

Bill No. 162
2012

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

A by-law to designate 84 Commissioners Rd E 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 84 Commissioners Rd E 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 84 Commissioners Rd E, more particularly described in Schedule "A" hereto, for the reasons set out in Schedule "B" 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 London Free Press, 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 on the day it is passed.

PASSED in Open Council on April 10, 2012.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – April 10, 2012
Second Reading – April 10, 2012
Third Reading – April 10, 2012

SCHEDULE “A”
To By-law No. L.S.P.-

“Part of Lot 71 on Registrar’s Compiled Plan 1012 in the City of London and County of Middlesex, save and except Part 3 on Reference Plan 33R-14181.”

SCHEDULE “B”
To By-law No. L.S.P.-

Statement of Significance for Selby Place – 84 Commissioners Road East

Description of Property

Selby Place is a one storey, wood frame, vinyl cladding over clapboard, residence situated on former Concession 1, Township of Westminster, Pt. Lot 30, Plan 1012, Part Lot 71, at the municipal address of 84 Commissioner’s Road East in the City of London, County of Middlesex. The residence occupies a single lot on the north side of Commissioners Road East, east from Highland Avenue.

Statement of Cultural Heritage Interest

Selby Place is a property of cultural heritage interest and value primarily for its architectural design and for its historical associations. The home was built in 1940 for Fredrick Selby Young by local contractor J.W. (Roy) James. James was one of London’s better known builder contractors in this era. The plans were purchased in New York from W. & J. Sloane Furniture Company, who had them commissioned in 1930 from New York-based architects Edward Laclede Howard and William Eagleton Frenaye II. Both were members of the American Institute of Architects.

A model home was built in Sloane’s showroom as a vehicle to encourage sales of furniture and furnishings. The marketing idea was that customers would purchase the blueprints, have the home built, and then furnish it with pieces created by the Sloane Furniture Company. This was a refinement of the catalogue home plans industry, well-established by the 1930s. Advertised as “Sloane’s Little House”, this small residence was to reflect architectural trends of the times in terms of building smaller, more inexpensive homes that were easier to maintain. Homes such as this were being designed to require less space for domestic help, a reflection of domestic technological advancements.

Selby Place was built in the late Colonial Revival Style and this also reflects the historicism associated with this era of the early 20th century with the re-emergence of features of Palladian classicism in use with Georgian revival architecture. Most striking of the architectural features of Selby Place are the large Palladian windows on the front and original rear façades. The residence has experienced some later alterations including the application of siding, alterations to the front entrance hall, expansion of a bathroom on the west wall, the addition of a sun room to the north, rear, along with a later wood deck and the replacement of one basement window.

Frederick Selby Young (1902-1987) was the owner who commissioned the construction of the home in 1940 and lived there with his wife Marguerite. Young was the owner-manager of Selby Young Printing (84-86 Dundas) for many years. On his death in 1987, the house remained occupied by his second wife, Jeffie. Since 2008, R. Bruce Flowers, a secondary school teacher and noted visual artist has owned and occupied the residence.

Description of Heritage Attributes

The exterior heritage attributes as expressed in the form, massing and materials of this 1940 late colonial revival residence include:

- the wide, front-facing, gable roof
- the rough square footprint with a shallow front elevation of the central bay projection
- the wooden trim above the central bay on the front façade evocative of a simple pediment
- the offset front entrance
- the offset brick chimney
- the multi-paned Palladian windows in the centre of front and original rear façades with decorative trim in a fanned pattern, with arched mouldings that include a decorative keystone
- a restored demilune window in the pediment above the front Palladian window
- original clapboard siding beneath the later vinyl siding
- An original wood entrance door with a set of six lights and three vertical carved rectangular panels
- Similar doors at the back and on the garage provide design continuity
- 6/6 windows on the front and east facades
- original wood shutters

- the original brackets for a long front window box on the front façade beneath the window, part of the initial design
- an original garden house/potting shed retaining its clapboard siding with 6 light windows echoing those in the house.

Interior features of note which express the original design include:

- The spacious central living room (35'3" x 17") with a barrel vault ceiling and crown moulding; along both the north and south walls a keystone motif is centred in the moulding.
- Smaller rooms (bedrooms and bathroom on the west, kitchen, study and bathroom on the east) flank the central living room.
- A second, ascending, Palladium style window (77" x 50 ½") originally on the rear façade to provide garden egress now divides the living room from the later addition sun room
- art deco inspired fluted moulding framing doors and windows
- display cabinets with muntins mimicking the Palladium window design and surrounded by fluted moulding
- a fireplace centrally located on the east wall of the living room with a wood surround in a classical pattern showing a rectangular plaque
- within the bathroom can be found features that typify bathroom design elements typical of the 1940s and 50s:
 - pastel coloured tiles with contrasting trim and mud caps
 - floor tiles and decorative banding
 - built in medicine cabinet
- two *London Foundry* clean out boxes at the bottom of the stairs in the basement
- within the garage the original wood box for the two fireplaces

Contextual features worthy of preservation include:

- the siting of the house with respect to its deep setback from the road, reflective of the 1940s suburban character of the home
- the close relationship of the home to the adjacent garage
- the treed landscaping elements surrounding the property boundaries.
- The vistas from Commissioners Road to the house on the south and from the house to the city to the north