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THE CORPORATION OF THE CITY OF BRANTFORD

May 4, 1999.

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

Dear Ms. Duncan:

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

Please be advised that Bylaws 35-99 to 42-99 (certified copies enclosed) of the City of Brantford, being bylaws to designate the residences at 14 Dufferin Avenue, 24-26, 30, 47, 52, 54, 58 and 94 Lorne Crescent, Brantford, Ontario, were adopted on March 15, 1999. The copies of these Bylaws, along with the agreements regarding the mounting of heritage plaques, will be registered at the Land Registry Office. Following this action, the designation process will be complete under the Ontario Heritage Act.

Yours truly,

KEVIN BAIN  
CITY CLERK



Encls.

cc: Matthew Reniers,  
Senior Planner, Policy & Programs

24/23/9/99  
RE

I certify that this is a true and correct copy of Bylaw No. 41-99 passed by the Council of The Corporation of the City of Brantford at its meeting held on

MARCH 15 1999

*Kenn Bain*  
CITY CLERK

BYLAW NO. 41-99

-of-

**THE CORPORATION OF THE CITY OF BRANTFORD**

A Bylaw to designate the property located at 58 Lorne Crescent as having architectural and historical value or interest.

**WHEREAS** Section 29 of the Ontario Heritage Act, Chapter 0.18, R.S.O. 1990, authorizes the Council of a municipality to enact bylaws to designate real property, including all of the buildings or structures thereon, to be of historic or architectural value or interest;

**AND WHEREAS** the Council of the Corporation of the City of Brantford, on the recommendation of the Brantford Heritage Committee, has carried out the required Notice of Intention to Designate 58 Lorne Crescent;

**AND WHEREAS** no notice of objection to the said designation has been served upon the Clerk of the Municipality;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF BRANTFORD ENACTS AS FOLLOWS:**

1. **THAT** there is designated as being of architectural and historical value the real property known as 58 Lorne Crescent in the City of Brantford, as described in Schedule 'B' attached hereto and forming part of this Bylaw;
2. **THAT** the City Solicitor is hereby authorized to cause a copy of the Bylaw to be registered against the property described in Schedule 'A' attached hereto in the proper land registry office;
3. **THAT** the Clerk is hereby authorized to cause a copy of this Bylaw to be served on the registered owner of the aforesaid property and the Ontario Heritage Foundation, and to carry out the public notice as required by Section 29 (6)(b) of the Ontario Heritage Act;
4. **THAT** the City shall enter into an agreement with the registered owner for the installation and maintenance of a plaque distinguishing the property as a designated structure.

**READ A FIRST TIME** MAR 15 1999

**READ A SECOND TIME** MAR 15 1999

**PASSED** MAR 15 1999

*McIntyre*  
A **MAYOR**

DEPUTY *Decker Wagon H*  
**CLERK**

28/9/99  
*RC*

**THIS IS SCHEDULE "A"**

**DESCRIPTION:**

In the City of Brantford, County of Brant and being composed of Part Blk. G, S/S Dufferin, Plan 9B and Lot 8 Plan 288, RP 2R3176, Part 1 of Pt. 2.

THIS IS SCHEDULE "B" TO BYLAW NO. 41-99

**STATEMENT OF THE REASONS FOR THE  
DESIGNATION OF 58 LORNE CRESCENT, BRANTFORD**

The large two and a half storey dwelling at 58 Lorne Crescent was built Circa 1895. The building type is the Arts and Crafts house, with architectural features that were influenced by Queen Anne, Romanesque, Tudor and Edwardian period styles. These houses are characterized by red brick, with textural materials like painted wood shingles or coloured-glass transoms, often have steeply pitched roofs and the massing is usually asymmetrical with projecting bays and porches.

The large porch on the front facade is supported by columns that are grouped in threes and single columns near the building wall. The base on which the columns rest are constructed of rock faced stone. The roof of the porch has a pediment trimmed gable above the stairs to emphasize the passage to the main entrance. A three panel casement window located within the porch has a leaded glass transom. The design in the leaded glass is a series of intertwining ovals. This same design is repeated on the two triangular windows located in the dormer above the porch. These windows within the dormer are further enhanced with a combination of brick and stones laid above the windows to outline the triangular shape of the windows. Below the windows, the bricks protrude slightly and form a fancy scroll design.

To the left of the porch, the building projects to form a two storey three sided bay. The three windows on the lower storey of this bay also have leaded glass transoms. The windows above are double hung units with a one over one pane arrangement and do not have transoms. All these windows have stone sills and flat horizontal stone headers. The gable on this portion of the building contains two small coupled windows.

The left side facade of the building has two prominent features, the bay window and the brick chimney. The brickwork on the single chimney protrudes slightly to form two rectangular panels and projects beyond the roof. A three sided, slightly protruding bay contains windows with a one over one glazing pattern.

The right side facade also has two chimneys with the same brickwork forming panels. This facade displays a spectacular oriel window with leaded glass. The entire window is leaded to form a design of intertwining ovals similar to the transoms found on other windows on the building.

The foundation of the house is constructed from rock faced stone and is visible around the entire building.

One of the owners of this house was Gordon G. Duncan, vice-president of C. Duncan & Sons Ltd. Located at 74-76 Colborne Street, the retail business included the sale of carpet, furniture and other home furnishings. Gordon Duncan was the brother of Sarah Jeanette Duncan, a very distinguished author.

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