

## Request for Designation - 68 Bruce Street

Tom and Marilyn Austin, owners of 68 Bruce Street, retained Amy Barnes, of Amy Barnes Consulting to carry out research and prepare a designation report in order to apply for a Part IV designation under the Ontario Heritage Act (OHA). The historical information is based primarily on the information found in City Directories, historic maps, and the *Wortley Village Heritage Conservation District: Final Study Report. March 2013*. A scoped site visit and research on the property was carried out in January 2016. A general background of the area and property, policy framework and O. Reg 9/06 evaluation can be found below. Appendix A of this report contains further detail about the physical or design value, historical and/or associative value and contextual value of the property and all the necessary pieces of information required to establish a Part IV designation. Appendix B contains relevant figures and Appendix C contains photographic documentation. Although the property is currently designated under Part V of the OHA, the current owners wish to further acknowledge its physical value and protect the identified heritage attributes. They hope to be considered for a historic plaque but ultimately are motivated by the desire to conserve the building so that it may be enjoyed by future generations. The property has sufficient cultural heritage value or interest to establish a Part IV designation under the Ontario Heritage Act.

### General Background of Area and Property

The property is located in the southern part of the City of London, south of the Thames River. The land was originally part of Westminster Township, in the County of Middlesex. Under the direction of Lieutenant-Governor John Graves Simcoe, the land at the fork of the Thames River, including portions of 'South London', were set aside as Crown Reserve Land. As a result, one of the earliest records of the area began in 1810 when Simon Watson surveyed South London, using the north portion of Westminster Township (now Baseline Rd) to divide the large area of land into smaller blocks.

Development within the area of South London began as a residential suburban neighbourhood for wealthy Londoners who built large estates in order to escape the congested London city centre. The natural features, the calm and quiet nature of the area of South London offered refuge to those wealthy residents who could afford to build. The residential neighbourhood was made even more attractive to residents with the construction of three bridges across the Thames River: Stanley Street Bridge (1826), Wellington Bridge (1840) and Ridout Bridge (1848).

In 1856, Colonel Askin owned a large parcel of land located between Alma Street (north) and Bruce Street (south). Col. Askin commissioned a plan of subdivision which laid out uniformed land parcels on his large block of land (Figure 1). 68 Bruce Street is located in Block D of the

plan of subdivision, which is bounded by Teresa Street to the east, Cynthia Street to the west; both of these streets were named after Col. Askin's daughters.

Development of the residential neighbourhood was slow to materialize as the *1872 Birds Eye View* map shows only a small portion of Bruce Street, west of Wortley Road, had been established; the map shows the area to which the house would eventually be located is still a forested area (Figure 2). The Illustrated Historic Atlas of the County of Middlesex reported in 1878 the population approaches 1000.

Prior to 1880 the neighbourhood went by numerous names including 'New Brighton', 'St. James Park', 'Askin' or simply, South London. Shortly after the Bird's Eye View map was created, the suburban area underwent increased development. According to the *Wortley Village/Old South Heritage Conservation District Final Study Report* "The mid-1880s saw an upsurge in speculative building and in the construction of single storey cottages" (pg.19).

In 1888, the London Street Railway extended its service south of the Thames River which further improved access to the neighbourhood. At the time, most residents still relied on employment found in the city centre. Two years later, in 1890, part of the Township of Westminster, including where the property is located, was annexed by the City of London. The 1890 annexation brought with it city water, improved roads, schools and the establishment of Fire Station #3 in 1891, located on 161 Bruce Street. All of these services created a more desirable place to live and further suburban development ensued. The 1892 Fire Insurance Plan (revised 1907), shows the one and a half storey building is present, as are numerous other buildings along Bruce Street. A thriving suburban neighbourhood is present.

The residential dwelling located at 68 Bruce Street is a one and half storey, vernacular structure built c. 1880. 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 are slightly different; however, it would have been an early addition (summer kitchen) and was present by 1907 as indicated by Fire Insurance Plans. The property is narrowly set back from the road and a handful of large mature trees are located on the property.

The wood frame building follows a side hall plan, and the main entrance is located off centre on the east side. While many of the 'cottage' style properties in the area are built with London buff brick, the property is clad with tongue and groove wood siding. The property has many decorative features including: ornamental wrought iron cresting, double leaf wooden doors with a large semi-circular 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.

