

## Report to Community Advisory Committee on Planning

**To:** Chair and Members  
Community Advisory Committee on Planning

**From:** Kyle Gonyou, RPP, MCIP, CACP  
Manager, Heritage and Urban Design

**Subject:** Heritage Designation of the Property at 244 Base Line Road East, Ward 11

**Date:** March 13, 2024

## Recommendation

Notice of intention to designate the property at 244 Base Line Road East to be of cultural heritage value or interest pursuant to Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O.18, is recommended for the reasons outlined in Appendix D of this report.

## Executive Summary

At the request of the property owners, an evaluation of the property at 244 Base Line Road East was undertaken using the criteria of O. Reg. 9/06. The property at 244 Base Line Road East meets two of the nine criteria for determining cultural heritage value or interest and merits designation pursuant to Part IV of the *Ontario Heritage Act*.

The house on the property at 244 Base Line Road East was built in 1929 for George and Phyllis Arthur. It is a representative example of the Tudor Revival architectural style. The property is important in defining the character of Old South. The property has been evaluated and has met the criteria for designation per O. Reg. 9/06. The property at 244 Base Line Road East should be designated under Part IV of the *Ontario Heritage Act*.

## Analysis

### 1.0 Background Information

#### 1.1 Property Location

The property at 244 Base Line Road East is located on the northwest corner of Base Line Road East and Wortley Road (Appendix A). The property is located in the Old South neighbourhood of London.

#### 1.2 Cultural Heritage Status

The property at 244 Base Line Road East is listed as a non-designated property on the *Register of Cultural Heritage Resources*. The property has been included on the *Register* (and its predecessor, the Inventory of Heritage Resources) since 1998.

#### 1.3 Description

The house at 244 Base Line Road East is a two-and-a-half storey, detached dwelling (Appendix B). The house has a generally L-shaped footprint, with a complex massing. The house is representative of the Tudor Revival architectural style through a culmination of elements: asymmetrical massing including its frontispiece gable, complex roof shapes, rug brick exterior cladding as well as paring or stucco half-timbering, a large fieldstone chimney, diamond or quarry-leaded casement windows and other smaller windows, an oriel projection with windows, and recessed doorway with painted wood front door and accessories in a Tudor Revival style.

The house has a striking similarity with houses designed by the architect L. Gordon Bridgman, including the houses at 291 Epworth Avenue, 369 St. George Street, and 381 St. George Street. These houses are representative of the Tudor Revival architectural style in London. The Tudor Revival architectural style was popularized

during period revivals of different architectural styles in the early twentieth century. It is most recognized by the inclusion of half-timbering as an exterior cladding material but includes other architectural elements to articulate this stylistic expression.

For more information, see Appendix C (Evaluation) and Appendix D (Statement of Cultural Heritage Value or Interest).

#### **1.4 Property History**

An extensive and thoroughly researched history of the property at 244 Base Line Road East can be found in the report prepared by C. G. Ryan (July 2023) (on file with Heritage Planner). A summary follows.

Prior to the present house, a house was located on the property at 244 Base Line Road East (although addressed 405 Wortley Road). The prior house was built in about 1894 when the property was owned by Charlotte Taylor. In 1900, the property was sold to Thomas Baty, who named the home “Lindlea.” Thomas Baty sold portions of the estate property during the 1920s, resulting in many of the houses now located on the north side of Base Line Road and the west side of Wortley Road that date from this period.

The property at 244 Base Line Road East was purchased from the estate of Thomas Baty on April 24, 1929, for \$6,800, by George Andrew Arthur (1894-1961) and Phyllis Arthur (1901-1976). A mortgage was taken out on July 18, 1929, for \$10,000, presumably for the construction of the house. The house on the property at 244 Base Line Road East was constructed in 1929, as it is recorded in the City Directory (1930) as “new house.” The house was built in the Tudor Revival style.

Later, a portion of the property at 244 Base Line Road East was severed to create the parcel at 236 Base Line Road East.

