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<b>TO:</b>	<b>CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE MEETING ON WEDNESDAY MARCH 8, 2017</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>REQUEST FOR DESIGNATION OF 43 BRUCE STREET BY: CATHY &amp; MIKE LYNCH</b>

<b>RECOMMENDATION</b>
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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 43 Bruce Street to be of cultural heritage value or interest for the reasons outlined in Appendix C of this report.

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

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The effect of the recommended action is to designate 43 Bruce Street under the Section 29 *Ontario Heritage Act* to be of cultural heritage value or interest.

<b>BACKGROUND</b>
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#### **Location**

The property at 43 Bruce Street is located on the south side of Bruce Street between Brighton Street and Edward Street within the Wortley Village-Old South Heritage Conservation District (Appendix A).

#### **Property**

The property was included on the *Inventory of Heritage Resources* since 1991 (note: the 1987 *Inventory of Heritage Resources* did not include areas south of the Thames River). The *Inventory of Heritage Resources* was adopted as the Register in 2007. The 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 property was featured in the Architectural Conservancy Ontario – London Region's Geranium Heritage House Tour in 1999. Its current owners were the recipient of an Architectural Conservancy Ontario – London Region & Heritage London Foundation award in 2017 for their restoration work.

#### **Description**

The building located at 43 Bruce Street is a one-and-a-half storey cottage structure with intricate brickwork detailing (Appendix B). It was built in 1887. The building located at 43 Bruce Street is a representative example of a style and type of single storey, side hall plan brick cottage with a central gable. Built primarily of buff brick, architectural details

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of the building are highlighted through the application of a dichromatic pattern using contrasting red brick. These details include a drip course, recessed dado below the windows with checkerboard pattern, string courses at the sills and lintels with bracket detailing, and radiating voussoirs. These details wrap the building and accentuate the door and windows of the building; the effect is that the whole house seems wrapped in red masonry lace trimming. The dichromatic brickwork appears to have tuck pointed mortar joints.

In addition to the brickwork, woodwork also displays a high degree of craftsmanship through the intricate detailing, piercework, and moulding. The bargeboard has a delicate scallop finish along its base, with the scalloping detail further accented by piercework in a High Victorian style at the gable. Bargeboard at the gable also includes applied recessed pierced panels and applied round details in wood. The wood soffits are finished by moulding.

The front door is accessed by a set of wooden steps, the landing of which is covered by a segmented arch porch which is supported by delicate chamfered columns set in pairs and triplets. The porch itself was more recently added. Entablature of the porch includes dentils, brackets, and moulding accenting the segmented arch of the roofline. The wood spindles of the railing are chamfered. The front door is set in a heavily moulded opening with wood detail, with a segmented arch opening in the brickwork. The doorway is likely inspired by the London Doorway motif, however its arched sidelights with paneled dado do not break the transom line. The paneling is also seen on the front door itself with two rounded arch glazed panels set above paneled details with an ellipse above two rectangular panels. A rounded arch transom above the single leaf door is accented by brackets, dentils, and moulding. Replacement windows have been inserted into the segmented arch voids of the ground storey and in the rounded arch window of the gable. Wood shutters flank the front façade windows.

The property demonstrates the work of William Westcott, original owner and builder, who is believed to be significant to the community. William Westcott purchased a half acre in Lot 19 on the south side of Bruce Street in the mid-1880s. He immediately built a cottage at what is now 41 Bruce Street where he lived for a few years after which he built and moved into 43 Bruce Street with his wife Elizabeth B. (Cole) Westcott (1858-1914). As his personal residence, the building reflects a refined level of detail, craftsmanship, and skill in the application of dichromatic brickwork and woodwork. This property is also considered in context of 39 Bruce Street, 41 Bruce Street, 45 Bruce Street, and 47 Bruce Street, which have identical original massing and form and are all believed to be the work of William Westcott and John Lang. William Westcott is also known to have worked with W. Copp, prior to taking the position of City Assessor for Wards 4 and 5.

### **Request to Designate**

At the Gathering on the Green in 2016, Cathy Lynch, property owner of 43 Bruce Street, sought information from the Heritage Planner regarding individual designation of her property. 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.

## **POLICY REVIEW**

Section 2.6.1 of the *Provincial Policy Statement* (2014) directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.” “Significant” is defined in the *Provincial Policy Statement* (2014) as, in regards to cultural heritage and archaeology, “resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, and event, or a people.” The objectives of

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Chapter 13 (Heritage) of the City of London’s *Official Plan* (1989, as amended), as well as the policies of *The London Plan* (adopted 2016), comply with these policies. The Strategic Plan for the City of London 2015-2019 identifies heritage conservation as an integral part of “Building a Sustainable City.”