City Directory records for 68 Bruce St 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. Subsequent owners include: McCallum (1915-1919);

Mackintosh (1920-1933); Roberson (1934-1940); Black (1941-1973); Best (1974-1981); Knowles (1982); Kemp & Johnston-Kemp (1983-1992); Peterson & Cavanagh (1992-2009); Cavanagh (2009-2011); Veitch (2012); Frank Boisvert and Marylou Greenwood (2013-2014) and current owners Austin (2014-present).

68 Bruce Street is located on the south side of the fork in the Thames River in a residential neighbourhood. It is currently zoned Low Density Residential. Bruce Street is a one way couplet, with one lane for flowing traffic (south lane) and the north lane for street parking. Bruce runs in an eastbound direction and is classified as a secondary collector Street.

68 Bruce Street is located with the Wortley Village/Old South Heritage Conservation District, which was designated under Part V of the Ontario Heritage Act on June 1<sup>st</sup>, 2015. There are 1048 properties included in the district and buildings vary in size and architectural style. 68 Bruce Street is ranked as the highest priority, Priority Level A, with in the district because of one or more of the following reasons:

- The property has been previously recognized by being designated under the OHA, or listed as significant asset by LACH
- The property is a fine example of architectural style
- The property exhibits unique qualities or details
- The property is well maintained example of a modest architectural style
- The age of the building contributes to its heritage value
- There is a significant event, person, or story associated with the building
- The property contributes to the streetscape because of its sequence, grouping or location.

68 Bruce St is one of four buildings on the north side of Bruce Street, between Teresa St and Cynthia St, ranked Priority level A. The remaining properties on the street are ranked Priority Level C, with the exception of 72 Bruce (adjacent to 68 Bruce) which is Priority level B.

## Associated Policy

### Ontario Heritage Act

The *Ontario Heritage Act* (OHA) is one of the primary pieces of legislation used by municipalities to conserve cultural heritage resources. It enables municipalities to enter into heritage easements, add properties of cultural heritage value or interest to its Heritage Register (Section 27), designate properties of cultural heritage value or interest through individual designations (Section 29, Part IV) or heritage conservation districts (Part V). For properties that are proposed for designation under Section 29, Part IV of the Ontario Heritage Act, they are evaluated against the criteria of *O.Reg. 9/06*. The criteria of O.Reg 9/06 are as follows:

1. The property has design value or physical value because it,

- i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
- ii. displays a high degree of craftsmanship or artistic merit, or
- iii. demonstrates a high degree of technical or scientific achievement.

2. The property has historical value or associative value because it,
- i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
  - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

3. The property has contextual value because it,
- i. is important in defining, maintaining or supporting the character of an area,
  - ii. is physically, functionally, visually or historically linked to its surroundings, or
  - iii. is a landmark.

If a property meets any one of the before mentioned criteria, it would be eligible for designation. The formal designation of property includes the development and passing of a municipal by-law which outlines: a description of the property; statement of significance explaining the cultural heritage value or interest of the property; and a description of the heritage attributes.

The property is located within the Wortley Village/Old South Heritage Conservation District, which was designated under Part V of the Ontario Heritage Act on June 1<sup>st</sup>, 2015.

Research and evaluation were undertaken to determine if 68 Bruce Street merits protection under Part IV of the *Ontario Heritage Act*. The table below was utilized to evaluate the individual cultural heritage value or interest of 68 Bruce Street.

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
<i>1. The property has design value or physical value because it,</i>		
i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	Y	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 with the surrounding area.
ii. displays a high degree of	N	It is unclear if the many decorative

<b>O.Reg.9/06 Criteria</b>	<b>Criteria Met (Y/N)</b>	<b>Justification</b>
craftsmanship or artistic merit, or		wooden features, which display a degree of craftsmanship and artistic merit, are original to the house or were added over different periods of time.
iii. demonstrates a high degree of technical or scientific achievement.	N	The property does not display a high degree of technical or scientific achievement.
<i>2. The property has historical value or associative value because it,</i>		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Y	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 19 <sup>th</sup> century. This area of ‘South London’ is considered one of the earliest suburban areas/subdivisions of the City of London.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Not known.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N	Not known.
<i>3. The property has contextual value because it,</i>		
i. is important in defining, maintaining or supporting the character of an area,	Y	The property is located in the Wortley Village/Old South Heritage Conservation District and identified as a Priority A level building. It is important in supporting and maintaining the character of the area.
ii. is physically, functionally, visually or historically linked to its surroundings, or	Y	The property is visually and historically linked to the surroundings.  Visually it helps form a cohesive