## **2.0 Discussion and Considerations**

### **2.1 Legislative and Policy Framework**

Cultural heritage resources are recognized for the value and contributions that they make to our quality of life, sense of place, and tangible link to our shared past. Cultural heritage resources are to be conserved as per the fundamental policies in the *Provincial Policy Statement (2020)*, the *Ontario Heritage Act*, and *The London Plan*. It is important to recognize, protect, and celebrate our cultural heritage resources for future generations.

#### **2.1.1 Provincial Policy Statement**

Heritage conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement (2020)* promotes the wise use and management of cultural heritage resources and directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved” (Policy 2.6.1).

“Significant” is defined in the *Provincial Policy Statement (2020)* as, “resources that have been determined to have cultural heritage value or interest.” Further, “processes and criteria for determine cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.”

Additionally, “conserved” means, “the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained.”

#### **2.1.2 Ontario Heritage Act**

Section 29 of the *Ontario Heritage Act* enables municipalities to designate properties to be of cultural heritage value or interest. Section 29 of the *Ontario Heritage Act* also establishes consultation, notification, and process requirements, as well as a process to object to a Notice of Intention to Designate and to appeal the passing of a by-law to designate a property pursuant to Section 29 of the *Ontario Heritage Act*. Objections to a Notice of Intention to Designate are referred to Municipal Council. Appeals to the

passing of a by-law to designate a property pursuant to the *Ontario Heritage Act* are referred to the Ontario Land Tribunal (OLT).

To determine eligibility for designation under Section 29 of the *Ontario Heritage Act*, properties are evaluated using the mandated criteria of Ontario Regulation 9/06.

Pursuant to Section 41(2), *Ontario Heritage Act*, a property may be designated both individually and as part of a Heritage Conservation District.

#### **2.1.2.1 Ontario Regulation 9/06**

Ontario Regulation 9/06, as amended by Ontario Regulation 569/22, establishes criteria for determining the cultural heritage value or interest of individual properties. These criteria are consistent with Policy 573\_ of *The London Plan*. These criteria are:

1. The property has design or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.

A property is required to meet two or more of the abovementioned criteria to merit protection under Section 29 of the *Ontario Heritage Act*.

#### **2.1.2.2 Ontario Regulation 385/21**

Ontario Regulation 385/21 was proclaimed on July 1, 2021. This regulation prescribes certain requirements for a heritage designating by-law. A heritage designating by-law must meet the requirements of Ontario Regulation 385/21.

## **2.2 The London Plan**

The Cultural Heritage chapter of *The London Plan* recognizes that our cultural heritage resources define our City's unique identity and contribute to its continuing prosperity. It notes, "The quality and diversity of these resources are important in distinguishing London from other cities and make London a place that is more attractive for people to visit, live or invest in." Policies 572\_ and 573\_ of *The London Plan* enable the designation of individual properties under Part IV of the *Ontario Heritage Act*, as well as the criteria by which individual properties will be evaluated.

## **3.0 Financial Impact/Considerations**

None.

## **4.0 Key Issues and Considerations**

### **4.1 Request for Designation**

In July 2023, the City received a request from the property owners of 244 Base Line Road East to consider the designation of their property pursuant to Part IV of the

*Ontario Heritage Act*. Extensive historical research had been completed by the property owner. Staff reviewed this information and prepared an evaluation of the property using the criteria of O. Reg. 9/06.

#### **4.2 Cultural Heritage Evaluation**

The property at 244 Base Line Road East was evaluated using the criteria of O. Reg. 9/06. The property has met two criteria for designation. The criteria that the property at 244 Base Line Road East has met are:

**Criteria 1:** the house on the property at 244 Base Line Road East has design value or physical value because it is a representative example of a Tudor Revival house.

**Criteria 7:** the property at 244 Base Line Road East has contextual value because it is important in defining the character of the Old South neighbourhood of London.

