucco, brick, clay tile, and stone.

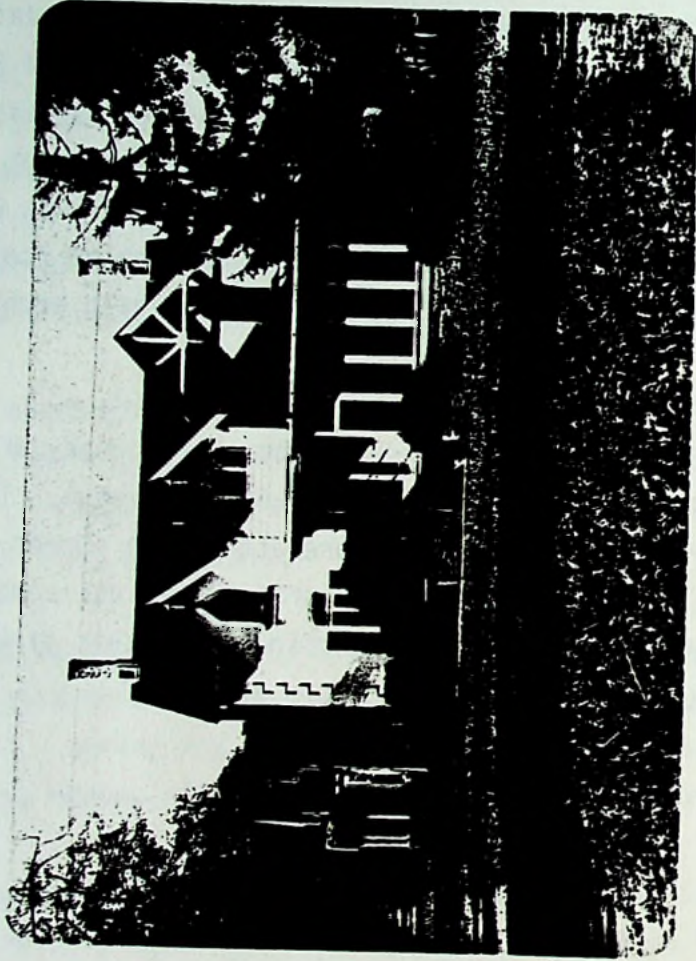


Highly patterned bargeboard, unusual balustrades, and half-timbered gables all contribute to this unique dwelling.

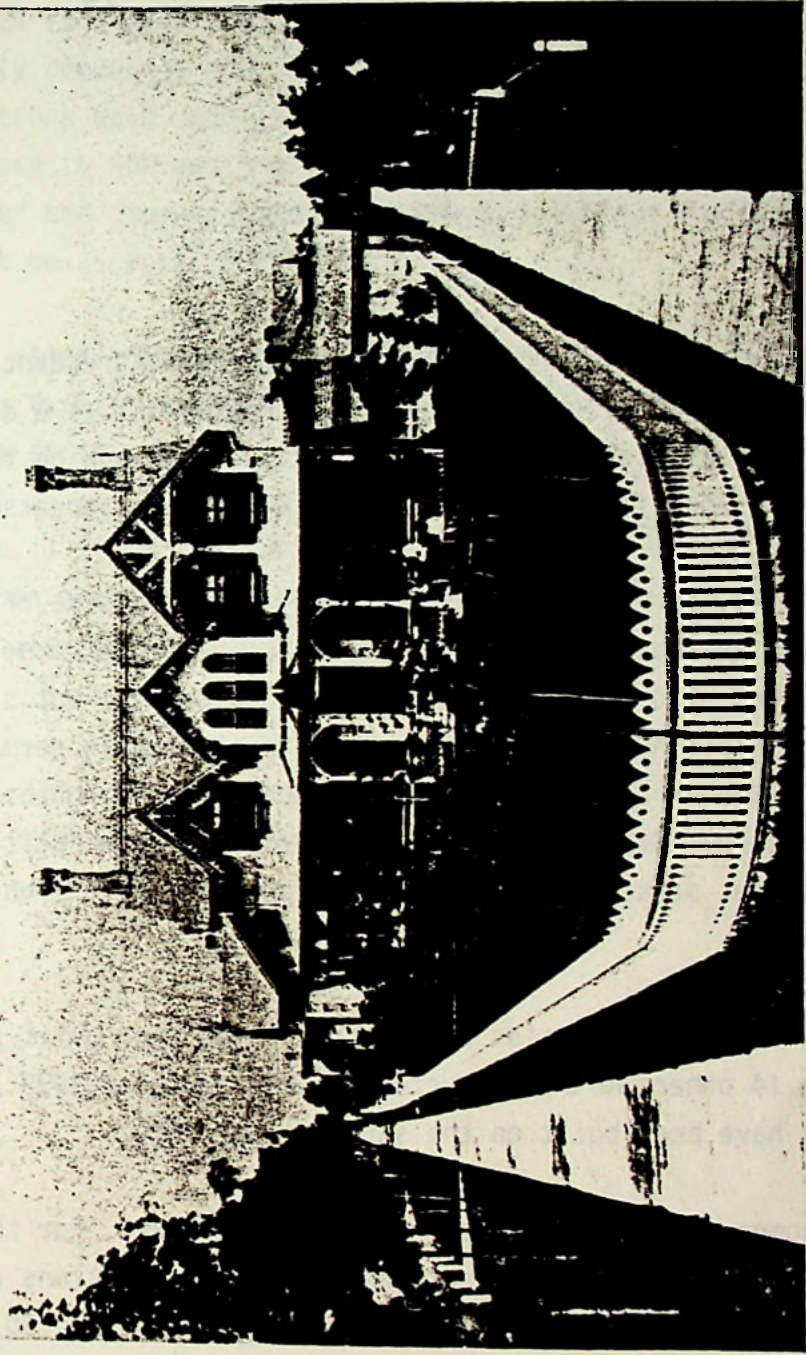
A notable house in the Romanesque tradition is located at No.88. It features an original slate roof, recessed entrance, a turret, and several leaded stained glass windows with hand-painted central panes. These panes portray pictures of William Shakespeare, sailing ships, birds and flowers.

Many of the more recent homes on Dufferin Avenue (those dating back to the early 1900's) are located between Maple Avenue and St. Paul. This section was probably located too far from the business and industrial core of the city to attract earlier development. The houses on this block exhibit much of the variety that was popular in the Late Victorian era, with high-hipped and gabled roofs, and examples of Tudor, Italianate, Edwardian and Georgian architectural styles.

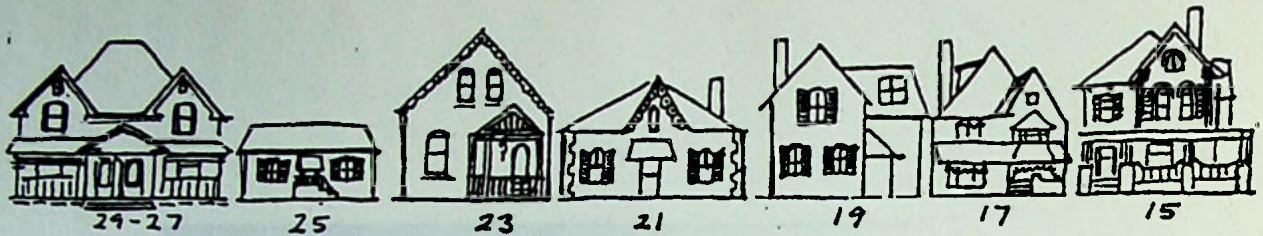
A large concentration of well preserved homes with many of the original facades intact can be found on Dufferin Avenue. The removal of overhead wires, the addition of more attractive street lights and signs, and the control of vehicular traffic would all combine with the architectural and historical significance of this street to contribute to the overall beauty of this area.



37 Dufferin Avenue 1983



37 Dufferin Avenue c1875



### EGERTON STREET

Egerton Street runs from Maple Avenue to Lorne Crescent in one continuous block, unbroken by side streets. It is a quiet, tree-lined residential street with attractive landscaping that adds to both the individual properties and the overall streetscape.

Sidewalks, curbs and boulevards line the north side of Egerton for its entire length. On the south side at the Lorne Crescent end there are also sidewalks, curbs, and boulevards, but sidewalks only at the Maple Avenue end. Unrestricted parking is permitted on the north side of the street, while all parking is prohibited on the south side. Since all but three residences have facilities for off-street parking, there does not appear to be a problem in this regard.

Ten of the 26 properties on Egerton Street were built prior to 1896, while 14 others were constructed between 1905 and 1929. Only two homes have been built on the street since 1930.

The homes are generally well maintained and have, for the most part, retained their original features. The two exceptions are No. 20, which has been covered with aluminum siding and No. 30, which has had Johns Mannville asphalt siding installed. This house originally faced Dufferin Avenue but about 1906 it was turned around and now has an Egerton Street address.

The oldest home on Egerton Street is located at No. 40, with an estimated building date of 1874. The house is covered with

shiplap siding, which is unique to the street.

Four cottages have been constructed at the Lorne Crescent end of Egerton. Three of these have no discernible style, but the one located at No.24 is a modified Brantford Cottage. This house has been extensively renovated and has lost many of the original features, but the renovations have been carried out with exceptional taste, and the structure is now extremely distinctive with its Neo-Gothic peaked roof over the doorway. More authentic Brantford Cottages may be found at No.7, No.21 and No.31.

There are four older homes on the north side of Egerton Street. No.15 is a large High Victorian structure with Italianate features, the only Italianate home on the street.

The house at No.11 features a medium pitched roof, dormer with gable roof, and an open portico with temple-like columns, supporting a pediment, which is representative of the Neo-Classical style of architecture.

The decorative, lacy bargeboard and the strong eaves line on the house at No.35 contribute to the Gothic Revival characteristics of this house.

## GRAND RIVER AVENUE

(Formerly known as West Mill Street)

The portion of Grand River Avenue that falls within the study area consists of the short length from just above Church Street to the dead end below the Armouries. Originally Grand River Avenue offered access to Colborne Street and the Lorne Bridge, but this was closed off when the bridge was reconstructed. The area has since been sodded and the only access to Colborne Street is now provided by a pedestrian walkway.

The Jubilee Terrace and the grassy bank up to the bridge offer a pleasant green belt at the end of the street and there is a good view of the Lorne Bridge and Lorne Tower apartment buildings.

The dominant feature of Grand River Avenue is the Grand River itself, which runs parallel to the street for most of its length. The river provides an attractive and scenic addition to the streetscape.

The Canadian Pacific Railway tracks (formerly the Lake Erie and Northern line) and some commercial warehouses, which are located between the street and the river, detract considerably from the well kept residential properties on the opposite side.

There are only two properties fronting on Grand River Avenue within the study area boundaries, although an apartment building with access to Brant Avenue is readily visible from the street. The house located at No.1 Grand River Avenue is known as Twin Oaks. It is a neat, well-maintained bungalow built in 1945. It has a wide, terraced lawn and a picturesque view of the river. The closing of Grand River Avenue at Colborne Street has made this a very private and secluded piece of property.

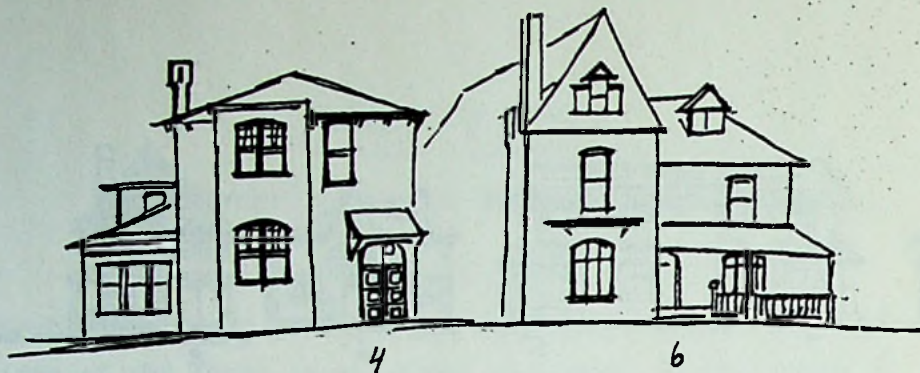
The only other house facing the street within the study area is a red brick bungalow in the centre of the block between Scarfe and Church Streets.



### HENRIETTA STREET

The portion of Henrietta Street that falls within the study area boundaries is the block between William Street and Brant Avenue. There are no boulevards on either side of the street and the only visible foliage consists of three large trees, a few evergreens and some low hedges. In addition to this, the south side of the street is dominated by asphalt parking areas at both ends of the block. These factors all contribute to the lack of green belt and landscaping on the street, which detracts from its residential character.

There are only five houses located in this block--two cottages dating back to the 1870's and three Late Victorian dwellings built in the early 1900's. Located on the south side is an attractive, well-maintained Brantford Cottage and a semi-detached dwelling with an unusual high truncated hip roof. On the north side there are two Late Victorian houses and a Brantford Cottage.