<b>O.Reg.9/06 Criteria</b>	<b>Criteria Met (Y/N)</b>	<b>Justification</b>
		residential streetscape.  Historically the building was one of the first on the block and helped shape the residential suburban neighbourhood.
iii. is a landmark.	N	The resource is not a landmark

The O. Reg 9/06 evaluation determined that 68 Bruce Street is a significant cultural heritage resource and merits protection under Part IV of the Ontario Heritage Act. A draft Statement of Significance is found in Appendix A.

## **APPENDIX A- Statement of Cultural Value or Interest- 68 Bruce Street, London, Ontario.**

### **Legal Description**

PLAN 122 PT LOT 30 RP 33R5424 PART 2

### **Description of the 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<sup>st</sup>, 2015. The building is believed to have been built c.1891.

### **Statement of Cultural Heritage Value or Interest.**

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

### **Heritage Attributes**

The heritage attributes which support or contribute to the cultural heritage value or interest for 68 Bruce Street includes:

- 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 façade with decorative panelled wood trim;
- The bay window found on the east elevation and decorative panelled wood trim;
- The double leaf wooden doors and semi-circular 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 peak;
- The Doric pillars (one paired, one triplet, and one engaged) with rusticated plinths, decorative trim and paired brackets;
- Tongue and groove wood siding with end boards and baseplate;
- Wrought iron ornamental cresting along porch roof and façade bay window;

- The narrow set back from the road; and
- The visibility and legibility of its heritage attributes from Bruce Street.

### Physical/Design Value

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 semi-circular 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 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 panelled dado below; one on the 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 façade, and paired windows on gable peak of the eastern elevation.

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 semi-circular 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 St is believed to be built c.1891. City Directory records for 68 Bruce St 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<sup>th</sup>, 1879 in Orillia, Ontario and they would have a daughter, E Mable Thompson, who was born the following year in Orillia. Sometime between 1880 and 1891 they moved to Middlesex (London) and would live at 68 Bruce St until shortly after Henry Thompson’s death on April 18<sup>th</sup>, 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 is 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 a Dennis Wire Works. From 1934-1940 the property is 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 is associated with Melville G Black and his wife Dorcas; Melville worked as a linoleum layer for Smallman & Ingran 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 is associated with R. S. Best until 1981, when D. Knowles is listed as residing there for one year followed by H. Kemp and R. Johnston-Kemp from 1983-1992. From 1992 until 2009 the property is 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.