See Appendix C (Evaluation) and Appendix D (Statement of Cultural Heritage Value or Interest) for more information.

#### **4.1 Consultation**

As an owner-initiated designation, staff have taken a cooperative approach in engaging with the property owners throughout the evaluation process. The property owners facilitated a site visit. The property owners have reviewed and concurred with the Statement of Cultural Heritage Value or Interest and the identification of heritage attributes for the property at 244 Base Line Road East.

The Stewardship Sub-Committee of the Community Advisory Committee on Planning was consulted on this heritage designation at its meeting on February 28, 2024 and provided comments on the property's evaluation. In compliance with the requirements of Section 29(2), *Ontario Heritage Act*, the Community Advisory Committee on Planning, as the City's municipal heritage committee, is being consulted at its meeting on March 13, 2024.

## **Conclusion**

The property at 244 Base Line Road East is a significant cultural heritage resource that is valued for its physical or design values, and its contextual values. The property is a representative example of the Tudor Revival architectural style. The property is important in defining the character of Old South. The property has been evaluated and has met the criteria for designation per O. Reg. 9/06. The property at 244 Base Line Road East should be designated under Part IV of the *Ontario Heritage Act*.

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Manager, Heritage and Urban Design

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#### **Appendices**

Appendix A Property Location

Appendix B Images

Appendix C Evaluation of Cultural Heritage Value or Interest

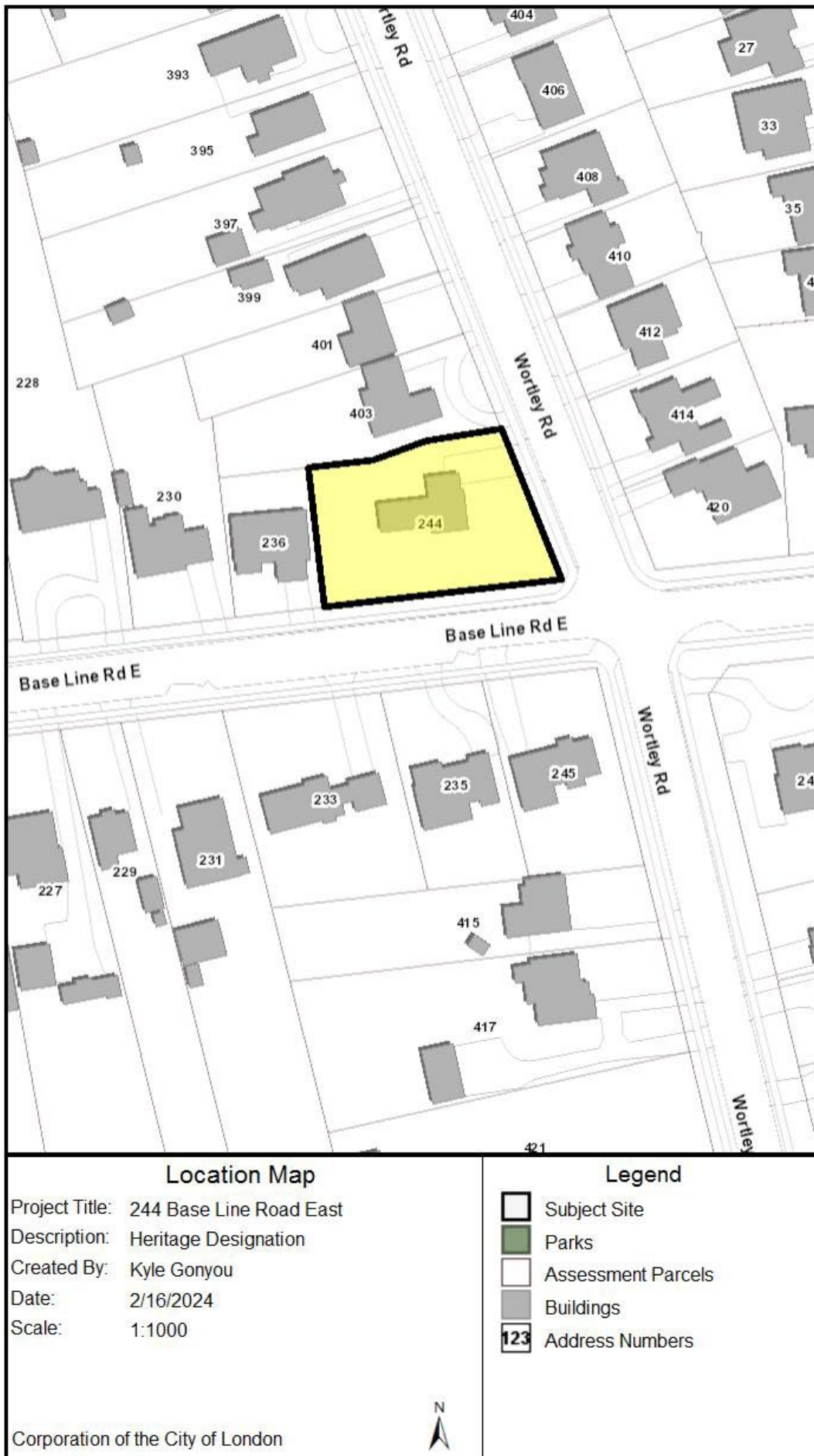
Appendix D Statement of Cultural Heritage Value or Interest