## JARVIS STREET

---

(Formerly known as Richmond Street)

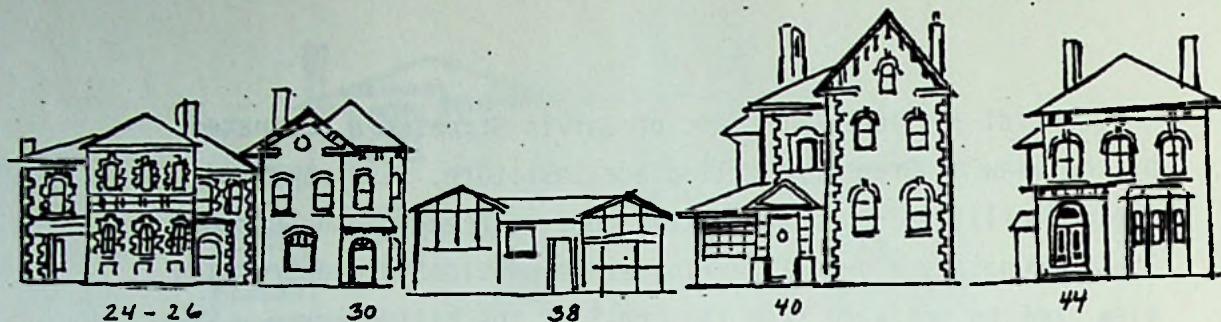
Jarvis Street begins at the intersection of Lorne Crescent and Dufferin Avenue and runs down the embankment to Spring Lane. Since the study area boundaries divide Jarvis Street down the middle, only the east side of the street is under consideration.

This is a street of contrasts. The upper portion is a quiet residential area where the dwellings blend in well with the surrounding properties on Lorne Crescent and Dufferin Avenue, while the middle and lower sections offer a barren view with asphalt and gravel parking areas, lack of houses and trees, and no greenspace.

Only five houses are located on Jarvis Street. All of them are situated on the east side on the upper plateau or the brow of the hill. These houses were all built in the Late Victorian era between 1899 and 1913. There is no discernible style but a variety of interesting details on individual houses lends character to these dwellings and all are neat and well maintained, with attractive landscaping. One was constructed of white brick, while the rest were built of red brick. These homes have very narrow front yards, and there is a very narrow boulevard on the east side, making the houses appear close to the street.



The central and lower portions of Jarvis Street are dominated by the view of Brantford Collegiate Institute, its track and field facilities, and two parking lots adjacent to the street. These asphalt and gravel parking areas provide an unattractive view looking westward from the crest of the hill.

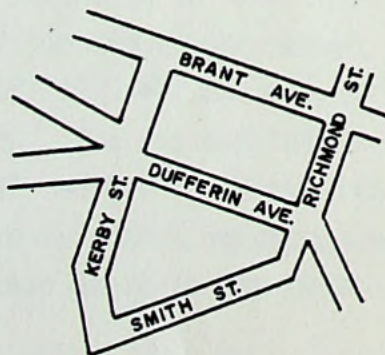


## LORNE CRESCENT

(Formerly known as Kerby, Smith & Richmond Streets)

Laid out in a conical pattern, Lorne Crescent abuts Brant Avenue at No.142 on the south leg, runs west past Dufferin Avenue, then swings east back to Brant Avenue, where it re-enters at No.174.

This is one of the more interesting streets in the study area, with its large proportion of stately homes built in the High Victorian era. It is also one of the most vulnerable, as visual survey and Engineering Department reports indicate that the storm and sanitary sewers, the road surface and the sidewalks are all in need of repair and any updating program for these services could have an adverse impact on the historical atmosphere of the one hundred year old street.



The majority of construction on Lorne Crescent took place in the 1870's and 1880's, and most of the homes are very well maintained with attractive landscaping complementing both the property and the street. The front yards on the outer edge of the Crescent are deep, and mature trees are scattered throughout the area.

The first block of the south leg between Brant and Dufferin is dominated by the large asphalt parking area that forms the back and side yard of No.148 Brant Avenue. Two houses stand on the opposite side of this block; one has Tudor characteristics, the other Italianate.

Most of the housing on the outer edge of the Crescent below Dufferin Avenue is Italianate. The outstanding example of this style is located at No.24-26, the former home of Charles Jarvis, owner of a local soap factory. The dwelling is a large stately home with unique boldly patterned facade of red and white brick with prominent white brick quoining and string courses.

This house not only prevails over the Lorne Crescent streetscape, it is also readily visible from both Brant and Dufferin Avenues.

Two modern houses, both built in the early 1960's are situated in the middle of the block, almost across from each other. They both blend well with the older homes surrounding them, and offer an interesting example of old and new coming together in a compatible mix.

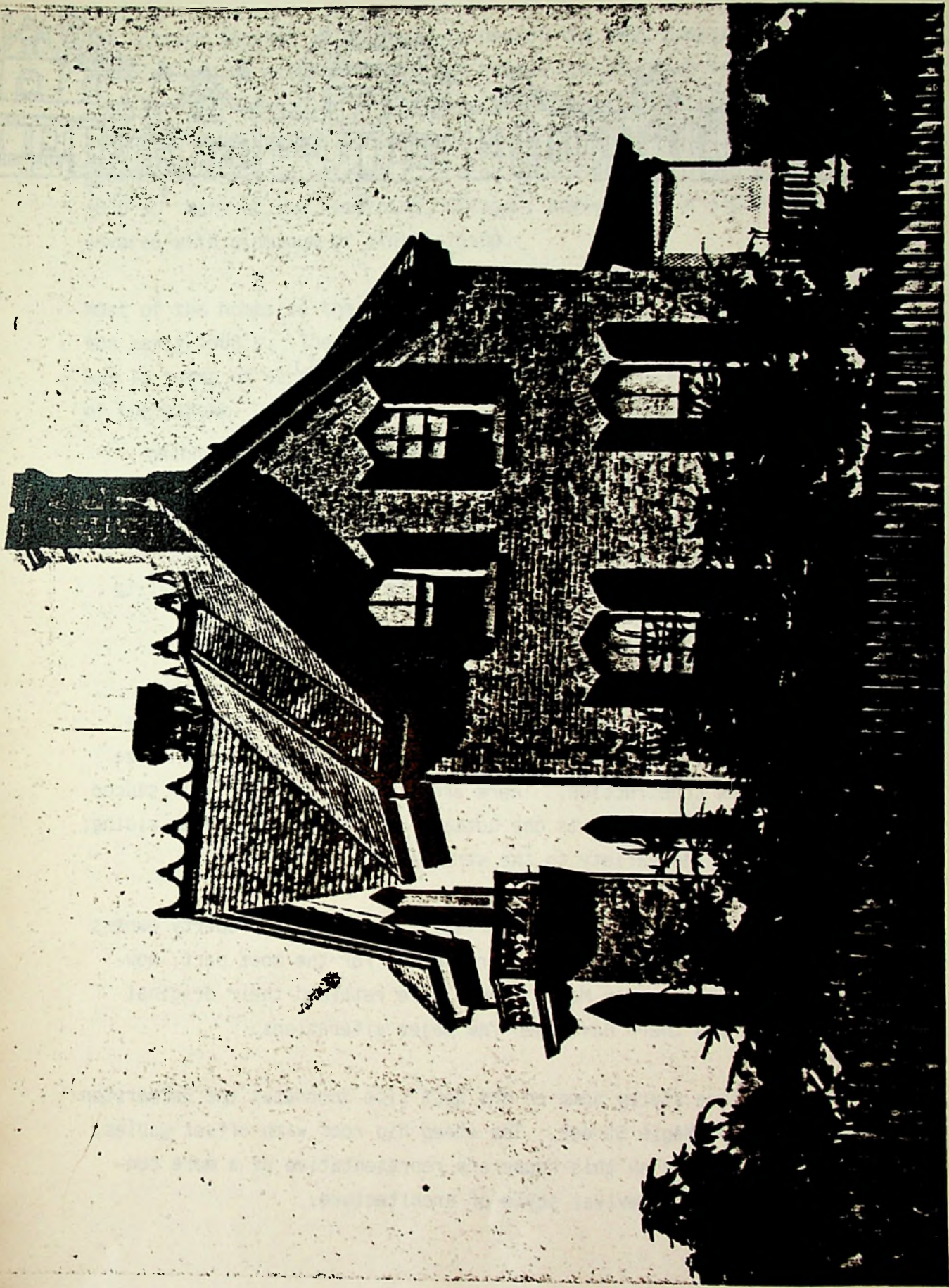
The outstanding High Victorian house at No.40 bears the gaelic name "Sauch Brae" (meaning steep hill) on the stone fence fronting the property. The tall lined top, double fluted chimneys and irregular architectural form add interest to this portion of the street. The house was originally built for William Watt, a former sheriff of Brant County and owner of the Brantford Expositor from 1874 to 1880. He also served as president of Canadian Press and secretary of the Board of Trade.

Another former law officer in Brantford also lived on Lorne Crescent. John J. Vaughan, who lived at No.44 for several years in the late 1880's, was appointed Chief of Police in 1885.

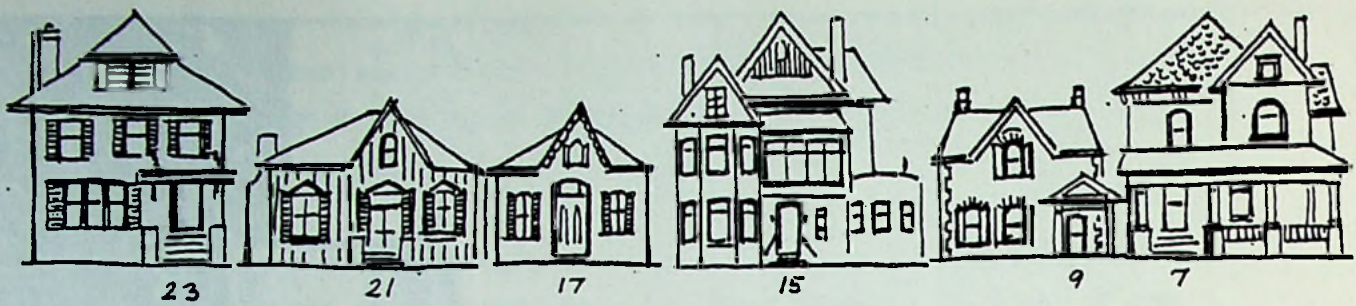
A visually pleasing feature on Lorne Crescent is the unique fence fronting three properties, including "Sauch Brae". In front of one property it is wrought iron, then becomes a solid cut stone wall topped with wrought iron. Heavy stone gateposts also form part of the fence.

A late Victorian home at No.54 shows an older home that has been extensively modernized. The house located on the corner of Lorne Crescent and Egerton Street (No.90) features a medium hip roof, strong eaves line and lacy bargeboard trim, and a Gothic window in the gable that are reminiscent of the Picturesque Revival style of architecture.

The mixture of architectural styles, the blending of the age of buildings, and the quiet traffic patterns all combine to make Lorne Crescent a pleasant residential area. The only exception to this atmosphere occurs during the school hours, when Lorne Crescent is often used as a parking area for students attending Brantford Collegiate Institute.



54 Lorne Crescent c. 1879



## MAPLE AVENUE

(Formerly known as James Street)

Maple Avenue is a quiet, tree-lined residential street running between Dufferin Avenue and Palmerston Avenue. The west side is one continuous block, while the east side is broken by Egerton Street. There is unrestricted parking on both sides of this street, but it does not pose a problem to the residential quality of the area.

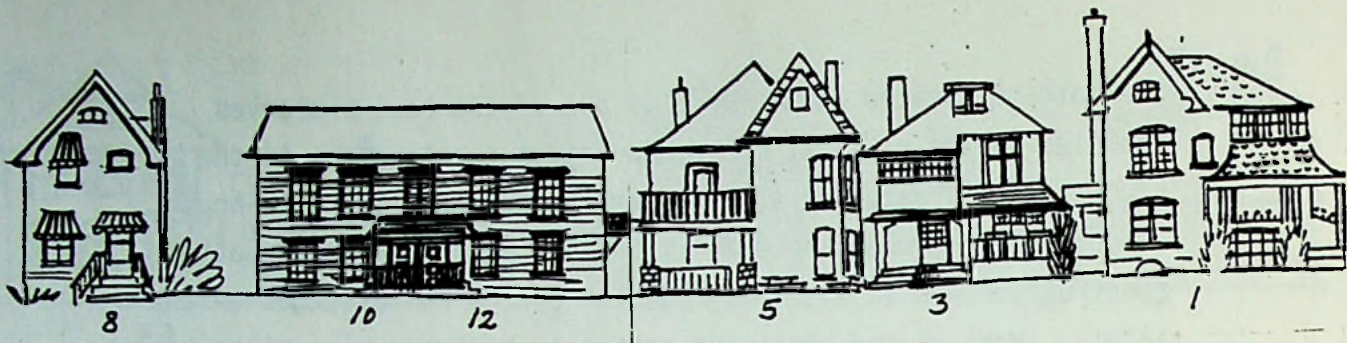
Estimated building dates show the earliest construction on the street occurred in the 1870's, while the most recent home on the street was built in 1927. Most of the homes are moderate in size and of brick construction. There are a few constructed with stucco or cut stone, and there is one cottage with board and batten siding, all of which add variety to the streetscape.

The front facades are well preserved, although some property owners have added aluminum trim to their homes. For the most part, however, the dwellings on Maple Avenue have retained their original appearance and there have been few major alterations.

A large, three storey home on the west side dominates the Palmerston Avenue end of Maple Street. The steep hip roof with offset gables, and tall chimneys on this house are representative of a more contained Queen Anne Revival style of architecture.