Changes to the *Ontario Heritage Act* in 2005 allowed the “double designation” of properties individually and as part of a Heritage Conservation District. Individual designation can more precisely identify heritage attributes of a significant cultural heritage resource for preservation whereas a Heritage Conservation District must be broader in scope to recognize the diversity of resources typically contained within its boundaries.

CULTURAL HERITAGE EVALUATION

Research and evaluation were undertaken to determine if 43 Bruce Street merits protection under Section 29 of the *Ontario Heritage Act* using the criteria of Regulation 9/06, which establishes criteria for determining cultural heritage value or interest of individual properties. These criteria are:

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

A property is required to meet one or more of the abovementioned criteria to merit protection under Section 29 of the *Ontario Heritage Act*.

A summary of the evaluation of 43 Bruce Street 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"> <li>Representative example of side hall plan cottage with dichromatic brickwork</li> </ul>
	Displays a high degree of craftsmanship or artistic merit	<ul style="list-style-type: none"> <li>High degree of craftsmanship seen in dichromatic brickwork, bargeboard, porch, doorway</li> </ul>
	Demonstrates a high degree of technical or scientific achievement	<ul style="list-style-type: none"> <li>Not believed to demonstrate a high degree of technical or scientific achievement</li> </ul>
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"> <li>Not believed to have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community</li> </ul>
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	<ul style="list-style-type: none"> <li>William Westcott’s property contributes to an understanding of the history and development of the Old South area</li> </ul>
	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"> <li>Building demonstrates the work of William Westcott, original owner and building, who is believed to be significant to the community</li> <li>His personal residence reflects a refined level of detail, craftsmanship, and skill in application of dichromatic brickwork and</li> </ul>

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		woodwork
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"> <li>Property supports and maintains the character of Wortley Village-Old South Heritage Conservation District</li> </ul>
	Is physically, functionally, visually, or historically linked to its surroundings	<ul style="list-style-type: none"> <li>Visually and historically linked to its surroundings</li> <li>Contextual relationship with 39 Bruce Street, 41 Bruce Street, 45 Bruce Street, and 47 Bruce Street</li> </ul>
	Is a landmark	<ul style="list-style-type: none"> <li>Not considered to be a landmark</li> </ul>

### Consultation

The request to designate the property under the *Ontario Heritage Act* from the property owner can be found in Appendix E.

The Stewardship Sub-Committee of the London Advisory Committee on Heritage (LACH) recommended that 43 Bruce Street be designated under Section 29 of the *Ontario Heritage Act* at its meeting held on February 22, 2017.

## CONCLUSION

43 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*. The Statement of Cultural Heritage Value or Interest, found in Appendix C, articulates the significance of this property. Heritage attributes are visually articulated in Appendix D.

Should Municipal Council issue Notice of Intention to Designate 43 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*.

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

Attach:

- Appendix A: Property Location
- Appendix B: Property Photographs
- Appendix C: Statement of Cultural Heritage Value or Interest for 43 Bruce Street
- Appendix D: Heritage Attributes of 43 Bruce Street
- Appendix E: Request for Designation – 43 Bruce Street Report

Agenda Item #	Page #

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Sources

Aerial Photograph. 1922.

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Census. 1891. 1901. 1911.

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Fire Insurance Plans. 1881, r. 1888. 1892, r. 1907. Courtesy Western Archives.

Goodspeed, W. A. & C. L. *History of the County of Middlesex*. Free Press Printing Company: London, Ontario, 1889.

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Lynch, Cathy and Mike. Personal communication, property records, and historical files from Courtis family.

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The London and Middlesex Historical Society. “Historic Sketches of London and Middlesex.” Part II. 1909.

Voters List. 1880, 1881, 1887, 1888.

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APPENDIX A – Maps



Map 1: Property location of 43 Bruce Street.



Map 2: Aerial image of 43 Bruce Street.



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APPENDIX B – Images



Image 1: Main (north) façade of the building located at 43 Bruce Street.



Image 2: East and north facades of the building located at 43 Bruce Street.

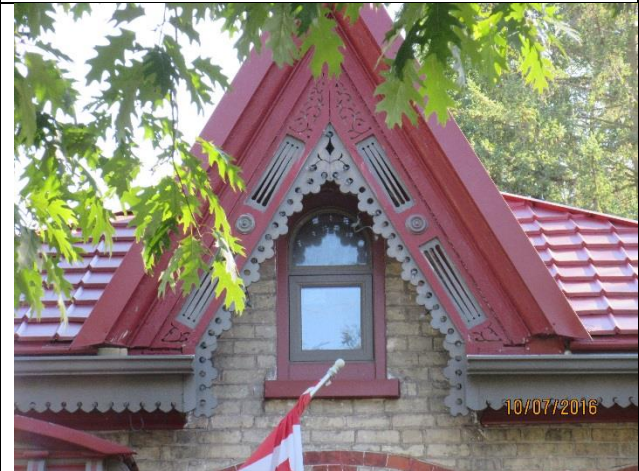


Image 3: Detail of the north gable of the building located at 43 Bruce Street.