Appendix E Identification of Heritage Attributes

### **Selected Sources**

- Corporation of the City of London. n.d. Property files: 244 Base Line Road East.
- Corporation of the City of London. (2016, consolidated). *The London Plan*. London, ON.
- Corporation of the City of London. (2022). *Register of Cultural Heritage Resources*. London, ON.
- Hill, R. "L. Gordon Bridgman." *Biographical Dictionary of Architects in Canada*.  
[www.dictionaryofarchitectsincanada.org/node/1198](http://www.dictionaryofarchitectsincanada.org/node/1198)
- Ministry of Municipal Affairs and Housing. (2020). *Provincial Policy Statement, 2020*. Ontario: Queen's Printer for Ontario.
- Ontario Heritage Act*. Retrieved from e-Laws website  
<https://www.ontario.ca/laws/statute/90o18>.
- Ryan, C. G. "244 Base Line Road East." July 2023.

# Appendix A – Property Location



**Appendix B – Images**



*Image 1: Undated photograph of the property at 244 Base Line Road East, showing the view of the house looking northeast.*



*Image 2: View of the house at 244 Base Line Road East looking north from Base Line Road East.*



*Image 3: Detail of the front doorway of the house at 244 Base Line Road East.*



*Image 4: View looking northeast towards the house at 244 Base Line Road East.*





*Image 5: View of the west façades of the house at 244 Base Line Road East, from the back yard of the property.*



*Image 6: View of the east facade of the house at 244 Base Line Road East, as seen from Wortley Road.*



*Image 7: View of the south (left) and east (right) facades of the house at 244 Base Line Road East.*

## Appendix C – Evaluation of Cultural Heritage Value or Interest

### Evaluation of Cultural Heritage Value or Interest

<b>Municipal Address</b>	244 Base Line Road East
<b>Resource Name</b>	
<b>Legal Description</b>	PART LOT 1, W/S WORTLEY RD, BEING PART 2, 33R-14676; LONDON/WESTMINSTER
<b>PIN</b>	08380-0216
<b>Date of Construction</b>	1929
<b>Original Owner</b>	George A. and Phyllis Arthur
<b>Date</b>	February 5, 2024

### Property Photograph



Image 8: View of the property at 244 Base Line Road East, from Base Line Road East.

### Property History

An extensive and thoroughly researched history of the property at 244 Base Line Road East can be found in the report prepared by C. G. Ryan (July 2023). A summary follows.

