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K. Gonyou

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	PASSAGE OF DESIGNATING BY-LAW 68 BRUCE STREET MEETING ON JULY 18, 2016

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the attached by-law to designate 68 Bruce Street to be of cultural heritage value or interest **BE INTRODUCED**; it being noted that this matter has been considered by the London Advisory Committee on Heritage and public notice has been completed with respect to the designation in compliance with the requirements of the *Ontario Heritage Act*.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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April 25, 2016: Report to PEC. Request for Designation under the *Ontario Heritage Act*: 68 Bruce Street.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The effect of the recommended action is to pass the by-law to designate the 68 Bruce Street under Section 29 of the *Ontario Heritage Act*.

BACKGROUND

Initiated by a request from the property owner and supported by the London Advisory Committee on Heritage (LACH), Municipal Council resolved to issue its notice of intent to designate 68 Bruce Street under Section 29 of the *Ontario Heritage Act* at its meeting held on May 3, 2016. This notice was served on the Ontario Heritage Trust and the property owner. The notice was also published in *The Londoner* on May 26, 2016; the thirty day appeal period expired on June 27, 2016. No appeals were received.

The final steps to designate 68 Bruce Street under the *Ontario Heritage Act* are the passage of the designating by-law and registration of that by-law on the title of the property.

CONCLUSION

68 Bruce Street is a significant cultural heritage resource in the City of London and should be protected 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	

2016-07-04

Attach:

Appendix A: A by-law to designate 68 Bruce Street, to be of cultural heritage value or interest.

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APPENDIX A

Bill No.
2016

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

A by-law to designate 68 Bruce Street 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 68 Bruce 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. The real property at 68 Bruce Street, 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 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 Trust 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 July 26, 2016.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – July 26, 2016
Second Reading – July 26, 2016
Third Reading – July 26, 2016

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

Legal Description

PLAN 122 PT LOT 30 RP 33R5424 PART 2

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

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.

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

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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.

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;

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- 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.