The cottage located at 21 Maple is one of the best preserved examples of the original board and batten construction in the study area. Triangular arches over the windows give this house a touch of the Renaissance Revival style. The board and batten construction was an extremely popular choice for cottages in the 1870's. Many of the remaining cottages, however, have since been covered with aluminum or vinyl siding.

Most of the homes on the east side of Maple Avenue were built in the early 1900's. There is no discernible style to these homes, but in terms of streetscape, they are compatible with the rest of the street.



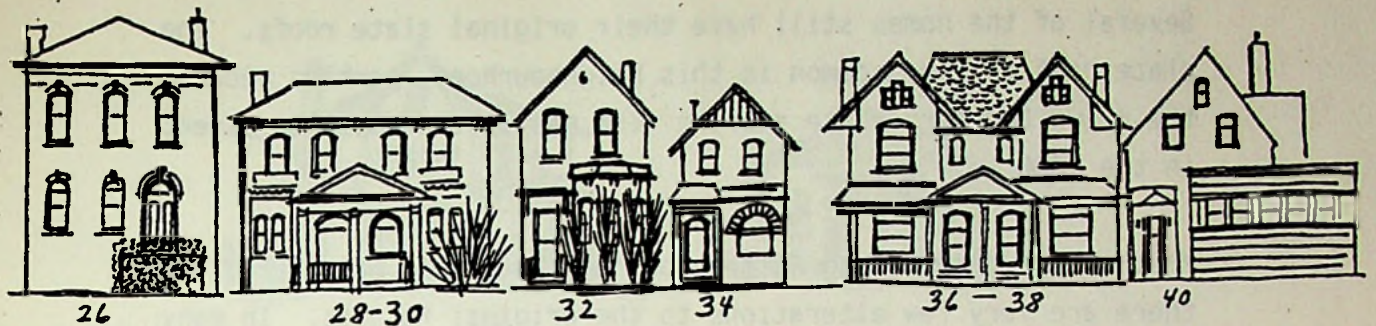
### PALACE STREET

Palace Street is another of the cross streets running between William Street and Brant Avenue. The oldest of the five homes on the street dates back to 1871, while the other four were built between 1910 and 1920. All of the homes complement each other in that they are two storied and feature high hipped and high gable roof lines, but none has any particular architectural significance. Three of the houses were constructed of red brick, one has a stucco and brick facade, while the other has been modernized with aluminum siding.

The western end of Palace Street is dominated by the view of two architecturally pleasing Brant Avenue buildings-- the Heirloom Photography Studio and the Brantford Collegiate Institute.

There are no large trees on either side of Palace Street and the only foliage is provided by a few shrubs and evergreens planted on the individual front lawns. The absence of boulevards on the south side and an asphalt parking lot with two double garages on the south east corner are further distractions from an otherwise pleasing landscape.





PALMERSTON AVENUE

---

Palmerston Avenue is a residential street running between Brant Avenue and St. Paul. The majority of housing construction occurred between 1875 and 1912, with all but four homes built in that time. Two homes date back to 1870, while two others have been constructed since 1928.

Both sides of the street are bordered by sidewalks and curbs, and the boulevards along both sides are lined with a mixture of mature and newly planted trees.

Unrestricted parking is permitted on both sides of Palmerston Avenue. In addition to this, nine of the dwellings facing the street have no off-street parking facilities. Since six of these are located on the south side between Maple and Chestnut, there is the potential for traffic congestion in this block if all the residents use on-street parking.

There is very little range of architectural style in the homes along Palmerston Avenue, and only one style is prevalent. The earlier homes - those built before 1900 - are mostly Italianate, while the post-turn of the century residences are built in the Late Victorian tradition.

All of the houses are of brick construction. As is common to the whole study area, most of the pre-1900 buildings are local white brick, while the later residences are constructed of red brick.

Several of the homes still have their original slate roofs. The slate roof is very common in this neighbourhood, perhaps because the Brown Brothers slate roofing firm was located on this street in the 1880's.

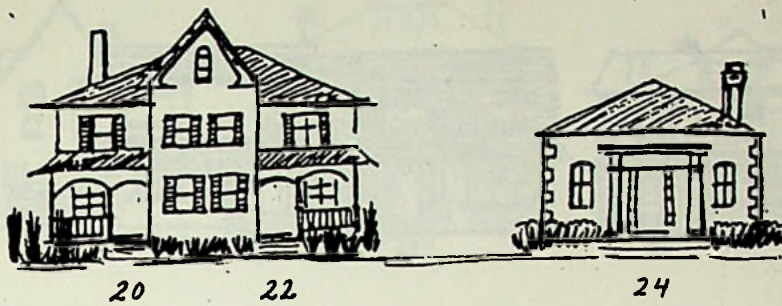
Most of the homes along Palmerston have been well maintained, and there are very few alterations to the original facades. In many cases the yards in front of the homes are shallow, especially at the Brant Avenue end, but the wide boulevards along both sides of the street compensate for the narrow set-backs.

The south side of Palmerston Avenue is broken by two cross streets, Maple and Chestnut. There are several smaller houses of varying ages at the Brant Avenue end of the street, while the Maple Avenue end is dominated by three large Italianate residences. This is the only block on the street where most of the original woodwork on the houses is still intact. Two good examples of this are No.8 and No.20.

The block between Maple Avenue and Chestnut Avenue is similar to the preceding one in that there is only a slight variation in housing styles and ages. There are early Italianate homes situated near Maple Avenue, with the more eclectic, post 1900 styles found near Chestnut Avenue.

All of the homes located at the St. Paul Avenue end of Palmerston Avenue are post 1900 red brick structures. The homes were built in the Late Victorian tradition and are characterized by high gabled roofs, dormers, and decorative gable windows.

The north side of Palmerston Avenue is one continuous block, unbroken by side streets. Many of the construction styles and features parallel the construction on the south side in that the Brant Avenue end is marked by several smaller residences of no discernible style, the centre section contains the larger, Italianate homes and the St. Paul Avenue end is dominated by the post 1900 Late Victorian style.



### RICHMOND STREET

Like many of the cross streets between William Street and Brant Avenue, the Richmond Street streetscape is dominated by buildings which do not face the short block that falls within the study area boundaries.

The entire south side of the street is taken up by Brant Avenue United Church with its impressive Gothic Revival architecture. The opposite corner features a large Second Empire style dwelling which has been converted into apartments. The view to the west across Brant Avenue takes in an imposing red brick Italianate home with white brick quoining on Lorne Crescent, while to the east, one can see a large Queen Anne style home at the corner of Richmond and Albion.

There are fairly wide boulevards along both sides of Richmond Street, which compensate for the shallow yards in front of the two buildings facing the street. The two buildings are completely different in size and style, but complement each other well. A low hip roofed cottage with a portico, supported by fluted columns, is sided by a large 2-1/2 storey semi-detached house with a medium hip gable roof line. Both houses are of brick construction, although the semi-detached house has been painted.



## ST. JAMES STREET

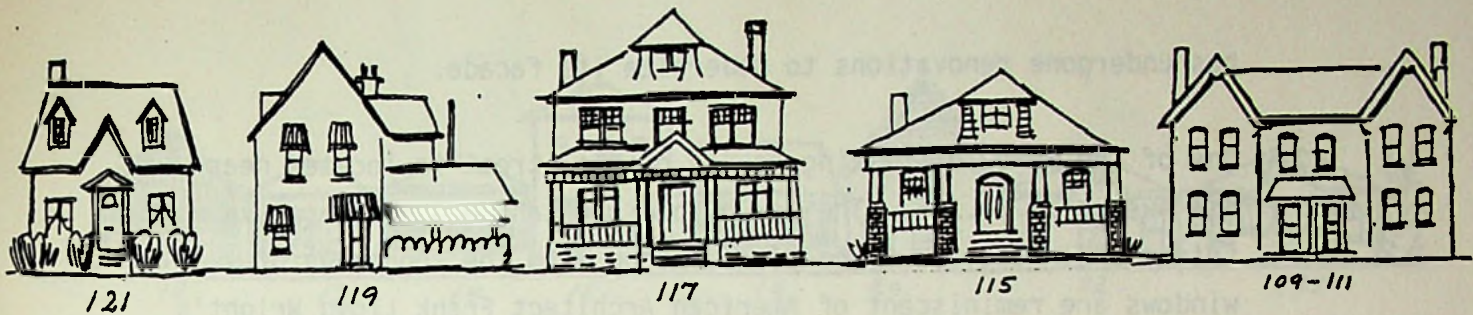
---

(Formerly known as James Street)

St. James is another of the short cross streets running between William Street and Brant Avenue. It is an attractive street, dominated on the west by St. Joseph's Roman Catholic Church and the view across Brant Avenue to St. Andrew's Park. The east end offers a pleasing view across William Street to Terrace Hill in the background.

There are no houses facing the south side of St. James between William and Brant. This side of the block is taken up by the modern Brant Avenue Medical Centre with its asphalt parking area, and the side of 166 William Street.

Three attractive homes, all built in 1928, face St. James Street on the north side. These houses are well maintained and landscaped, and complement each other in terms of style and size.



### ST. PAUL AVENUE

---

The study area boundaries divide St. Paul Avenue down the middle and, as a result, only the homes on the east side are under consideration. It is, however, the west side of the street that dominates the streetscape. The grounds of the W. Ross McDonald School, tennis courts, and bowling greens offer an open, attractive greenspace to the streetscape that compensates for the lack of boulevards and the narrow front yards on the opposite side of the street.

St. Paul Avenue experiences heavy vehicular traffic, which detracts from the residential character of the street. All on-street parking is prohibited to facilitate the traffic flow.

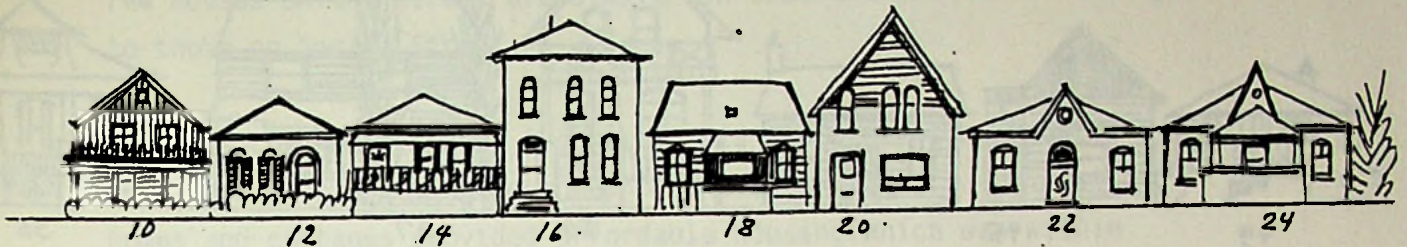
The majority of homes on St. Paul Avenue were built between 1905 and 1918, with the oldest home on the street situated at the corner of St. Paul and Ada. This house, with its unique neo-classic doorway, was originally given a St. Paul Address, but was changed to 33 Ada in 1948.

Smaller, less pretentious homes are located at both the Brant Avenue and Spring Street ends of the street while the larger more stately homes are located in the Dufferin Avenue - Palmerston Avenue block. Several modern homes constructed between 1948 and 1961 dominate the southwest end of the street near Spring.

Two well maintained diamond cottages add interest and variety to the block between Brant Avenue and Ada, although one (at No.195) has

has undergone renovations to modernize its facade.

One of the more interesting houses on the street is located near Ada Avenue at No.185. The low hipped roof and wide, decorative frieze under the low lying eaves, along with the long rows of windows are reminiscent of American Architect Frank Lloyd Wright's designs. Larger homes with high hipped roofs but no particular style complete this block to Palmerston.



## SCARFE STREET

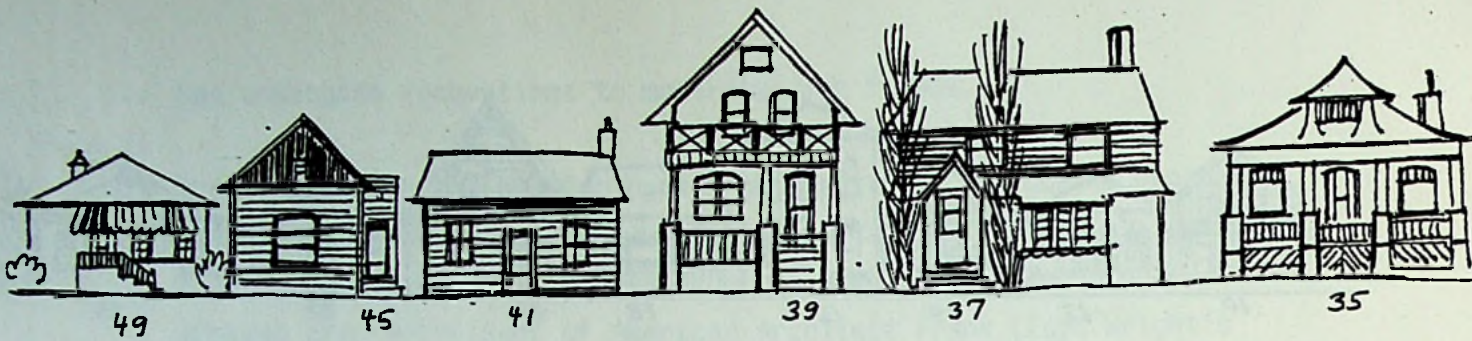
---

Scarfe Street runs in a short, unbroken block between Brant Avenue and Grand River Avenue. The pavement width, boulevards, and front yards along both sides of the street are all very narrow, which gives the impression of the houses being close to the street. Unfortunately, leaning hydro poles and sagging wires also detract considerably from the streetscape. Scarfe Street experiences fairly heavy vehicular traffic as a collector between Brant Avenue and Grand River Avenue; all on-street parking is prohibited.

