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TO:	CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE MEETING ON WEDNESDAY APRIL 13, 2016
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	REQUEST FOR DESIGNATION BY TOM & MARILYN AUSTIN, 68 BRUCE STREET

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, this report **BE RECEIVED** and that notice **BE GIVEN** under the provisions of Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, of Municipal Council’s intent to designate the property located at 68 Bruce Street to be of cultural heritage value or interest for the reasons outlined in Appendix C of this report.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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2014, September 9. Report to PEC: *Wortley Village-Old South Heritage Conservation District*.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The effect of the recommended action is to designate 68 Bruce Street under the Section 29 *Ontario Heritage Act* to be of cultural heritage value or interest.

BACKGROUND

68 Bruce Street is located on the north side of Bruce Street between Theresa Street and Cynthia Street within the Wortley Village-Old South Heritage Conservation District (Appendix A). The building located at 68 Bruce Street is a one-and-a-half storey cottage structure with refined detailing (Appendix B).

Request to Designate

In autumn 2015, Tom and Marilyn Austin, property owners of 68 Bruce Street, sought information from the Heritage Planner regarding the individual designation of their property. Their property is included within the Wortley Village-Old South Heritage Conservation District, which was designated under Part V of the *Ontario Heritage Act* on June 1, 2015. The Wortley Village-Old South Heritage Conservation District focuses on the collective cultural heritage value of the area – where the sum of the whole is greater than its parts. The request from the property owners seeks recognition of their property on its individual merits.

To facilitate their request, the Austins retained the services of a heritage consultant, Amy Barnes Consulting. The Request for Designation – 68 Bruce Street report prepared by Amy Barnes Consulting can be found in Appendix D.

ANALYSIS

Provincial Policy Statement

The *Provincial Policy Statement* (2014), issued pursuant to Section 3 of the *Planning Act*, provides policy direction of matters of provincial interest related to land use planning and development. Section 2(d) of the *Planning Act* identifies “the conservation of features of significant architectural,

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cultural, historical, archaeological or scientific interest” as matters of provincial interest. The *Planning Act* requires that all decisions affecting land use planning matters “shall be consistent with” the *Provincial Policy Statement*.

Provincial Policy Statement 2.6.1 states that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

Official Plan

Chapter 13 of the *Official Plan* includes the objective to “protect in accordance with Provincial policy those heritage resources which contribute to the identity and character of the City.” Policies support the designation of properties under the *Ontario Heritage Act*.

Strategic Plan

The Strategic Plan for the City of London 2015-2019 identifies heritage conservation an integral part of Building a Sustainable City. The recommended action supports the following strategic area of focus:

- Building a Sustainable City
 - Heritage conservation – Protect and celebrate London’s heritage for current and future generations (6.B)

Designation under the *Ontario Heritage Act*

Research and evaluation were undertaken to determine if 68 Bruce Street merits protection under Section 29 of the *Ontario Heritage Act*. A property may be designated if it meets one or more of the following mandated criteria, as per *O. Reg. 9/06*:

- Physical or design value;
- Historical or associative value; and/or,
- Contextual value.

A summary of this evaluation is highlighted in the table below:

Criteria for Determining Cultural Heritage Value or Interest		
	Criteria	Evaluation
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	<ul style="list-style-type: none"> • The main structure was built c.1891 and is an early example of a wood frame vernacular building clad with tongue and groove wood siding. • While there are many properties of similar architectural style and size in the area, the majority are made with London buff brick. • The use of tongue and groove is a rarity within the surrounding area.
	Displays a high degree of craftsmanship or artistic merit	<ul style="list-style-type: none"> • It is unclear if the many decorative wooden features, which display a degree of craftsmanship and artistic merit, are original to the house or were added over different periods of time.
	Demonstrates a high degree of technical or scientific achievement	<ul style="list-style-type: none"> • The property does not display a high degree of technical or scientific achievement.
The property has historical value or associative value because it,	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	<ul style="list-style-type: none"> • The large block of land (Block D) was originally owned by Col. Askin who was a well-known member of the community. The block of land was surveyed in 1856 and divided into smaller parcels of land, one of which was 68 Bruce Street. Many modest homes were built in the late 19th century. • This area of ‘South London’ is considered one of the earliest suburban areas/

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		subdivisions in the City of London.
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	<ul style="list-style-type: none"> • Not known.
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	<ul style="list-style-type: none"> • Not known.
The property has contextual value because it,	Is important in defining, maintaining, or supporting the character of an area	<ul style="list-style-type: none"> • The property is located in the Wortley Village/Old South Heritage Conservation District and is identified as a Priority A level building. It is important in supporting and maintaining the character of the area.
	Is physically, functionally, visually, or historically linked to its surroundings	<ul style="list-style-type: none"> • The property is visually and historically linked to the surroundings. • Visually it helps form a cohesive residential streetscape. • Historically the building was one of the first on the block and helped shape the residential suburban neighbourhood.
	Is a landmark	<ul style="list-style-type: none"> • The resource is not a landmark.