Prior to the present house, a house was located on the property at 244 Base Line Road East (although addressed 405 Wortley Road). The prior house was built in about 1894 when the property was owned by Charlotte Taylor. In 1900, the property was sold to Thomas Baty, who named the home "Lindlea." Thomas Baty sold portions of the estate property during the 1920s, resulting in many of the houses now located on the north side of Base Line Road and the west side of Wortley Road that date from this period.

The property at 244 Base Line Road East was purchased from the estate of Thomas Baty on April 24, 1929, for \$6,800, by George Andrew Arthur (1894-1961) and Phyllis Arthur (1901-1976). A mortgage was taken out on July 18, 1929, for \$10,000, presumably for the construction of the house. The house on the property at 244 Base Line Road East was constructed in 1929, as it is recorded in the City Directory (1930) as "new house." The house was built in the Tudor Revival style.

Later, a portion of the property at 244 Base Line Road East was severed to create the parcel at 236 Base Line Road East.

## Old South

Established as part of the Crown Reserve set aside for government officials during the initial survey of Westminster Township, Old South is a primarily residential area. Base Line Road served as the “base line” for the survey of Westminster Township and was established by Simon Z. Watson in 1810 and was interrupted by the War of 1812. After the relocation of the London District capital to London in 1826, government officials were granted large lots in the area between High Street and Wharncliffe Road South, south of the Thames River and north of Base Line Road. Wortley Road and Ridout Street were cut through to create more road frontages for more lots in the area. This trend of residential development came with the continued division and subdivision of lots, to create the residential landscape today. The subject property at 244 Base Line Road East is located on the northwest corner of Base Line Road and Wortley Road, a prominent intersection in Old South.

Old South, from the Thames River to Emery Street East was annexed by the City of London in 1890. The remaining portion of what’s considered to be Old South was not annexed by the City of London until 1961.

This evolved residential character results in a unique blend of housing forms and expressions. Within Old South, there can be a Victorian house adjacent to an Edwardian house that’s adjacent to a 1920s period revival house. There is also pattern of built form with the lots of large estate homes having been subdivided with infill housing surrounding.

### L. Gordon Bridgman, Architect

L. Gordon Bridgman (1888-1970) was an architect who lived and worked in London. His best-known work is the former Elsie Perrin Williams Memorial London Public Library and Art Gallery and Museum (305 Queens Avenue, built in 1939-1940).

Limited information exists about residential commissions of L. Gordon Bridgman. Goodholme (291 Epworth Avenue, built 1932), the house at 369 St. George Street built for W. L. Duffield in 1927 (altered by O. Roy Moore, architect, in 1937), and the house at 381 St. George Street built for W. R. Yendall in 1930 are notable confirmed examples. Given the length of his career, there are likely other examples of his work in London.

While no architectural drawings can be located for the house at 244 Base Line Road East that would identify the architect responsible for its design, there are striking similarities of the house with those built to the design of L. Gordon Bridgman, particularly those houses at 369 St. George Street and 381 St. George Street. The prominent frontispiece of the house with its steeply pitched Tudor Revival gable shows a particular combination of elements that demonstrates the influence of this architect.



*Image 9: Houses in the Tudor Revival architectural style, designed by L. Gordon Bridgman. Goodholme at 291 Epworth Avenue (left), house at 369 St. George Street (centre), and house at 381 St. George Street (right).*

### Resource Description

The house at 244 Base Line Road East is a two-and-a-half storey, detached dwelling. The house has a generally L-shaped footprint, with a complex massing. This massing accentuates its location on the corner of Base Line Road East and Wortley Road. Its front door is oriented south, towards Base Line Road East, whereas its garage and driveway are accessed to the east via Wortley Road.

The complex massing is articulated through the roof shapes of the house. A steeply pitched gable roof, accented by a smaller but equally steep gable frontispiece of the doorway, faces south. The gables have narrow eaves, which emphasizes their steepness. This gable structure dominates the southern elevation of the house's asymmetrical composition. A cross-gable roof terminates the western wing in a hipped end, with a hipped roof gable window, that transitions into a shed style roof that flares at its base to wrap around the south elevation. This flaring accent of the roofline is echoed around the frontispiece of the front doorway as well as the base of the main gable. A cross-gable dominates the east elevation with complex asymmetry. The roof is clad in asphalt shingles.