Image 4: Detail of the front entry to the building located at 43 Bruce Street.

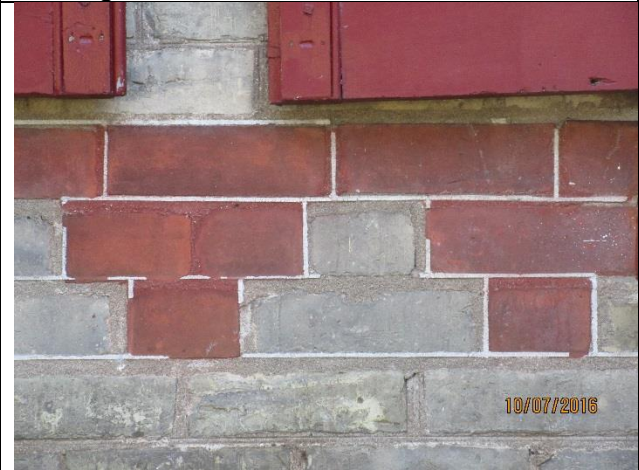


Image 5: Detail of brickwork with tuck pointing.



Image 6: Detail of checkerboard dichromatic brickwork detail in recessed panel.

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## APPENDIX C: Statement of Cultural Heritage Value or Interest – 43 Bruce Street

### Legal Description

PLAN 343 BLK A PT LOT 19

### Description of Property

43 Bruce Street, William Westcott House, is located on the south side of Bruce Street between Brighton Street and Edward Street in London, Ontario. The property is located within the Wortley Village-Old South Heritage Conservation District.

The building on the property was originally owned and built in 1887 by William Westcott (1853-1898). William Westcott was a noted mason-turned-builder, and is believed to have built many homes in the Old South area. He later became City Assessor for Wards 4 and 5 until his death in 1898.

### Statement of Cultural Heritage Value or Interest

The property located at 43 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 building located at 43 Bruce Street is a representative example of a style and type of single storey, side hall plan brick cottage with a central gable. Built primarily of buff brick, architectural details of the building are highlighted through the application of a dichromatic pattern using contrasting red brick. These details include a drip course, recessed dado below the windows with checkerboard pattern, string courses at the sills and lintels with bracket detailing, and radiating voussoirs. These details wrap the building and accentuate the door and windows of the building; the effect is that the whole house seems wrapped in red masonry lace trimming. The dichromatic brickwork appears to have tuck pointed mortar joints.

In addition to the brickwork, woodwork also displays a high degree of craftsmanship through the intricate detailing, piercework, and moulding. The bargeboard has a delicate scallop finish along its base, with the scalloping detail further accented by piercework in a High Victorian style at the gable. Bargeboard at the gable also includes applied recessed pierced panels and applied round details in wood. The wood soffits are finished by moulding.

The front door is accessed by a set of wooden steps, the landing of which is covered by a segmented arch porch which is supported by delicate chamfered columns set in pairs and triplets. The porch itself was more recently added. Entablature of the porch includes dentils, brackets, and moulding accenting the segmented arch of the roofline. The wood spindles of the railing are chamfered. The front door is set in a heavily moulded opening with wood detail, with a segmented arch opening in the brickwork. The doorway is likely inspired by the London Doorway motif, however its arched sidelights with paneled dado do not break the transom line. The paneling is also seen on the front door itself with two rounded arch glazed panels set above paneled details with an ellipse above two rectangular panels. A rounded arch transom above the single leaf door is accented by brackets, dentils, and moulding. Replacement windows have been inserted into the segmented arch voids of the ground storey and in the rounded arch window of the gable. Wood shutters flank the front façade windows. An addition was built onto the rear of the original building in 1912 to provide plumbing to the home.

