

Bill No. 512
2014

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

A by-law to designate 273 Regent Street to be of historical and contextual 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 historic and contextual value or interest;

AND WHEREAS notice of intention to so designate the property known as 273 Regent Street has been duly published and served and no notice of objection to such designation has been received;

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

1. There is designated as being of historical and contextual value or interest, the real property at 273 Regent Street, more particularly described in Schedule "A" attached hereto, 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 registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. 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 Foundation and to cause notice of this by-law to be published in The Londoner, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on November 11, 2014.

J. Baechler
Mayor

Catharine Saunders
City Clerk

First Reading – November 11, 2014
Second Reading – November 11, 2014
Third Reading – November 11, 2014

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

Part of Lot 42, East of Wellington Street, in the City of London and County of Middlesex designated as Part 2 on Reference Plan 33R-3741.

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

Reasons for Designation

Description of Property

The structure at 273 Regent Street is a two story stucco covered residence on Plan Nil, Part Lot 42 E/S Wellington in the City of London, County of Middlesex. The residence is located on the south side of Regent Street between Wellington and Waterloo Streets.

One matter of note concerning the address: between 1927 and 1955 the house is listed in Vernon's City Directory as 271 Regent Street; from 1956 forward the house is listed as 273 Regent Street.

Statement of Cultural Significance

The single family residence located at 273 Regent Street is recommended for designation under Part IV of the Ontario Heritage Act as a building of cultural significance, primarily in respect to its architectural expression of the Arts and Crafts style and, secondarily, to its historical associations.

The Arts and Crafts design of 273 Regent Street is one of many fine examples of houses executed in the architectural styles prevalent between the World Wars in the Old North neighbourhood, which features houses of various popular revival styles.

On its exterior, the house exhibits many recognizable features that define the Arts and Crafts style. These include simplicity of design, an avoidance of any hint of historicism, restrained decorative elements, broad overhanging eaves, natural, unpainted stucco finish, numerous windows often arranged in horizontal strips and flat to the surface of the wall with no surrounding trim, and tall exterior chimneys. All the design elements are executed with great skill and are suitable to the building. The interior exhibits design elements consistent with the Arts and Crafts, Art Deco and Four Square styles. The house is in near original condition inside and out, which includes all decorative trim. It is a fine example of a building technology in use in Canada c. 1900 to the 1930s: the use of unglazed hollow terra cotta bricks as an exterior building material to which stucco is applied.

273 Regent Street was built in 1927-1928 for Dr. William S. Westland, a respected London physician. One other resident of note (1944-1965) was A. Everett Logan who owned and operated with his brother, Harold G. Logan, the Logan Funeral Home established by their father, George E. Logan, in London in 1887.

Description of Heritage Attributes

Exterior:

The Arts and Crafts designation is determined by the exterior features of the residence and, to a lesser degree, the interior. The important architectural features comprise:

- A hip roof with wide overhanging eaves broken on the front elevation by a second story bay window, the eaves of which are at a slightly lower level than the eaves on either side
- Applied stucco over structural terra cotta and metal lathe
- Exposed terra cotta bricks laid in two rows at the foundation level which also act as sills for the basement windows
- Second story projecting central bay above and sheltering the front door supported by two single oversized brackets with elongated single window openings at the angles, each with four panes, and two elongated window openings, each with four panes, on the flat facing portion with shallow stuccoed sills; a horizontal molding beneath the windows and at the bottom of the bay are the only decorative elements
- Tall stuccoed exterior chimney (west side elevation) capped all sides by a double row of terra cotta bricks
- Two balanced second story window openings arranged in groups of three, each with eight individual panes, and flat to the surface of the wall with no trim
- A doorway with flanking sidelights, each light of which is divided into arced panes divided by curved muntin bars

- A first story door decorated in a convex vertical reed pattern
- To the west of the door, a window opening arranged in a group of four, each with eight individual panes, and flat to the wall surface
- To the west of the door, a shallow, one story, three part projection (purportedly added in the 1930s) with a wide overhanging eave comprising a single rounded bay flanked by two small flat sections, the west one of which contains a small powder room off the interior vestibule lighted by an octagonal window divided by muntin bars into eight triangular panes of glass; the rounded bay features a set of four elongated window openings arranged in a rounded grouping, each with eight individual panes
- The flat surface of the west side elevation is broken up by a stuccoed chimney projecting vertically upwards from the wall surface; by two window openings arranged each into sets of two with eight individual panes with shallow stuccoed sills; and by a single second story window opening arranged into a set of two with eight individual panes with a shallow stuccoed sill
- The flat surface of the east side elevation is broken by a single pane kitchen window (not original) with a shallow stuccoed sill, a milk box and a side door on the first story and a small window with a shallow stuccoed sill which lights the ensuite bathroom and the door which provides access to the garage roof below from the southeast bedroom
- An original attached garage with applied stucco, access to which is provided by a single door lift up door; each section encases a single large panel with a horizontal strip of three windows above; a decorative cornice supported by two large brackets on either end extends along the wall surface above the garage door over which is a steeply sloped panel of nine copper strips (the south half of the garage is a much later addition)

Interior:

The interior arrangement of rooms follows a Four Square layout of four rooms per floor, however, in this instance combined with a centre hall plan. Note that the first floor living room incorporates two rooms. Reflecting the Arts and Crafts architectural style of the exterior, the interior retains the simplicity of detailing typical of the style as well as built-in bookcases and cabinetry and a fireplace with its hearth. The numerous windows flood the interior with light. The interior also exhibits stylistic features common to Art Deco particularly in the design of the doors on the first floor and the bathroom fixtures on the second floor. Note that the hardwood floors, baseboards and all the door and window trim and hardware are original. The important interior design features as listed by room comprise:

First floor:

Vestibule:

- Single paneled door to closet and to staircase hall; trim around both

Powder room (c. 1930s addition):

- Located to the right of the vestibule featuring such Art Deco elements such as a rounded coved ceiling

Staircase hall:

- Three sets of paneled Art Deco style double leaf doors leading to the rear of the house and to the living room and the dining room
- Single paneled Art Deco door to the hall that provides access to the side hall which leads to the kitchen, a second door to the dining room and to the basement staircase
- Mirrors either side of the former conservatory doors

Former conservatory:

- Terra cotta flooring
- Built-in book cases and built-in shortwave radio
- Single panel cupboard in the bottom sections of the built-in bookcases to the right and left of the doors respectively (facing the staircase hall)

Living room:

- Fireplace and hearth with full mirror above
- Built in bookcases with double single-panel doors beneath each either side of front elevation window (a c. 1930s addition)
- Original double doors with bottom single panel and four sets of paired windows above to what had been an open terrace (now enclosed) extending along a portion of the rear elevation of the house

Basement stairway and side entrance:

- Double set of rounded stepped half wall with two sets of return stairs
- Door with two lower panels and a triple set of windows above

Staircase to 2nd floor:

- Half flight of stairs to the landing and another half flight of stairs to the second floor
- Two sets of balustrades (includes handrail, turned spokes and newel cap, post and base)

Second floor:

- Central hallway and four bedrooms with an ensuite bathroom linking the two east bedrooms
- Doors (including to closets and attic) and windows