Rug brick of reddish-brown and brown tones is the primary exterior cladding material of the house. The brick has been applied as a veneer to the house's structure in a stretcher bond pattern. The sills of the window openings are mostly constructed of brick, except those of the quadruplet windows of the frontispiece which are cast concrete, as are the soldier course lintels of most window openings. The brickwork forms a segmented arch over the main doorway. A running course of brickwork also accents the steep pitch of the large and small gables on the south elevation, as well as most window openings. Portions of the upper storey are clad in half-timbering, as well as the parging or stucco-finish of the east gable. An oriel window and garage projection on the east elevation are also clad in half-timbering. The large, tapered chimney, which is sited on the south elevation, is constructed of fieldstone arranged in an erratic pattern of mixed sizes and colour tones with a heavy cast concrete cap.

Windows of the first and second storey are in pairs, triplets, or quadruplets, with six windows in a set on the west elevation. Most of the windows are casement with a diamond or quarry leaded light. The windows in the west wing are leaded, but in a rectangular shaped eight-pane window. A stacked three-lite window is in the peaks of the south gable and east gable, as well as adjacent to the front doorway. Most leaded windows have storm windows. A louvered shutter is in the arched opening above the front doorway.

The front doorway is recessed with the segmented arch opening of the frontispiece on the south elevation. The front door is painted wood composed of vertical boards, with exposed, oversized, decorative hinge hardware. A small six-lite window is located in the upper left of the door, above the handle and knocker. A mail slot is centred in the lower portion of the door.

The house demonstrates characteristics of the Tudor Revival style, reflective of the house's construction in 1929. The Tudor Revival style is expressed in the house at 244 Base Line Road East in the following elements:

- Asymmetrical massing, with frontispiece gable
- Complex roof shape, including steeply pitched gables
- Use of reddish brown and brown rug brick exterior cladding, including masonry detailing
- Secondary use parging or stuccoed finish, including half-timbering, exterior cladding
- Large, tapered fieldstone chimney as a dominant feature of the south elevation
- Diamond or quarry-leaded casement windows
- Three-lite windows in the east gable, south gable, and adjacent to the front doorway
- Oriel projection on the east façade with windows, supported by brackets and clad in parging or stucco half-timbering
- Recessed front doorway on the south elevation
- Painted wood front door with exposed, oversized hinge hardware, six-lite window, knocker, mail slot, and hardware

**O. Reg. 9/06 – Criteria for Determining Cultural Heritage Value or Interest**

*A property may be designated under Section 29, Ontario Heritage Act, if it meets two or more of the criteria for determining whether it is of cultural heritage value or interest.*

<b>Criteria</b>	<b>Meets Criteria (Yes/No)</b>	<b>Evaluation</b>
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	The house on the property at 244 Base Line Road East is a representative example of the Tudor Revival architectural style. The Tudor Revival style is demonstrated in the house's asymmetrical massing, complex roof shape including steeply pitched gables, red brick exterior and brick accents, use of parging/stucco and half-timbering, chimney, diamond or quarry-lite windows, recessed front doorway, and painted wood front door.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The property is regarded for its aesthetic charm; however it does not demonstrate a high degree of craftsmanship or artistic merit.
3. The property has historical value because it demonstrates a high degree of technical or scientific achievement.	No	The property does not demonstrate a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.	No	The property is not believed to have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The property is not believed to yield, or have the potential to yield, information that contributes to an understanding of a community or culture in a significant manner.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No*	The house at 244 Base Line Road East demonstrates the influence of the architect L. Gordon Bridgman. However, further evidence to document the associative value of the property in its connection to L. Gordon Bridgman would better support this criterion.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	The property at 244 Base Line Road East is important in defining the character of Old South. Prominently located on the northwest corner of Base Line Road and Wortley Road, the house defines the character of the area in the form and massing of the house. While the expression of built character in the area varies, most of the properties feature large houses with large

		setbacks, gardens, and lawns. Most houses in this part of Old South date from the first half of the twentieth century, with a few houses constructed in earlier or later periods.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	No	The property is linked to its surroundings, but not in a manner that is significant or different than nearby properties.
9. The property has contextual value because it is a landmark.	No	The property is locally recognized, but not considered to be a landmark.