The evaluation determined that 68 Bruce Street, in its own right, is a significant cultural heritage resource and merits protection under Section 29 of the *Ontario Heritage Act*. The recommended Statement of Cultural Heritage Value or Interest for 68 Bruce Street can be found in Appendix C.

The Stewardship Sub-Committee of the LACH recommended that 68 Bruce Street be designated under Section 29 of the *Ontario Heritage Act* at its meeting held on March 31, 2016.

CONCLUSION

68 Bruce Street is a significant cultural heritage resource in the City of London and should be protected under Section 29 of the *Ontario Heritage Act*.

Should Municipal Council issue Notice of Intention to Designate 68 Bruce Street under Section 29 of the *Ontario Heritage Act* the designation of the property may be appealed within thirty days of notice being served. If an appeal is received, the Conservation Review Board will review the designation and the appeal, and make a recommendation to Municipal Council. Ultimately, Municipal Council makes the decision regarding the designation of any property under the *Ontario Heritage Act*.

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PREPARED BY:	SUBMITTED BY:
KYLE GONYOU HERITAGE PLANNER URBAN REGENERATION	JIM YANCHULA, MCIP, RPP MANAGER, URBAN REGENERATION
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

2016-04-04

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Attach:

Appendix A: Property Location

Appendix B: Property Photographs

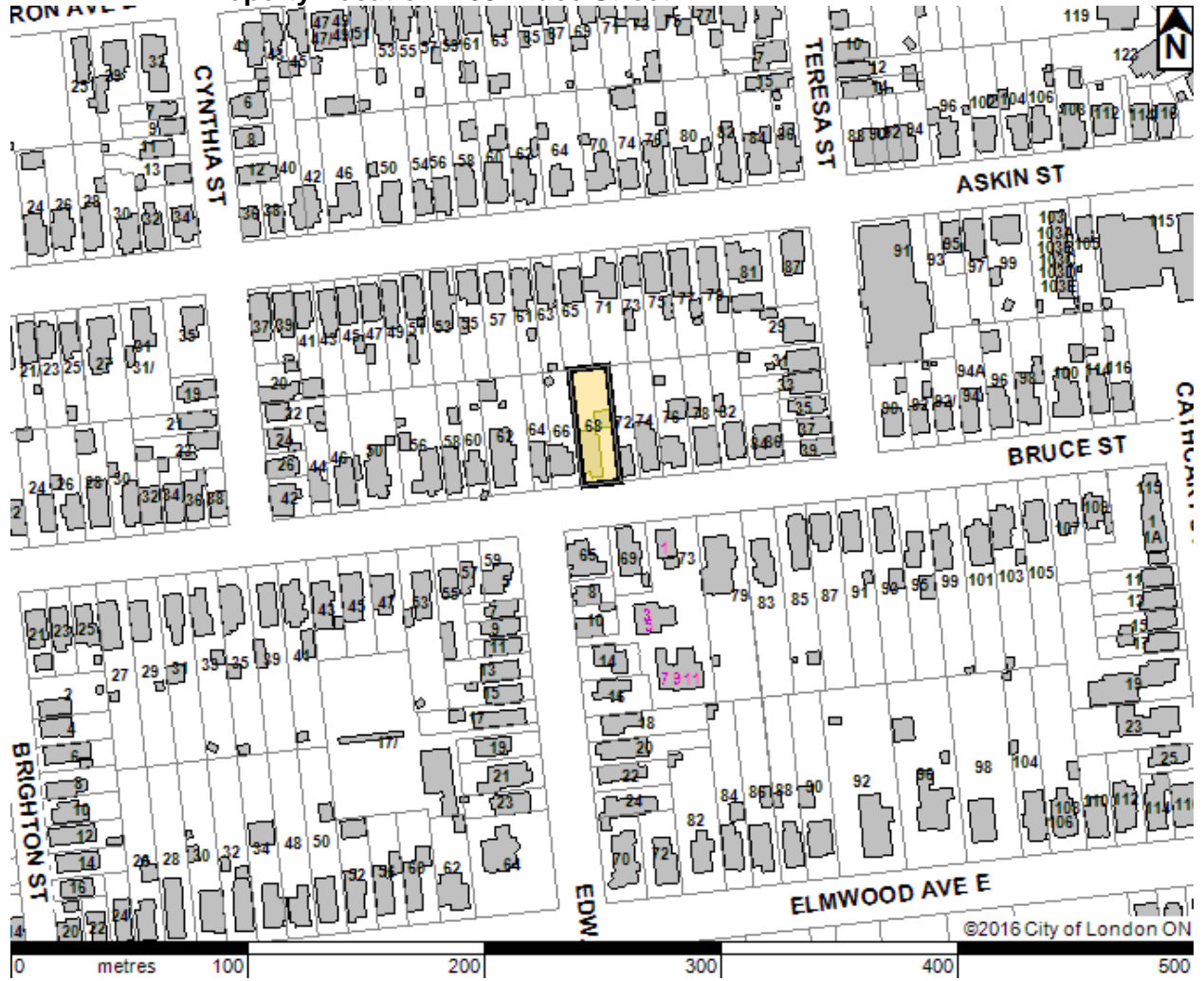
Appendix C: Statement of Cultural Heritage Value or Interest for 68 Bruce Street