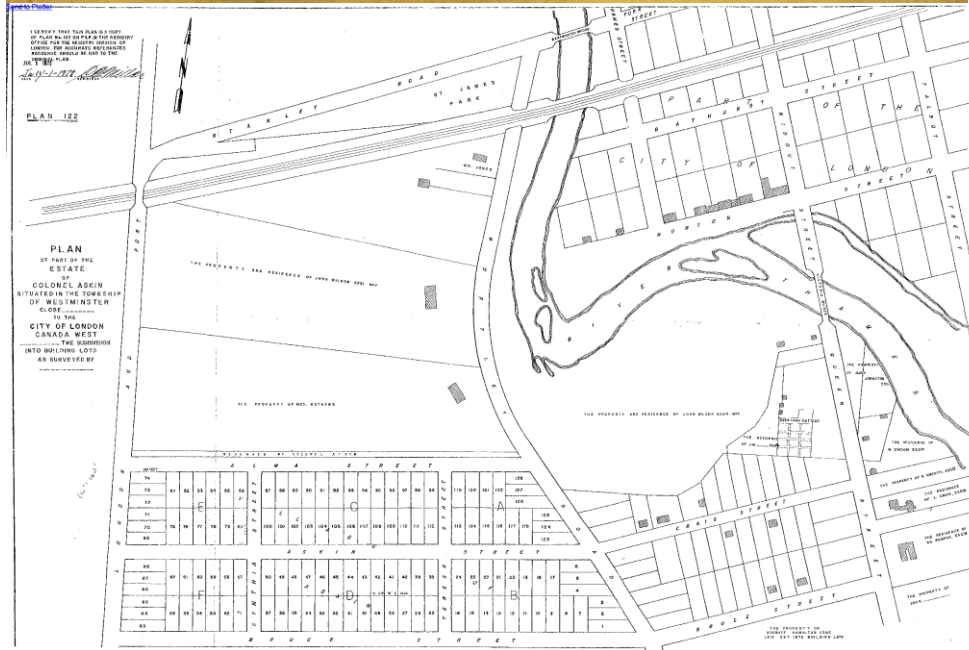
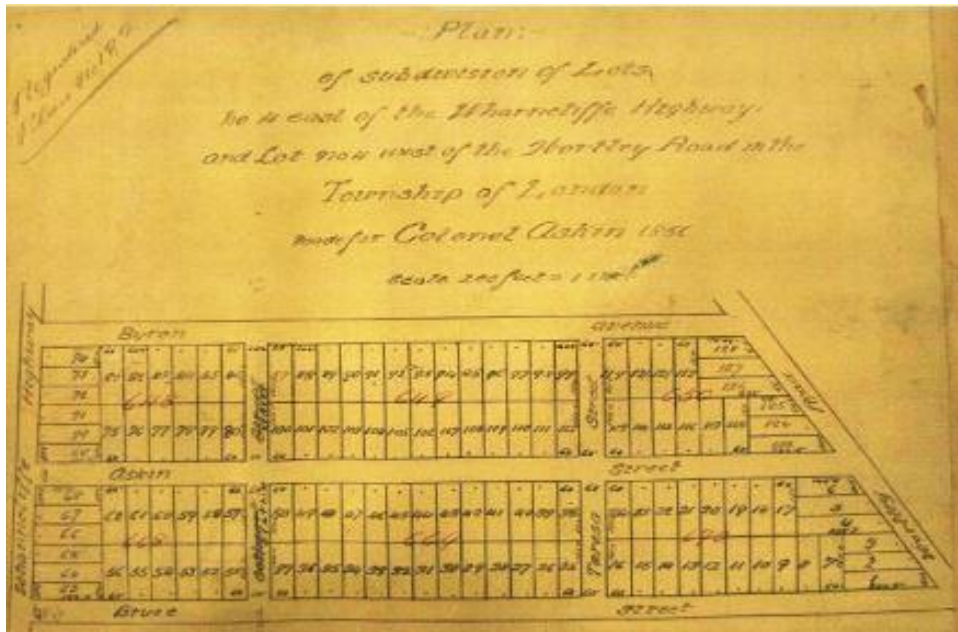
While none of the residents associated with 68 Bruce Street have associative or historical significance to the community, they do reveal the working class nature of those who resided at 68 Bruce Street. The professions identified in City Directories suggest that the residents had a reliance on employment 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 which is clad with tongue and groove wood siding, they are predominantly made of brick.

The residential building located at 68 Bruce Street reinforces a cohesive streetscape and the character of the area. The shallow 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 the 'South London'.

## Appendix B- Figures



**Figure 1: Top-** Details of the Plan of Subdivision in 1856; 68 Bruce St is located in the bottom middle on Block D (Wortley Village Heritage Conservation District: Final Study Report. March 2013, pg. 13). **Bottom:** Plan of Subdivision for the Estate of Colonel Askin. (Registered Plan 122, provided by City of London Staff).



Figure 2: 1872 Bird's eye view. A small portion of Bruce St is present on the map. (Glover, 1872).