The earliest estimated housing construction on Scarfe Street took place in the 1850's although the majority of homes were built in the building boom years of the 1880's.

Most of the houses on the street are small to medium in size. Many of them have been renovated with aluminium siding or trim and, for the most part, are neat and well maintained. There are a number of cottages of no discernible style, as well as four well preserved Brantford Cottages whose variety of detail add interest to the streetscape. The largest house on the street is a two-storey Italianate located on the corner of Grand River Avenue.

The house located at No.18 was originally constructed at the corner of Bedford Street and Brant Avenue in the 1880's. When that property was purchased by the Royal Bank of Canada in the late 1950's this house was moved, intact, to its present Scarfe Street address.



### SPRING STREET - SPRING LANE

---

The only section of Spring Street that falls within the study area boundaries is the short stretch that borders Spring Street - Buck Park.

The Park is just under four acres in size, and has come into existence over a number of years following the acquisition of several individual properties. The Park has been developed with children's play facilities such as swings, climbers, and sandboxes. It also contains a flood-lit multi-purpose pad equipped for tennis and basketball. The pad, together with an adjacent area, is flooded in winter and used for ice skating.

Spring Street - Buck Park offers an attractive open space which adds variety to the streetscape.

The homes along this street, while located outside the study area, have a historical heritage all their own. Many of the dwellings were built in the period prior to 1900, and were probably occupied by workers at the distilleries and factories located in the area.

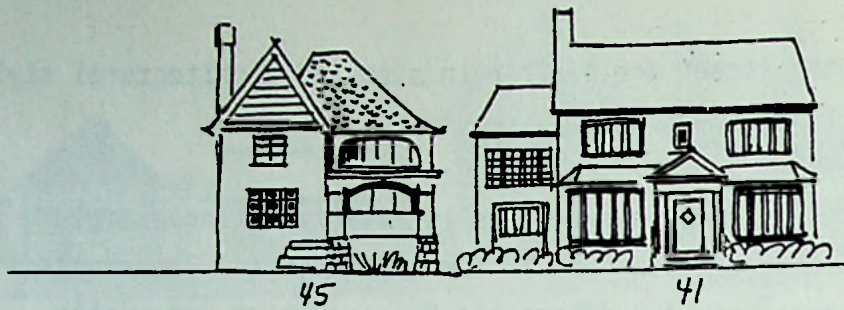
There is no unique style to these homes, except for the five Brantford Cottages. Most dwellings are small cottages or 1½ storey houses with low pitched gable and hipped roofs. Several of the buildings have been renovated with aluminum, vinyl, or clapboard siding.

Spring Lane is the easterly extension of Spring Street, and the



few houses on the street are similar in size and architectural style to those on Spring Street.

The area covered by these two streets is an interesting example of a working class neighbourhood of the late 1800's. The smaller homes and cottages provided affordable housing which was within easy walking distance to the factories that offered employment for the workers of the time.



## WATERLOO STREET

---

(Formerly known as Adelaide Street)

Only three houses face Waterloo Street within the study area boundaries, located within the short block between William Street and Brant Avenue. Curbs, boulevards and sidewalks line both sides of the street, with two mature trees on the boulevard.

The oldest house on the street is the white brick Italianate, which dominates the corner of Brant Avenue and Waterloo Street. This house has a medium hip roof, fretted frieze and double brackets, and semi-circular arched windows that typify this style of architecture.

A Neo-Classic style portico highlights the home located at No.41. This symmetrical red brick building, the newest on the street, was constructed in 1937.

The other two houses on Waterloo are both large, two-storey, red brick buildings with high hip roofs, that date back to the early 1900's.

WEST STREET, BRIDGE STREET

CENTRE STREET, DALHOUSIE STREET

(West Street was formerly known as Cedar Street)

These four streets are all located in the extreme southern portion of the study area, and form part of the street network linking Brant Avenue to the downtown core. No more than a block or two of any of these streets actually falls within the study area boundaries, and none of them have any buildings displaying architectural significance.

The dominant feature of all of these streets is the cluster of municipal parks in the area. Tom Thumb Park, Armouries Gore Park and War Memorial Park are all easily visible from any point on these four streets. These well-maintained parks offer a sharp contrast to the vacant buildings, narrow boulevards, and unkempt properties that can be found bordering some of the streets.

West Street is one of the major arterial roads in Brantford and as such, experiences heavy vehicular traffic. All parking is prohibited on both sides of the street, which facilitates the flow of traffic.

Looking east on West Street one can see the impressive tower and roof line of Grace Anglican Church while, to the west, McCleisters Funeral Home is in full view.

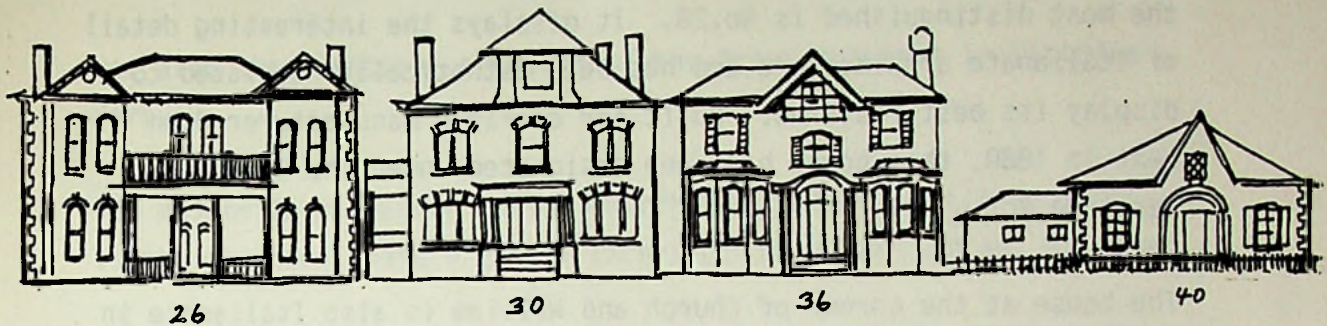
Only two dwellings front on this section of West Street within the study area boundaries. Both are located on the north side on very small lots with narrow front yards. These houses were built in the high gabled Late Victorian style. They have been well-maintained and preserved, and blend well with the neighbouring houses on William Street and Darling Street. The only other building fronting the street is a large, vacant commercial property. This building, which was recently used by the Jelco Sales Company, was originally part of the Buck Stove Works.

The section of Bridge Street that falls within the study area boundaries consists of three short blocks running between Darling Street and Colborne Street. At one time Bridge Street offered access to Colborne, but this access was closed off at the time of the reconstruction of the Lorne Bridge. Metered parking is now permitted in the block between Dalhousie Street and the dead end at Colborne Street.

The overall impression of Bridge Street is one of poorly maintained vacant buildings of no discernible style, an absence of trees and boulevards, and very little landscaping. This impression is softened somewhat by the presence of the municipal parks that relieves the unimaginative style of buildings and the convergence of black asphalt in this area.

Centre Street consists of a narrow, connecting link between West Street and Bridge Street. The street is bordered on the west by War Memorial Park and a row of tall stately pine trees. On the opposite side there are two vacant commercial properties which are poorly maintained.

The only section of Dalhousie Street within the study area boundaries is the short block between Bridge Street and Brant Avenue. As an arterial road, this street experiences heavy vehicular traffic. The street is bordered on the south by Armouries Gore Park and on the north by War Memorial Park.



## WILLIAM STREET

---

William Street is a long, arterial road running parallel to Brant Avenue from West Street in the south to the Canadian National Railway tracks and embankment to the north. William Street experiences heavy one-way (southbound) traffic, which detracts from the mainly residential street. On-street parking is permitted on an alternate-side basis.

Both sides of William Street are bordered by wide, tree lined boulevards which contribute to the attractiveness of the streetscape.

The study area boundaries divide William Street down the centre and only the west side is under consideration. The age of housing and styles of architecture on both sides are similar, and there is little on the east side that adds to or detracts significantly from the character of the street.

The earliest construction on the west side occurred in the 1860's, although the majority of building took place in the boom years of the late 1800's and early 1900's. Many of the homes are moderate in size compared to the larger, more stately houses on neighbouring Brant Avenue. They were built by and for artisans and shopkeepers as William Street developed into a middle class neighbourhood.

The majority of the larger, more interesting dwellings on the street are located at the south end between Church and Waterloo. One of

the most distinguished is No.26. It displays the interesting detail of Italianate architecture and has been esthetically renovated to display its best features. Built for carriage manufacturer John Hext in 1880, this house has been designated under the Ontario Heritage Act.

The house at the corner of Church and William is also Italianate in style, but extensive renovations have altered the facade and removed much of the variety of detail. This house once belonged to Egerton Griffen who as Medical Officer of Health, pushed strongly to establish a public system of sewers and waterworks that helped eliminate the almost yearly outbreaks of typhoid in Brantford.

Another house built around the same time is the large, well maintained cottage at No.40. This house sits on an extremely well landscaped corner property.

Three houses on the opposite side of the block are outside the study area boundaries, but are worthy of mention because of their former residents.

The spacious High Victorian house named "Lawfield", now occupied by The Canadian Red Cross Society, was originally built for James Ker Osborne, who took an active part in the early organization of the Alanson Harris farm implement firm, and oversaw its incorporation in 1882. Other locally prominent owners of this house include A. D. Clement, the Postmaster, and Arthur A. Bixel, the Secretary-Treasurer of Bixel Brewing and Malting Company. After his death the house was sold for a nominal sum to the Red Cross Society.

The impressive Late Victorian House with Georgian features at No.31 William Street was once owned by Robert E. Ryerson, a Member of Parliament from 1925 to 1935, and a former alderman and school board trustee.

Allen Cleghorn owned the High Victorian home with some Regency features at No.41. Cleghorn was a wholesale hardware merchant who served as councillor, school trustee, and licence commissioner. He

was also the principal promoter of the Brant Monument in Victoria Park.

The modern Brant Avenue United Church Parish Hall, built in 1953, is the dominant feature of the intersection of William and Richmond.

The small house located at No.138, has an estimated building date of 1876. This house, with many of the features of a Brantford Cottage, was once the home of writer Thomas B. Costain.

Two unique houses are located very close together in the block between Henrietta and St. James. While Brantford Cottages are fairly common, these are the only two semi-detached Brantford Cottages in the city. Unfortunately the one located at No.156-158 has fallen into disrepair, but with renovations it could be a very attractive addition to the streetscape.

Smaller homes, simple in style but with interesting detail are located in the central and northern sections of the street.

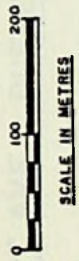
A wide variety of construction styles has been used on William Street, although many of the original facades in the north end have been renovated with aluminum or vinyl siding or trim. The larger, more stately homes are located in the south end nearer the central business district of the city, while the smaller, less pretentious homes are found in the central and north end.