Appendix D: Request for Designation – 68 Bruce Street Report

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APPENDIX A: Property Location – 68 Bruce Street



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APPENDIX B: Property Photographs – 68 Bruce Street



Image 1: Front façade of the building located at 68 Bruce Street (courtesy of Amy Barnes).



Image 2: West elevation of the building located at 68 Bruce Street (courtesy of Amy Barnes).



Image 3: East elevation of the building located at 68 Bruce Street (courtesy of Amy Barnes).

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APPENDIX C: Statement of Cultural Heritage Value or Interest – 68 Bruce Street

Legal Description

PLAN 122 PT LOT 30 RP 33R5424 PART 2

Description of Property

The property located at 68 Bruce Street is a detached one and a half storey, wood frame, residential dwelling, built in a vernacular architectural style. The property is located on the north side of Bruce Street, between Teresa Street (east) and Cynthia Street (west). The property is located within the Wortley Village/Old South Heritage Conservation District, which was designated under the *Ontario Heritage Act* on June 1, 2015. The building located on the property is believed to have been built c.1891.

Statement of Cultural Heritage Value or Interest

The property located at 68 Bruce Street is of cultural heritage value because of its physical or design value, its historical or associative value, and its contextual values.

Physical/Design Values

The residential dwelling located at 68 Bruce Street is a one and half storey, vernacular structure built c. 1891. It follows a rectangular plan, with short façade, and has a one storey rear wing. It is likely the one storey rear wing is not original to the house as the materials appear different; however, it would have been an early addition (summer kitchen) and was present by 1907. The building is narrowly set back from the road and a handful of large mature trees are located on the property.

The building has a shingled hipped roof with a central gable peak on the façade, and an additional gable peak on the eastern elevation. There is a small shed style dormer on the east elevation. The roof has overhanging eaves, a plain frieze and decorative barge board trim is found in the gable peaks. The one storey rear addition has a shed style shingled roof.

The wood frame building follows a side hall plan, and the main entrance is located on the east side of the facade. The entrance has wooden double leaf doors with metal finishes (door knob, letter slot, and lock) and there is a segmental arch transom filled in with stained glass. The doorway is framed with decorative wooden trim which peaks at the top and is made more prominent by the dichromatic paint (blue and white). The entrance is framed by an open porch which is supported by paired Doric style wooden posts with rusticated plinths. There are three types of columns present on the porch; one pair, one triplet and a single engaged column. The porch is accessed by a straight walk up stairway which leads to a wooden tongue and groove platform, and there are decorative railings with wooden turned spindles. The porch has a flat roof and wooden tongue and groove ceiling. The Doric pillars have paired decorative brackets and decorative trim which carry through to the bay window of the façade. On the top of the flat porch roof line (which carries through to the bay window), decorative wrought iron cresting is present.

There are two large bay windows, each with three windows framed with decorative trim, and paneled dado below; one on the street façade and one on the eastern elevation. The additional windows on the main level have rectangular openings and newer vinyl hung windows. They are framed with shaped decorative wood trim and a thin lug style sill. The windows on the second levels, found within the gable peaks, have newer vinyl hung windows, with a separate semi-circular shaped transom with fixed glass pane. They also have shaped decorative wood trim surrounding them. There is a single window found within the gable peak on the street façade, and paired windows on gable peak of the eastern elevation.

