

Bill No. 308
2023

By-law No. L.S.P.-_____

A by-law to designate 81 Wilson Avenue to be
of cultural heritage value or interest.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of cultural heritage value or interest;

AND WHEREAS notice of intention to so designate the property known as 81 Wilson Avenue has been duly published and served and no notice of objection to such designation has been received;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The real property at 81 Wilson Avenue, more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published once in a newspaper of general circulation in The City of London, to the satisfaction of the City Clerk, and to enter the description of the aforesaid property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property in the Register of all properties designated under the *Ontario Heritage Act*.
3. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
4. This by-law shall come into force and be deemed to come into force in accordance with Section 29(12) and 29(18) of the *Ontario Heritage Act, R.S.O. 1990*.

PASSED in Open Council on August 29, 2023 subject to the provisions of PART IV.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – August 29, 2023
Second Reading – August 29, 2023
Third Reading – August 29, 2023

SCHEDULE "A"
To By-law No. L.S.P.-_____

81 Wilson Avenue – Alexander Leslie House

Legal Description: PT LT 4, E/S WILSON AV, PLAN 191 (W), PT 1 33R5907;
LONDON

PIN: 08260-0083

SCHEDULE “B”
To By-law No. L.S.P.-_____

Description of Property

The property at 81 Wilson Avenue is located on Part of Lot 4 in RP191(W) in the Blackfriars-Petersville Heritage Conservation District and is designated under Part V of the *Ontario Heritage Act*. The property is on the east side of Wilson Avenue between Rogers Avenue and Cherry Street. The building at 81 Wilson Avenue, known as the Alexander Leslie House, is a one and one half-storey, buff brick dwelling with an unusually broad centre cross gable, in which is found a pointed Gothic window that echoes a similar pointed window in the earlier back wing of the building.

The main block of the building was constructed by prominent nurseryman Alexander Leslie c. 1865-66. The back wing predates the main block and was built while the property was owned by Rev. Hompesch Massingberd, c. 1854-1862. The Blackfriars' Nursery, Petersville, operated at this location under Leslie's proprietorship from 1863 to his death in 1901.

Statement of Cultural Heritage Value or Interest

The property at 81 Wilson Avenue meets **four of nine criteria** for determining cultural heritage value or interest under O. Reg. 9/06 of the *Ontario Heritage Act*, and displays Design Value and Physical Value, Historical Value and Associative Value, and Contextual Value.

Criterion 1—The building at 81 Wilson Avenue displays design value and physical value as an early, representative example of the cottages built by market gardeners in London West from the mid-1850s to the early 1900s. It is a one and one half-storey buff brick building with a gable roof, and a main door flanked by two-over-two windows on each side. The entranceway is centred under a cross gable, which originally held a decorative finial and bargeboard that has been replicated and restored. The building is solidly built, with walls composed of three layers of bricks bonded by iron ties. The back wing of the house predates the main block visible from the street, and the two parts of the house are unified with a pointed window derived from the Gothic tradition on the broad cross gable over the centre door, that echoes the window in the gable of the back wing. Progressive Italianate influence is evident in the classical entranceway with transom and sidelights, and in the segmental arches of the windows and entranceway. These features anticipate the Italianate style that would dominate the rest of London in the 1870s. The windows on the main floor of the main block of the house are exceptionally large at 7 feet in height.

Criterion 4—The property at 81 Wilson Avenue displays historical value and associative value for its direct association with Scottish Presbyterian nurseryman, florist, and market gardener Alexander Leslie (1827-1901), a person of significance to the community of Petersville in the mid-to late-19th century. A prosperous and successful businessman, Leslie was a “Dealer in Nursery Stock” who operated the Blackfriars' Nursery in Petersville from 1863 to 1901, supplying the city's gardeners and the Covent Garden Market with flowers and plants, fruit and ornamental trees, bushes, and vines. The large window openings on the main floor and basement level of the house contribute to its historical value as a market gardener's home where the large windows could support the germination of seedlings.

The property is illustrated on the 1872 Bird's Eye View of London, and the Blackfriars' Nursery, Petersville was prominently advertised in city and business directories of the day.

Criterion 7—The property at 81 Wilson Avenue has contextual value for its importance in defining, maintaining, and supporting the character of the Blackfriars-Petersville Heritage Conservation District, in which it is a Contributing Resource. As one of the earliest settled residential properties in the Blackfriars-Petersville Heritage Conservation District, the property reflects a development pattern of workers' and market gardeners' houses with small market gardens on site. The property also reflects the favoured style

of cottages built by market gardeners who settled in Blackfriars-Petersville in the 1850s and 60s, and as such it is important in maintaining and supporting the character of the area.

Criterion 8—The property at 81 Wilson Avenue has Contextual Value because it is physically and historically linked to its surroundings on the river flats of London West. It was the intention of the original holder of the Crown grant, John Kent, to create Park Lots for small gardens or market gardens in his 1848 survey of these lands. This purpose was realized by Alexander Leslie, as a leading dealer in nursery stock, and the proprietor of the successful Blackfriars' Nursery, Petersville on this property from 1863 to his death in 1901. The illustration of Leslie's Nursery on the 1872 Bird's Eye View of London adds to its historical authenticity and cultural heritage value.

The detached outbuilding located at the rear of the Alexander Leslie House is not considered to be a heritage attribute of the property.

Heritage Attributes

Heritage attributes that contribute to the Design Value and Physical Value of the property include:

- The form, scale, and massing of a one-and-one-a-half storey, buff brick dwelling with an unusually broad centre cross gable
- T-plan of the building, with the main block (front) built in c.1865-1866 and the back wing built in c. 1854-1862
- Pointed Gothic windows in the cross gable of the main block and in the gable of the back wing
- Heavy finial and drop in the north gable
- Chimney on the north gable, originally paired with a chimney on the south gable (not extant)
- Replicated bargeboard, finial and drop in the front cross gable
- Italianate-influenced segmental arches of the windows and entranceway
- Exceptionally large (7 feet in height), two-over-two wood windows, with wood storm windows, on the main floor
- Basement window openings
- Front doorway with a pair of divided sidelights flanking a central door and a transom, with inset oculus
- Fieldstone foundation walls

Heritage Attributes that contribute to the Historical Value and Associative Value of the property include:

- Location within the Blackfriars-Petersville Heritage Conservation District
- Exceptionally large (7 feet in height), two-over-two wood windows, with wood storm windows, on the main floor
- Basement window openings
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Heritage Attributes that contribute to the Contextual Value of the property include:

- Deep setback of the house from the street, contrasting with adjacent buildings
- Location within the Blackfriars-Petersville Heritage Conservation District