The property at 244 Base Line Road East meets two of the nine criteria of O. Reg. 9/06, therefore meriting designation pursuant to Section 29, *Ontario Heritage Act*.

\* The identification of further evidence to document the associative value of the property in its connection to the architect L. Gordon Bridgman would support the property meeting three criteria for designation.

## Appendix D – Statement of Cultural Heritage Value or Interest

### 244 Base Line Road East

#### Statement of Cultural Heritage Value or Interest

Legal Description: PART LOT 1, W/S WORTLEY RD, BEING PART 2 33R-14676;  
LONDON/WESTMINSTER  
PIN: 08380-0216

#### Description of Property

The property at 244 Base Line Road East is located at the northwest corner of Base Line Road East and Wortley Road in London's Old South neighbourhood.

#### Statement of Cultural Heritage Value or Interest

The property at 244 Base Line Road East is of significant cultural heritage value or interest because of its physical or design values, and its contextual values.

Criteria 1: the house on the property at 244 Base Line Road East has design value or physical value because it is a representative example of a Tudor Revival house.

Criteria 7: the property at 244 Base Line Road East has contextual value because it is important in defining the character of the Old South neighbourhood of London.

#### Heritage Attributes

Heritage attributes which support and contribute to the physical or design value of the property as a representative example of a Tudor Revival house:

- Asymmetrical massing, with frontispiece gable
- Complex roof shape, including steeply pitched gables
- Use of reddish brown and brown rug brick exterior cladding, including masonry detailing
- Secondary use parging or stuccoed finish, including half-timbering, exterior cladding
- Large, tapered fieldstone chimney as a dominant feature of the south elevation
- Diamond or quarry-leaded casement windows
- Three-lite windows in the east gable, south gable, and adjacent to the front doorway
- Oriel projection on the east façade with windows, supported by brackets and clad in parging or stucco half-timbering
- Recessed front doorway on the south elevation
- Painted wood front door with exposed, oversized hinge hardware, six-lite window, knocker, mail slot, and hardware

The double-wide metal overhead garage door is not considered to be a heritage attribute. The parged concrete stoop is not considered to be a heritage attribute.

Heritage attributes which support and contribute to the contextual value of the property in defining the character of Old South:

- Location on the northwest corner of Base Line Road East and Wortley Road
- Unobstructed views to the south elevation and east elevation of the house from Base Line Road East and Wortley Road



## Appendix E – Identification of Heritage Attributes



1. Asymmetrical massing, with frontispiece gable



2. Complex roof shape, including steeply pitched gables



3. Use of reddish brown and brown rug brick exterior cladding, including masonry detailing



4. Secondary use of paring or stucco finish, including half-timbering, exterior cladding detailing



5. Large, tapered fieldstone chimney as a dominant feature on the south elevation



6. Diamond or quarry-lead casement windows



7. Three-lite windows in the east gable, south gable, and adjacent to the front doorway



8. Oriel projection on the east façade with windows, supported by brackets and clad in paring or stucco half-timbering



9. Recessed front doorway on the south elevation



10. Painted wood front door with exposed, oversized hinge hardware, six-lite window, knocker, mail slot, and hardware



11. Location on the northwest corner of Base Line Road East and Wortley Road



12. Unobstructed views to the south elevation and east elevation of the house from Base Line Road East and Wortley Road.

Note: Not every heritage attribute indicated above; image is considered indicative of heritage attributes