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While many of the ‘cottage’ style properties in the surrounding area are built with London buff brick, the building at 68 Bruce Street is clad with tongue and groove wood siding. The property doesn’t follow the traditional ‘cottage’ style layout and is best described as a vernacular style; however, side hall plan style structures are common to London. The property has many decorative features including: ornamental wrought iron cresting, double leaf wooden doors with a large segmental arch transom and metal finishes, barge board trim, decorative brackets and two bay windows (one on façade and one on east elevation). These finishes are accentuated through the use of the dichromatic painting.

A newer one storey detached garage is located to the east of the main structure at the eastern rear of property and is sympathetic in its form, scale, massing and finished to the cultural value of the property.

Historical/Associative Values

The building at 68 Bruce Street is believed to have been built c.1891. City Directory records for 68 Bruce Street can be traced back to 1891, at which time Henry Thompson is associated with the property. At that time Henry Thompson is listed as working as a ‘trimmer’ for James Cowan & Co.

Henry Thompson was born in 1834 in Ireland and immigrated to Canada in 1843. Henry Thompson married Catherine (nee Curtin) on June 18, 1879 in Orillia, Ontario and their daughter, E Mable Thompson, was born the following year in Orillia. Sometime between 1880 and 1891 they moved to Middlesex (London) and lived at 68 Bruce Street until shortly after Henry Thompson’s death on April 18, 1914.

After the Thompsons, the property was associated with Archibald McCallum and Colin McCallum from 1915-1919. Archibald is listed as a trainman for the Grand Trunk Railway and Colin was listed as working as a bagman for the Grand Trunk Railway. From 1920-1933 the property is associated with James Mackintosh who is listed as working at Dennis Wire Works. From 1934-1940 the property was associated with George C. Roberson and his wife Selina; George was working as a picture framer for O. B. Graves Lt. at that time. From 1941 to 1973 the property was associated with Melville G Black and his wife Dorcas; Melville worked as a linoleum layer for Smallman & Ingram in 1944 and as a floor layer supervisor for Simpson London Ltd in 1947. Through the Black ownership, Allan G Black and Byron Black also resided at this address. After the Black family, the property was associated with R. S. Best until 1981, when D. Knowles was listed as residing there for one year followed by H. Kemp and R. Johnston-Kemp from 1983-1992. From 1992 until 2009 the property was associated with M. Peterson and J. Cavanagh, and then just J. Cavanagh until 2011. The directories list S. Veitch as residing there in 2012, and the current owners, Tom and Marilyn Austin purchased the property in October of 2014 from Frank Boisvert and Marylou Greenwood.

While none of the residents associated with 68 Bruce Street have associative or historical significance to the community, they do reveal the working class nature of those who resided at 68 Bruce Street. The professions identified in City Directories suggest that the residents had a reliance on employment opportunities that were found in the City of London and reinforce the suburban nature of the neighbourhood.

Contextual Values

68 Bruce Street is located on the north side of Bruce Street in a residential neighbourhood. There are many cottage style buildings present in the surrounding area and on Bruce Street specifically; however, unlike 68 Bruce Street which is clad with tongue and groove wood siding, they are predominantly clad in brick.

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The residential building located at 68 Bruce Street reinforces a cohesive streetscape and the character of the area. The shallow front yard setback and modest size of the building help support the character of the area as a residential suburb. 68 Bruce Street is one of the earlier buildings on the street and helped shape the cohesive streetscape currently present. The neighbourhood reflects the working-class history of ‘South London’.

Heritage Attributes

Heritage attributes which support and contribute to the cultural heritage value or interest of the building at 68 Bruce Street include:

- The one and a half storey residential building, with side hall plan;
- The hipped roof with overhanging eaves, plain wide frieze and central and side gable peak;
- The bay window found on the street façade with decorative paneled wood trim;
- The bay window found on the east elevation with decorative paneled wood trim;
- The double leaf wooden front doors and segmental arch transom;
- The rectangular window openings with molded trim on main level;
- The rectangular window openings with molded trim, with additional semi-circular fixed transom (single window on façade and paired windows on east elevation) found in the gable peaks;
- The decorative barge board trim found in both gable peaks;
- The Doric columns (one paired, one triplet, and one engaged) with rusticated plinths, decorative trim and paired brackets;
- The flat roof front porch with tongue and groove ceiling and floor, railing with turned spindles, as well as the continuous roofline cornice engaging with the front bay window;
- Wrought iron ornamental cresting along porch roof and street façade bay window;
- Tongue and groove wood siding with end boards and baseplate;
- The set back from the Bruce Street; and,
- The visibility and legibility of its heritage attributes from Bruce Street.

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APPENDIX D: Request for Designation – 68 Bruce Street Report (Amy Barnes Consulting, March 12, 2016)