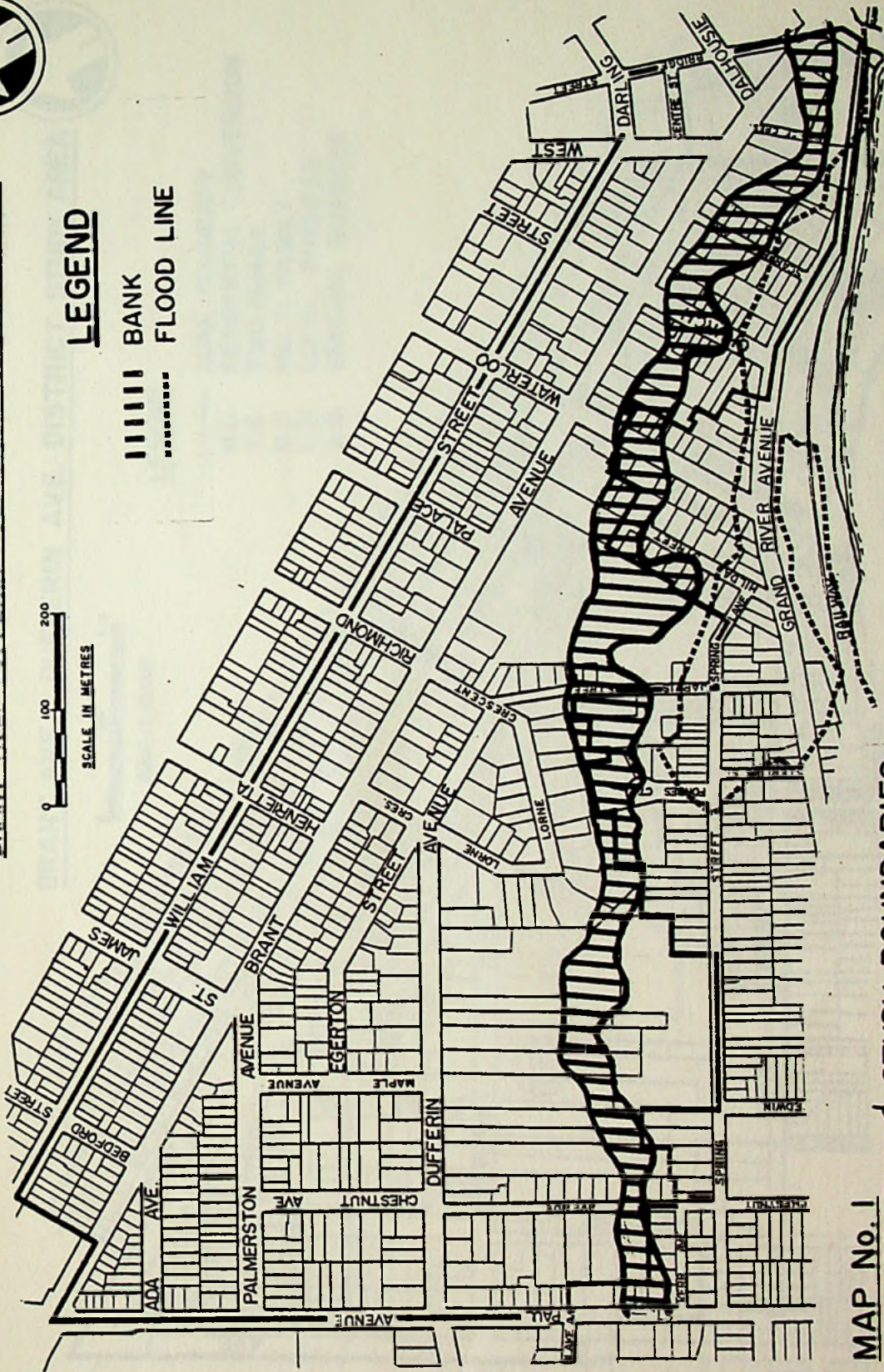


BRANT AVE. - DUFFERIN AVE. DISTRICT STUDY AREA



LEGEND

- ||||| BANK
- ..... FLOOD LINE

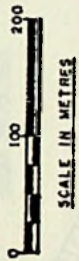


MAP No. 1  
TOPOGRAPHY & STUDY BOUNDARIES



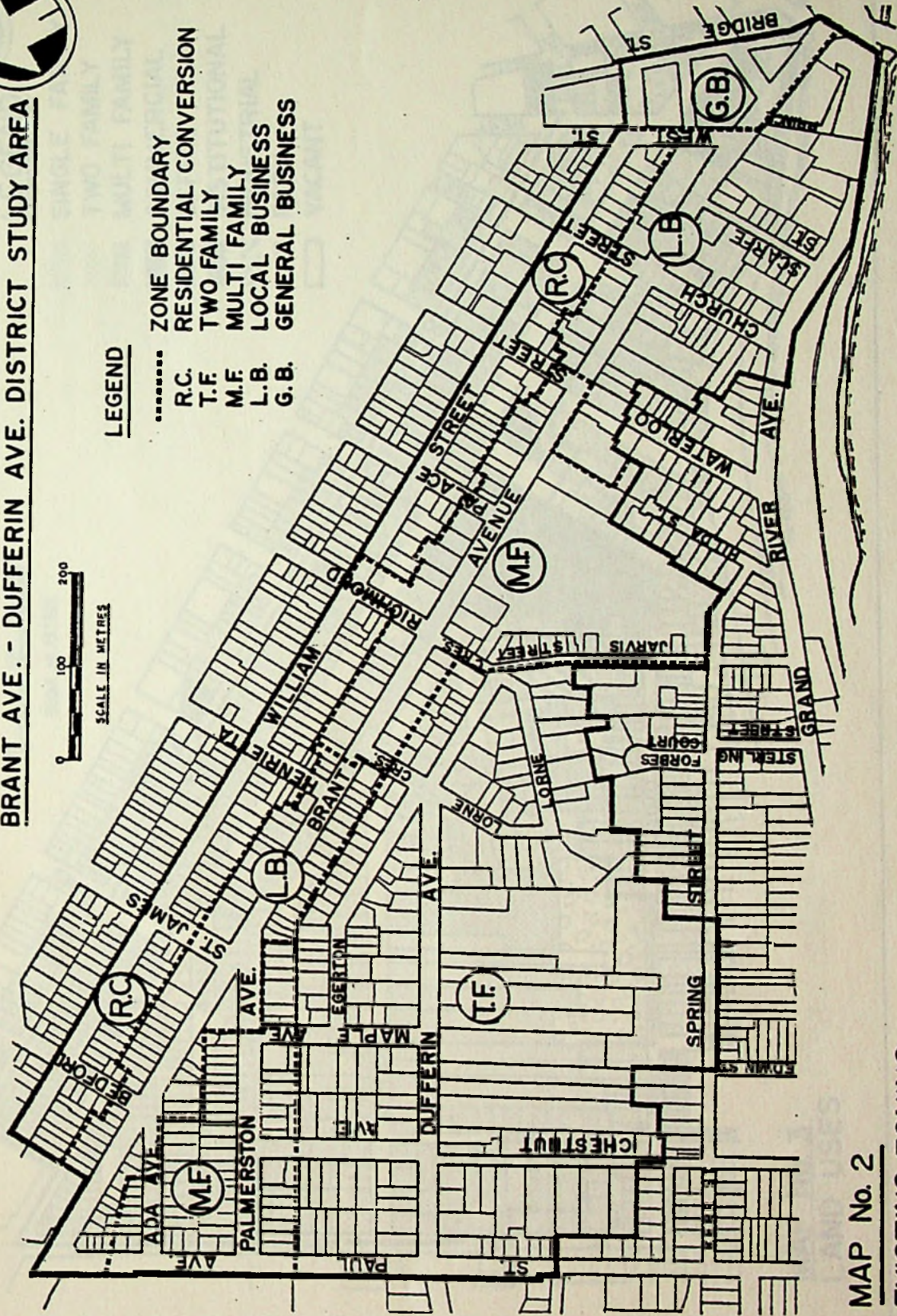


**BRANT AVE. - DUFFERIN AVE. DISTRICT STUDY AREA**



**LEGEND**

- ..... ZONE BOUNDARY
- R.C. RESIDENTIAL CONVERSION
- T.F. TWO FAMILY
- M.F. MULTI FAMILY
- L.B. LOCAL BUSINESS
- G.B. GENERAL BUSINESS

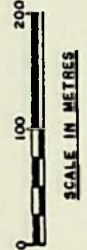


**MAP No. 2**  
**EXISTING ZONING**



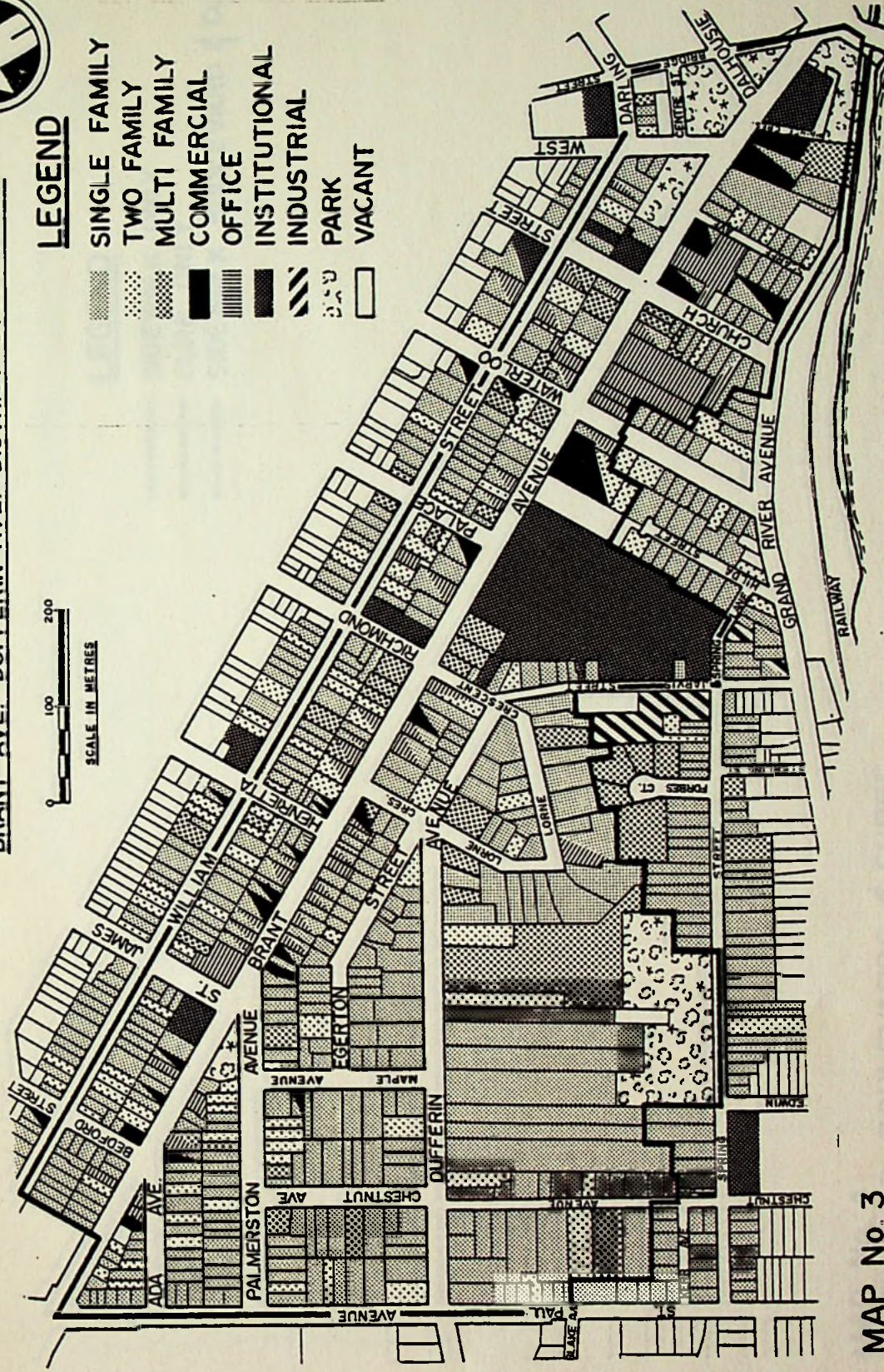


**BRANT AVE. - DUFFERIN AVE. DISTRICT STUDY AREA**



**LEGEND**

- SINGLE FAMILY
- TWO FAMILY
- MULTI FAMILY
- COMMERCIAL
- OFFICE
- INSTITUTIONAL
- INDUSTRIAL
- PARK
- VACANT

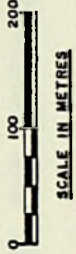


**MAP No. 3  
LAND USES**



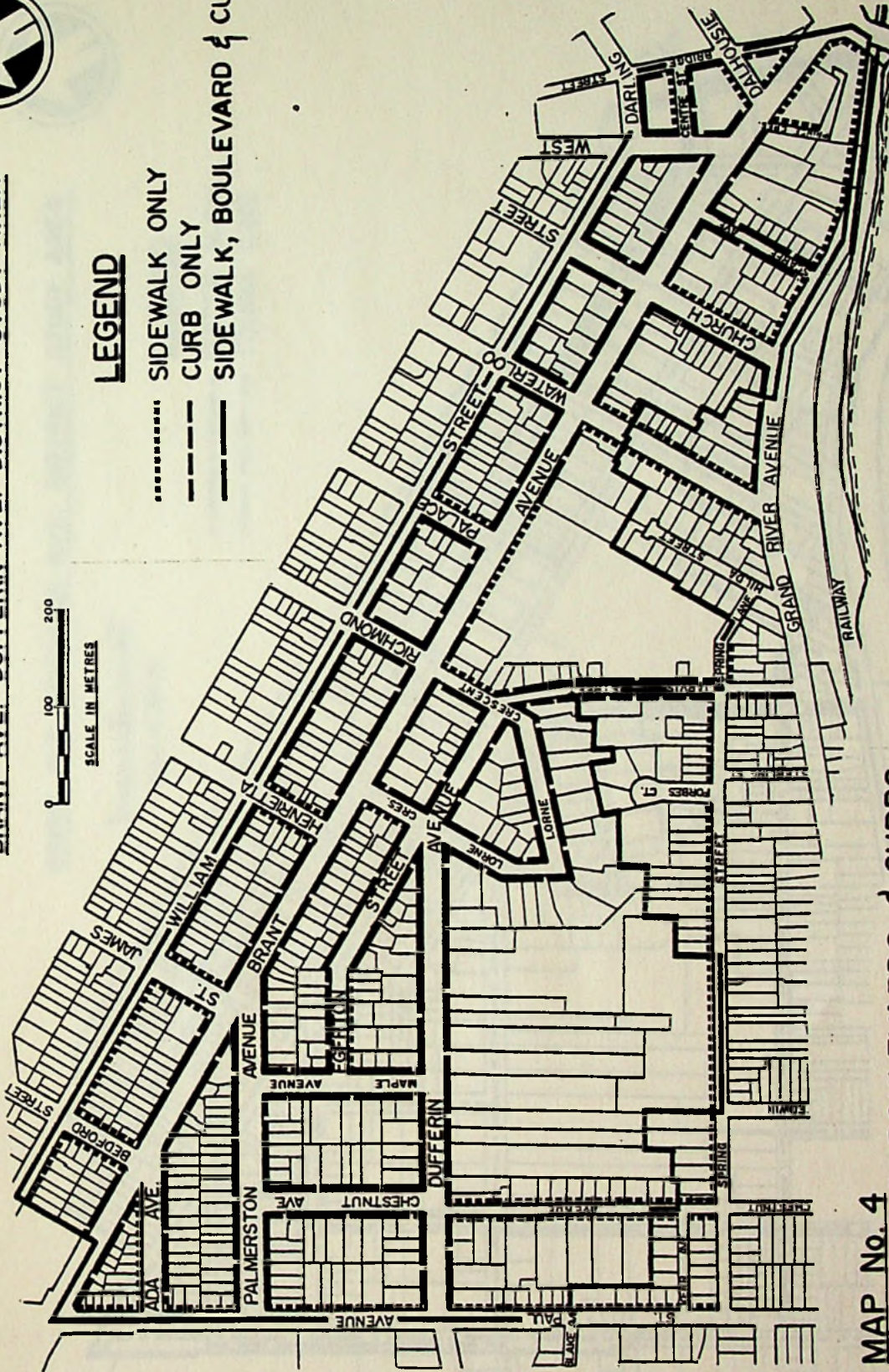


**BRANT AVE. - DUFFERIN AVE. DISTRICT STUDY AREA**



**LEGEND**

- ..... SIDEWALK ONLY
- - - - CURB ONLY
- SIDEWALK, BOULEVARD & CURB



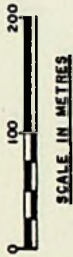
**MAP No. 4  
SIDEWALKS, BOULEVARDS & CURBS**