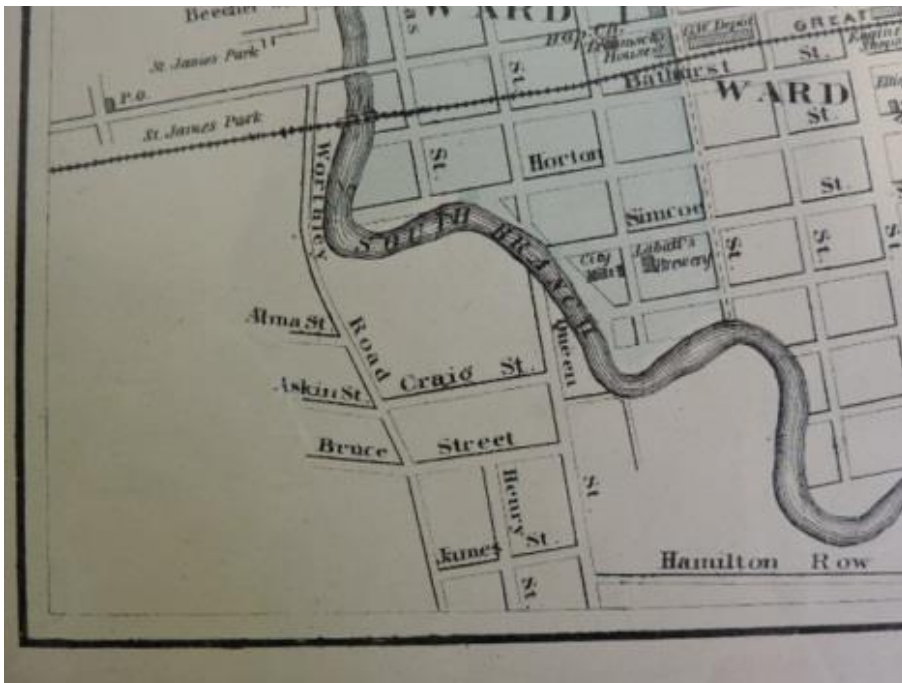


Figure 3: 1875 Plan of London, Middlesex County, Ontario. (London Room, City of London Library)

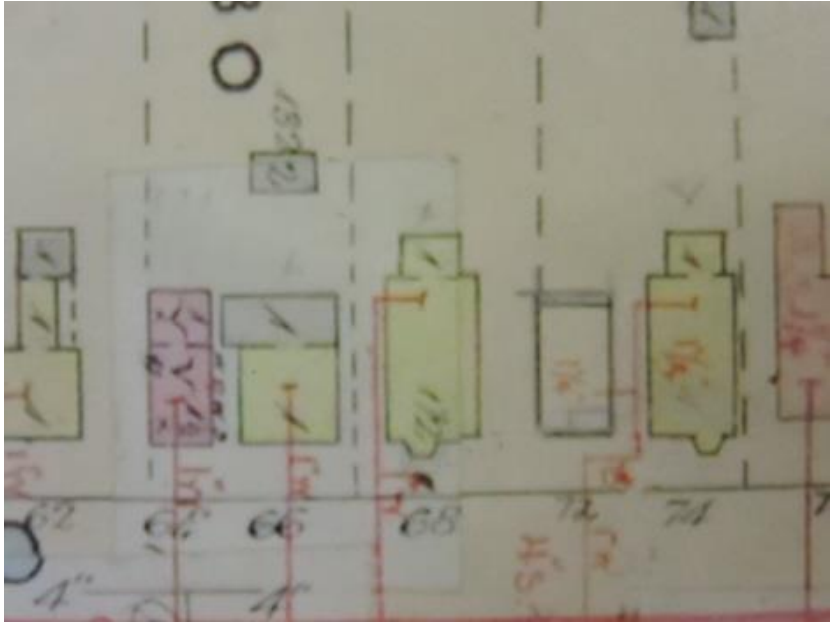


Figure 4: Details of the 1892 Fire Insurance Plan (Revised 1907). (Sheet 42)



## Appendix C- Photographic Documentation



Photo 1: Front façade of 68 Bruce Street (AB, 2016)



Photo 2: West elevation of 68 Bruce Street (AB, 2016)



Photo 3: East elevation of 68 Bruce Street (AB, 2016)



Photo 4: Rear of east elevation of 68 Bruce Street (AB, 2016)



Photo 5: East elevation bay window (AB, 2016)



Photo 6: Front entrance and porch (AB, 2016)





Photo 7: Front entranceway (AB, 2016)



Photo 8: Details of finishing on front door. Letter box opening (left) and metal door knob (right) (AB, 2016)



Photo 9: Details of triplet columns (AB, 2016)



Photo 10: Detail of facade bay window and porch (AB, 2016)



Photo 11: Detail of wrought iron cresting, bargeboard trim, and gable window (AB, 2016).

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Bird's Eye View of London, Ontario, Canada, 1872. Map drawn by E. S. Glover. Collection of the Ivey Family London Room, London Public Library.

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Registered Plan 122: Plan of Subdivision for the Estate of Colonel Askin. Image provided by City of London Staff.

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