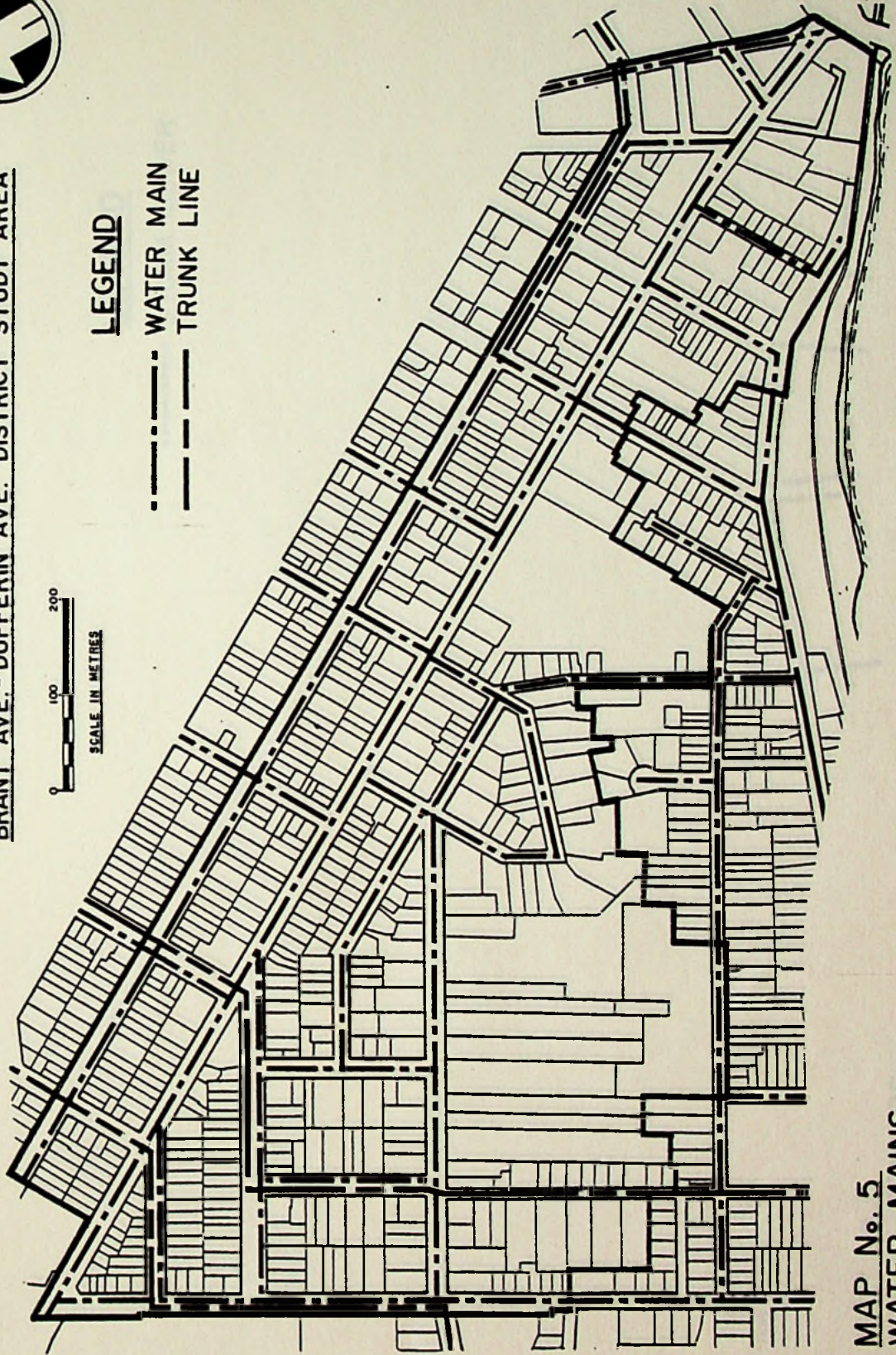


BRANT AVE. - DUFFERIN AVE. DISTRICT STUDY AREA



LEGEND

- - - WATER MAIN
- TRUNK LINE



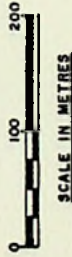
MAP No. 5  
WATER MAINS

Note: Street names omitted for clarity.





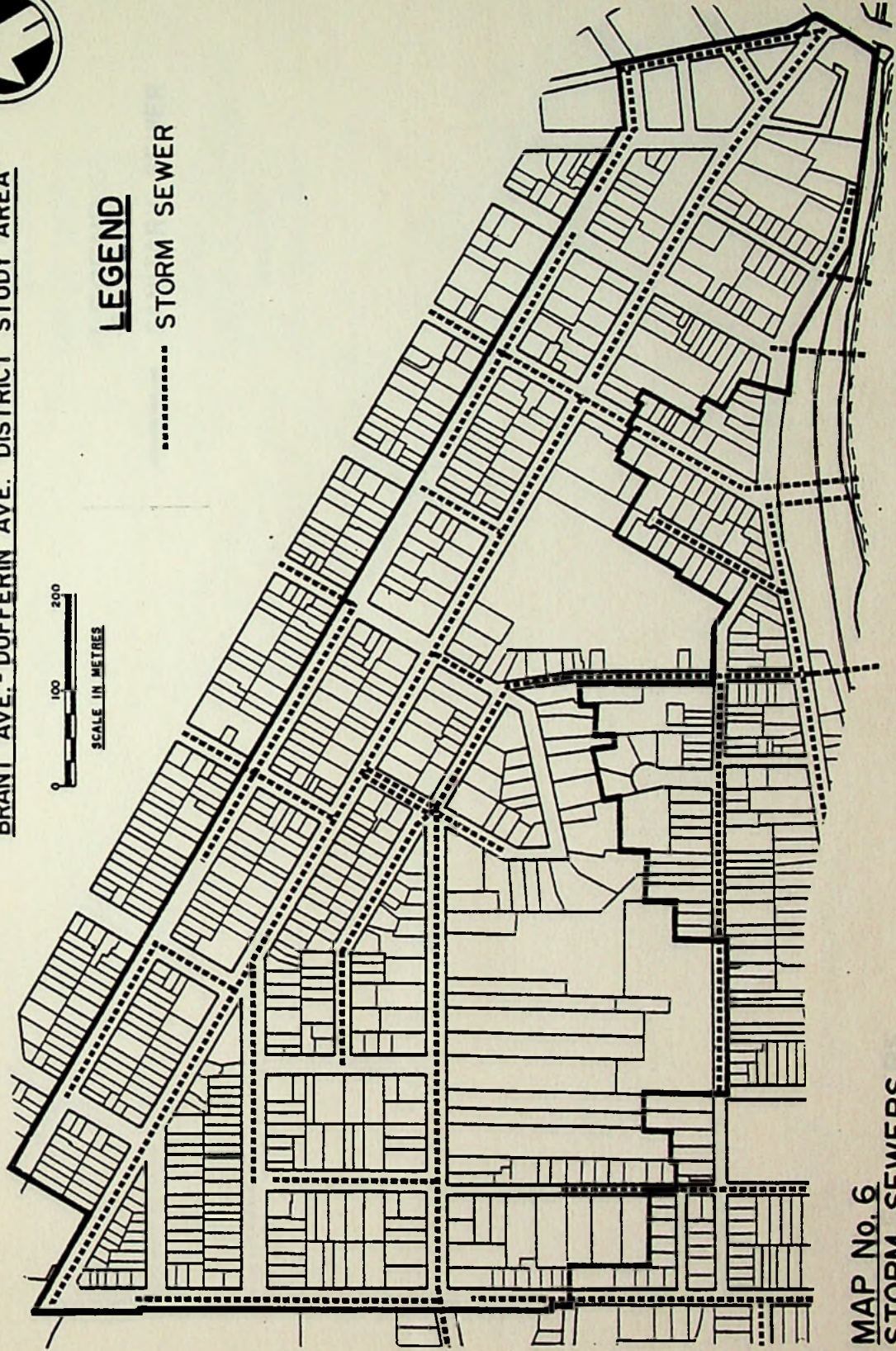
BRANT AVE. - DUFFERIN AVE. DISTRICT STUDY AREA



SCALE IN METRES

LEGEND

..... STORM SEWER



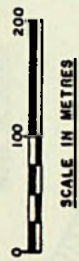
MAP No. 6  
STORM SEWERS

Note: Street names omitted for clarity.



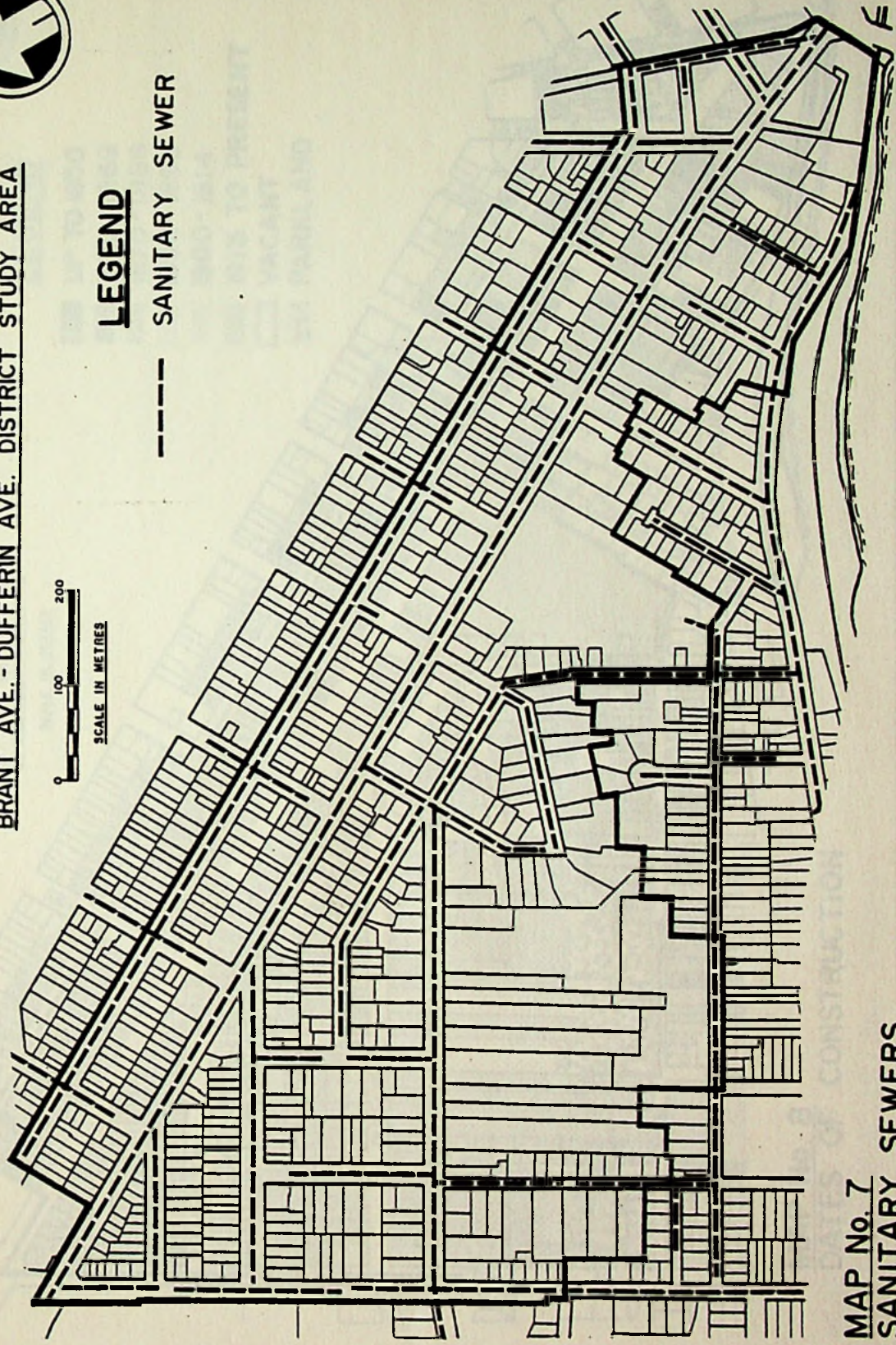


BRANT AVE. - DUFFERIN AVE. DISTRICT STUDY AREA



**LEGEND**

----- SANITARY SEWER



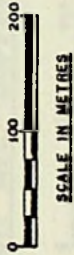
**MAP No. 7  
SANITARY SEWERS**

Note: Street names omitted for clarity.

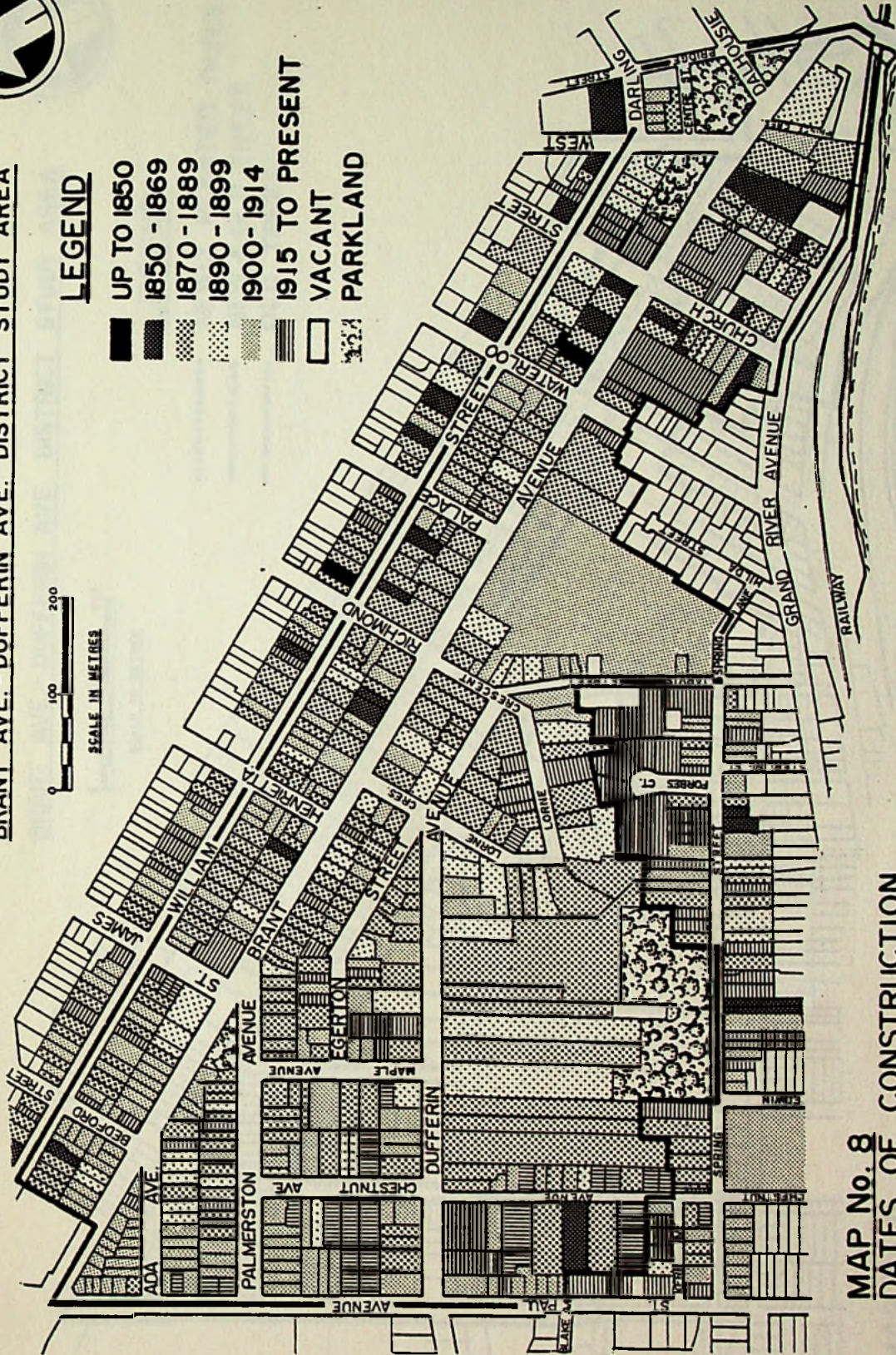




**BRANT AVE. - DUFFERIN AVE. DISTRICT STUDY AREA**



- LEGEND**
- UP TO 1850
  - 1850 - 1869
  - 1870 - 1889
  - 1890 - 1899
  - 1900 - 1914
  - 1915 TO PRESENT
  - VACANT
  - PARKLAND



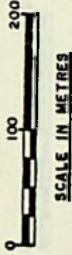
**MAP No. 8**  
**DATES OF CONSTRUCTION**







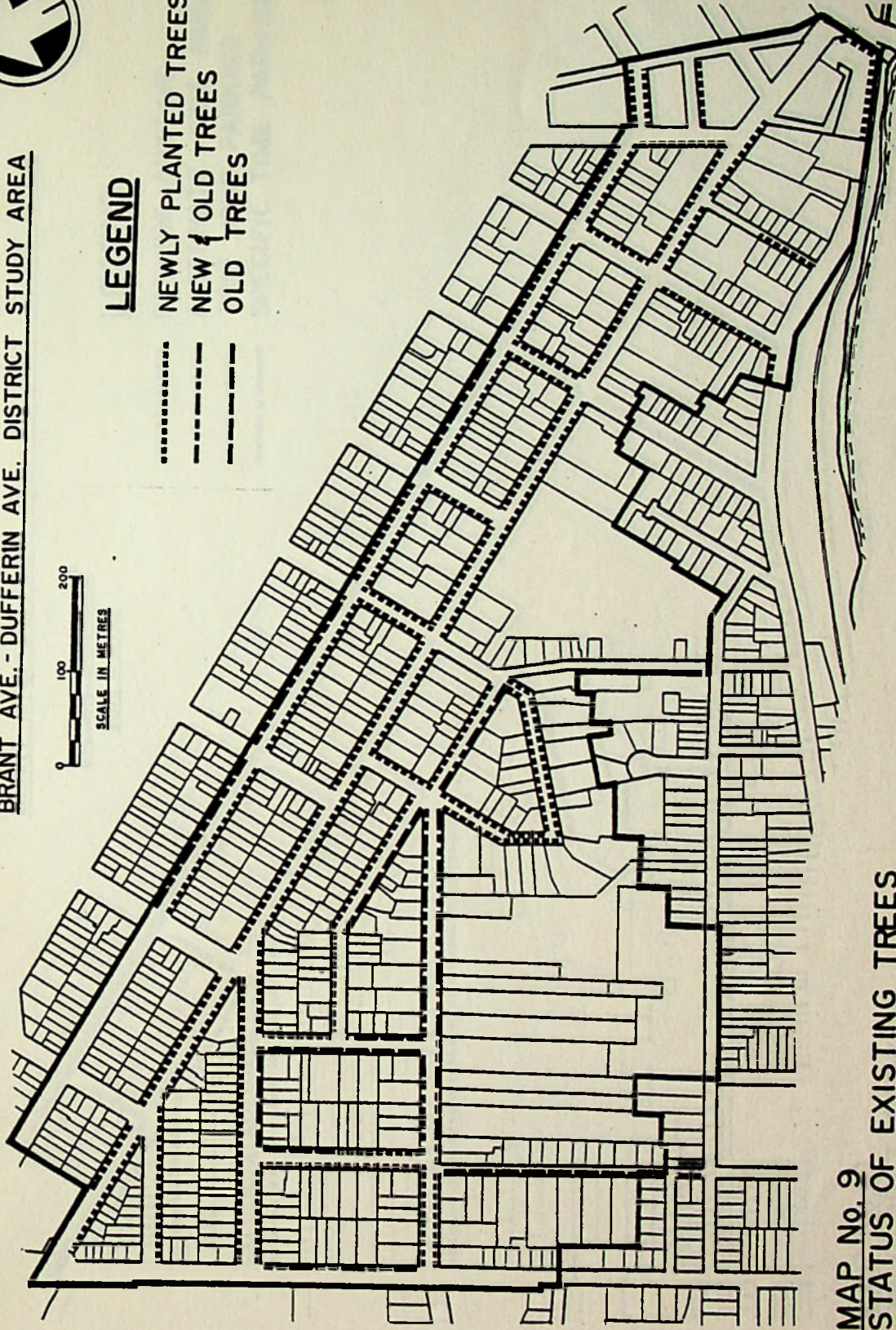
BRANT AVE. - DUFFERIN AVE. DISTRICT STUDY AREA



SCALE IN METRES

LEGEND

- ..... NEWLY PLANTED TREES
- - - - - NEW OLD TREES
- — — — OLD TREES



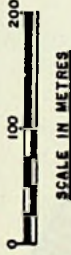
**MAP No. 9**  
**STATUS OF EXISTING TREES**

Note: Street names omitted for clarity.



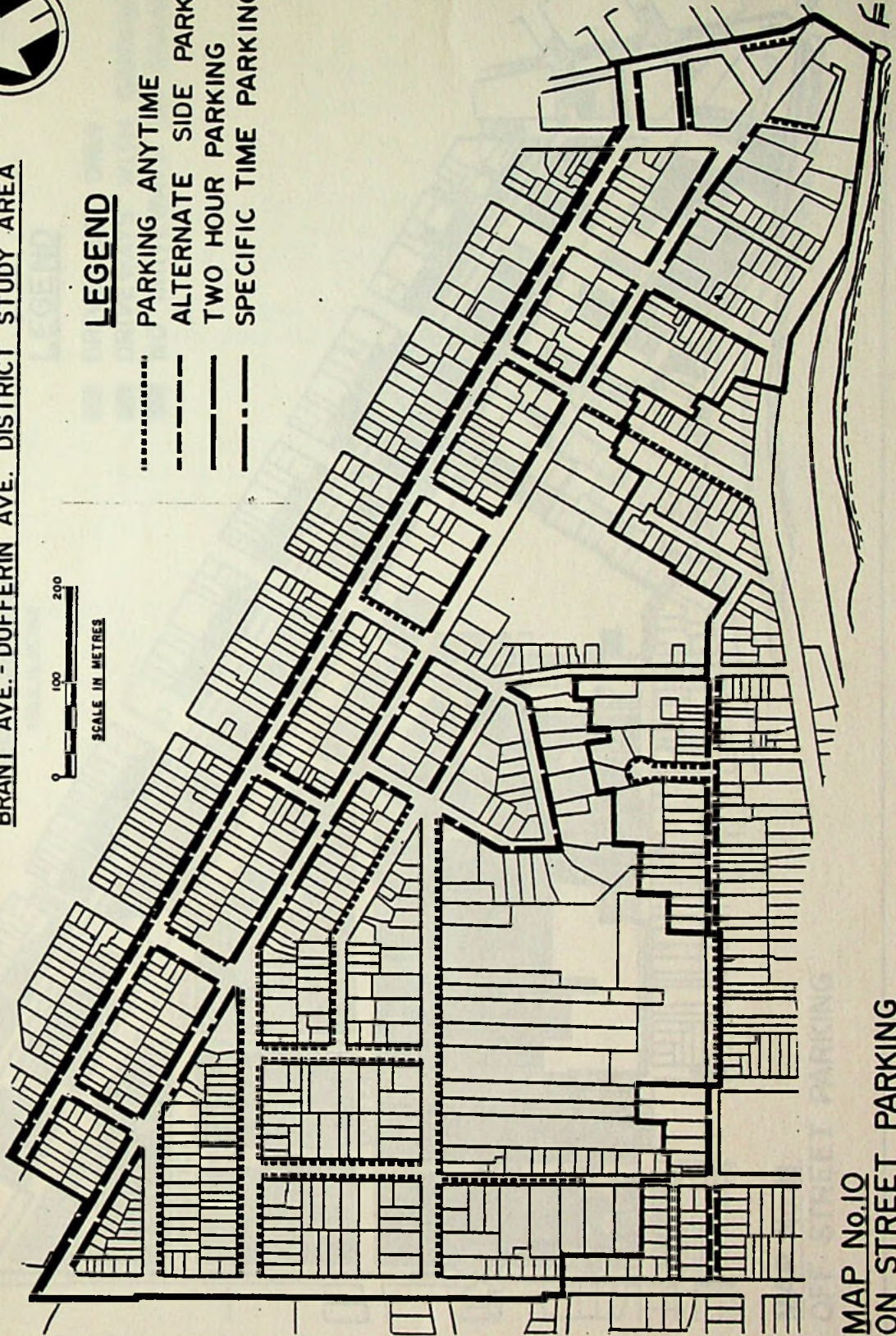


BRANT AVE. - DUFFERIN AVE. DISTRICT STUDY AREA



LEGEND

- ..... PARKING ANYTIME
- - - - - ALTERNATE SIDE PARKING
- — — — TWO HOUR PARKING
- · — · — · SPECIFIC TIME PARKING



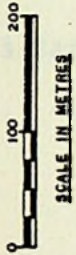
MAP No.10  
ON STREET PARKING

Note: Street names omitted for clarity.






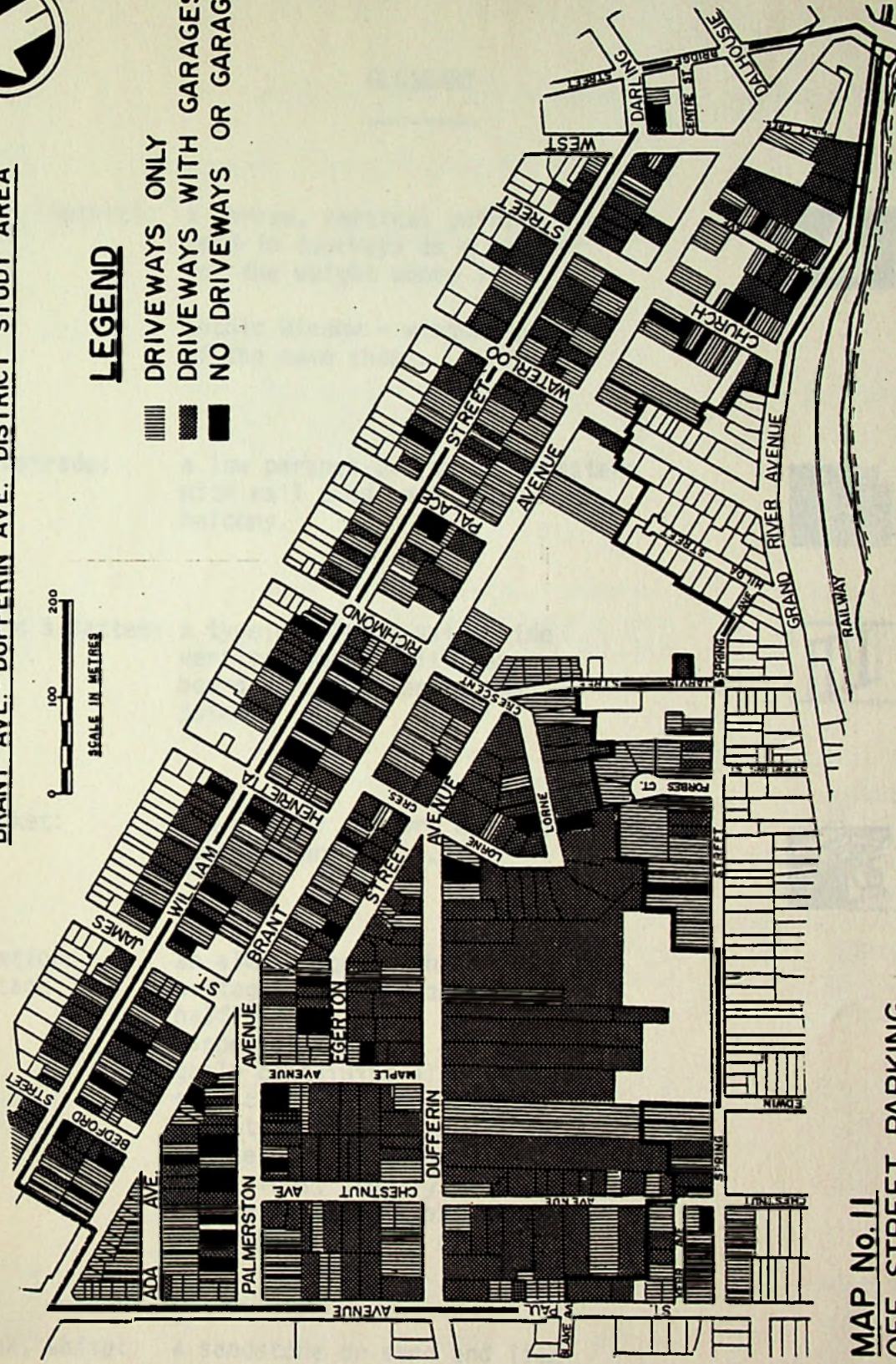


**BRANT AVE. - DUFFERIN AVE. DISTRICT STUDY AREA**



**LEGEND**

-  DRIVEWAYS ONLY
-  DRIVEWAYS WITH GARAGES
-  NO DRIVEWAYS OR GARAGES



**MAP No. 11  
OFF STREET PARKING**



## GLOSSARY

---

**Arch (Gothic):** a narrow, vertical pointed arch used in doorways as a support for the weight above it.



Gothic Window - window opening of the same shape.

**Balustrade:** a low parapet or row of balusters with rail used on a terrace or balcony.



**Board & Batten:** a type of siding using wide vertical boards with narrow board strips covering the joints.



**Bracket:** the angular support at eaves, doorways and sills.



**Brantford Cottage:** an almost square white brick cottage of one or one-and-a-half storeys. Low to medium hipped roof with a centre front gable containing a round or gothic window. Centre door with transom light on front facade. Brick chimney on both sides, usually with no side windows in front of the chimneys.

**Brick, white:** a sandstone or sand and lime brick whose manufacture was restricted to the Brantford area. Generally tawny beige when new or recently cleaned, but ages to mid-to-dark grey colour.

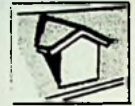
**Cresting:** ornamental finish along the top of a screen, wall, or roof, usually decorated.



**Doric column:** a simple, plain column with no base.



**Dormer:** a window in a sloping roof.



**Facade:** any exterior wall of a building. Usually refers to the front, but can include the side and rear walls.

**Fanlight:** a window, often semi-circular, over a door with radiating glazing bars suggesting a fan.



**Finial:** a pointed ornament at the apex of gable or pediment of roof edge.



**Flemish Bond:** bricks laid with alternating headers and stretchers in each course.



**Fluting:** a type of decoration consisting of long, round grooves - the vertical channelling on a column.



**Frieze:** part of the cornice below the fascia board and soffit, flat to the wall, sometimes highly decorative.



**Gable:** the enclosing lines of a sloping roof.





**High Victorian:** a period of housing construction from about 1850 to 1889.

**Hipped Roof:** a roof sloped on all four sides.



**Italianate:** a strong style that was popular for townhouses from Confederation on. Buildings feature a square tower or projecting frontispiece, quoins, low to medium hipped roof, verandah, and round headed windows.

**Late Victorian:** a period of housing construction from 1890 to 1914.

**Mansard:** a variation of a hipped roof with steep lower slope and a flattened upper section.



**Palladian:** arch-headed windows flanked by narrower, shorter, square-headed windows.



**Parapet:** low wall along the edge of a roof.



**Portico:** porch with pillars or columns.



**Porte-cochere:** a roofed structure at door of building to provide shelter for people entering or leaving vehicles.

Quoin: a projecting cornerstone at the angle of a building.



String course: moulding or projecting course running horizontally on a building surface.

Transom: horizontal bar between the top of a window or door and the structural opening.



Transom light: the section above the transom.



Vergeboard (bargeboard): the decorative board on eaves line or gable edge.



## SOURCES

The following books and articles were used as source material in the preparation of this report.

- |   |  |
|---|--|
| ADAMSON, Anthony<br>WILLARD, John                 | <u>The Gaiety of Gables</u>  |
| ADAMSON, Anthony<br>MacRAE, Marion                | <u>The Ancestral Roof:<br/>Domestic Architecture of<br/>Upper Canada</u>                 |
| BIRD, Marti, et.al.                               | <u>The Sampler: A Book About<br/>Brantford</u>   |
| BOYLE, Terry                                      | <u>Under This Roof: Family<br/>Homes of Southern Ontario</u>                             |
| Brant County Historical<br>Society                | <u>A Glimpse of the Past:<br/>A Centennial History of<br/>Brantford and Brant County</u> |
| The Brantford Courier                             | Old Boys' Edition, 1899  |
| The Brantford Expositor                           | Centennial Edition, 1927<br>Centennial Edition, 1952<br>Centennial Edition, 1977         |
| BYERS, Mary<br>McBURNEY, Margaret                 | <u>The Governor's Road</u>   |
| CARTER, Margaret                                  | <u>Researching Heritage Buildings</u>  |
| COCHRANE, William, Rev., ed.                      | <u>Canadian Album: Men of Canada</u>   |
| GOWANS, Alan                                      | <u>Building Canada: An Architectural<br/>History of Canadian Life</u>                    |
| GREENHILL, R.<br>MacPHERSON, K.<br>RICHARDSON, D. | <u>Ontario Town</u>  |
| HITCHCOCK, Henry Russell                          | <u>Architecture</u>  |
| HUMPHREYS, Barbara<br>SYKES, Merideth             | <u>The Building of Canada</u>  |
| HUTCHINS, Nigel                                   | <u>Restoring Houses of Brick<br/>and Stone</u>   |
| JOHNSTON, C.M.                                    | <u>Brant County: A History 1784-1945</u>   |

MACKAY, Robert W. G.	<u>Canada Directory, 1851-1852</u>
MISENER, Michael STEVENS, Joseph B.	"Brant Avenue Heritage Conservation District Study, 1980"
OLSZOWY, A. J. SEATON, Marianne	"The Brantford Cottage Study, 1982"
ONDAATJE Kim McKENZIE, Lois	<u>Old Ontario Houses</u>
PHILLIPS, R.A.J.	<u>Up the Streets of Ontario</u>
REVILLE, F. Douglas	<u>History of the County of Brant</u>
STOKES, Peter J.	<u>Early Architecture in the Town and Township of Niagara</u>
SUTHERLAND, James	<u>County of Brant Gazetteer and Directory, 1865-67, 1869-70</u>
TERDIK, John	"The Changing Patterns of the Distribution and Composition of Manufacturing Industries in the City of Brantford 1844-1975."
VERNON, Henry	City of Brantford Directories
WALDIE, Jean	<u>Historical Articles on Brant County.</u>

## ACKNOWLEDGEMENTS

Throughout the preparation of the Brant-Dufferin Area Heritage District Conservation Study, many people offered valuable assistance to the research team:

Mr. John Beavis; Mr. Heinz Neukamm and the staff of the City of Brantford Planning Department;

Mr. Bill Dikianidis, co-ordinator of the Canada-Ontario Employment Development programmes;

Mrs. Audrey Scott, co-ordinator of the Canadian Community Development Project, and the project workers who took the photographs for the Brantford Architecture Heritage survey cards;

Ms. Lori MacDonald, Mrs. Susan Vincent and Mr. Tony Olszowy of the Brantford Public Library for their advice, encouragement and patience with our many enquiries;

Mrs. Beth L. Hanna of the Brant County Museum;

Mr. Art Bartle, Mrs. H. H. Corcoran, Mr. Langdon Coles, Mr. George Jones, Mrs. J. A. MacDonald, Mrs. Anne Miller, and Mrs. R. V. Woffindin, all of whom went out of their way to provide the research team with historical information about the study area and many of its former residents;

Mrs. Marjorie Leeming, Mrs. D. McIntyre and Mr. Gordon Glaves, for allowing the research team to make copies of their historical pictures of properties within the study area;

Heirloom Photography for reproducing the historical photographs; Karen Carefoot, Gwyn Johnson, and Irene King of the Mayor's Task Force for their patience in typing and retyping volumes of material, and Mrs. Betty Ward for her assistance in photocopying our material;

Mrs. Barbara Taylor for typing the final report;

And all those friendly, interesting people we met on the streets while we were writing the architectural descriptions who were more than willing to share information about their homes and neighbourhood.



## THE RESEARCH TEAM

---

The preparation of this report was a co-operative effort by six individuals.

Marlene Sams was the project co-ordinator. She, along with Robin Macauley and Helga Sen was responsible for the historical research and the housing construction dates.

Mrs. Sams and Mrs. Sen also prepared the architectural descriptions of the individual buildings and the streetscape analyses.

Mrs. Sen was the illustrator of the project and provided the cover design as well as the sketches used on the streetscapes.

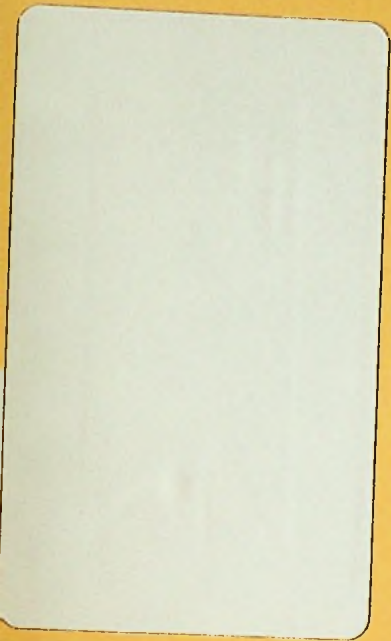
Douglas Longland and Eric Schmidt researched and recorded the municipal and utility services data, and Mr. Schmidt prepared the maps that are contained in this report.

Anne Cornish compiled the information and was the author of the report.

\* \* \* \* \*







LOHIST 711/40971347/BR

The Brant-Dufferin area heritage distric

The Rese 1984.



3 9154 00029079 1