### Historical/Associative Values

The property demonstrates the work of William Westcott (1853-1898), original owner and builder, who is believed to be significant to the community. William Westcott purchased a half acre in Lot 19 on the south side of Bruce Street in the mid-1880s. He built a cottage at what is now 41 Bruce Street where he lived in 1886 after which he built and moved into 43 Bruce Street with his wife Elizabeth B. (Cole) Westcott (1858-1914) in 1887. As his personal residence, the building reflects a refined level of detail,



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craftsmanship, and skill in the application of dichromatic brickwork, and woodwork. This property is also considered in context of 39 Bruce Street, 41 Bruce Street, 45 Bruce Street, and 47 Bruce Street, which have identical original massing and form and are all believed to be built by William Westcott and John Lang. This contributes to an understanding of the history and development of what is now Wortley Village-Old South Heritage Conservation District. William Westcott is also known to have worked with W. Copp and John Lang, prior to taking the position of City Assessor for Wards 4 and 5. City offices closed for William Westcott’s funeral on October 28, 1898. William Westcott and his wife are buried in Mount Pleasant Cemetery.

After the death of William Westcott, his widow remained in their home until circa 1901 upon her marriage to John Heeman. She sold the property to Lucinda (nee Gowman) (1873-1952) and Albert R. Courtis (1874-1952), her niece and nephew-in-law. Albert Courtis became a painter at Westland Brothers; his daughter Clara recounted her father practicing faux wood grain detailing on the interior sills of the windows at 43 Bruce Street. The Courtis family remained at 43 Bruce Street until it was sold by their daughters Elsie (1908-1975) and Clara (b.1913) in 1965.

Contextual Values

The property is visually and historically linked to its surroundings. Its contextual relationship to 39 Bruce Street, 41 Bruce Street, 45 Bruce Street, and 47 Bruce Street is particularly strong as these properties are believed to have been constructed by William Westcott, as property owner and mason-builder. The property is located within the Wortley Village-Old South Heritage Conservation District It is important in supporting and maintaining the character of the area.

Heritage Attributes

Heritage attributes which support and contribute to the cultural heritage value or interest of the building at 43 Bruce Street include:

- Historical associations with William Westcott;
- Form, scale, and massing of the building;
- Setback and relationship to adjacent properties, particularly 39 Bruce Street, 41 Bruce Street, 45 Bruce Street, and 47 Bruce Street;
- Side hall plan form;
- Dichromatic brickwork in buff and red brick, with details including but not limited to: drip course, recessed dado with checkerboard pattern, string courses at the sills and lintels with bracket detailing, and radiating voussoirs, which wrap the building and accentuate its door and windows;
- Wood bargeboard at the eaves and gable with scalloped edges, piercework motifs, recessed panels, and applied detail;
- Wood soffits;
- Wooden front doorway with sidelights, transom, and door all with heavy moulding and detailing including dentils and brackets;
- Original window and door voids; and,
- Shutters on the front windows.

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## APPENDIX D – Heritage Attributes of 43 Bruce Street



Heritage Attributes of 43 Bruce Street



Form, scale, massing



Relationship with 41, 45, 47  
Bruce Street



Side hall plan form



Dichromatic brickwork



Woodwork detailing



Wood soffits



Entry



Original brick voids



Shutters

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**APPENDIX E – Request for Designation: 43 Bruce Street (February 3, 2017, via email)**

Hello Kyle,

This is our letter of request /support as the property owners of 43 Bruce Street, London, Ontario, to pursue individual designation under the Ontario Heritage Act and to take it through the approval process to municipal council. I am in agreement with the draft statement of cultural heritage value or interest that follows:

(of note it was Clara Courtis that came to our home to tell us about her father faux painting the wood work)

**DRAFT Statement of Cultural Heritage Value or Interest – 43 Bruce Street**

**Description of Property**

43 Bruce Street, William Westcott House, is located on the south side of Bruce Street between Brighton Street and Edward Street in London, Ontario. The property is located within the Wortley Village-Old South Heritage Conservation District.

The building on the property was originally owned and built in 1887 by William Westcott (1853-1898). William Westcott was a noted mason-turned-builder, and is believed to have built many homes in the Old South area. He later became City Assessor for Wards 4 and 5 until his death in 1898.

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Heritage Attributes

Heritage attributes which support and contribute to the cultural heritage value or interest of this property include:

- Historical associations with William Westcott;
  - Form, scale, and massing of the building;
  - Setback and relationship to adjacent properties, particularly 41 Bruce Street, 45 Bruce Street, and 47 Bruce Street;
  - Side hall plan form;
  - Dichromatic brickwork in buff and red brick, with details including but not limited to: drip course, recessed dado with checkerboard pattern, string courses at the sills and lintels with bracket detailing, and radiating voussoirs, which wrap the building and accentuate its door and windows;
  - Wood bargeboard at the eaves and gable with scalloped edges, piercework motifs, recessed panels, and applied detail;
  - Wood soffits;
  - Wooden front doorway with sidelights, transom, and door all with heavy moulding and detailing including dentils and brackets;
  - Original window and door voids; and,
  - Shutters on the front windows.

Sincerely,  
Cathy and Mike Lynch  
43 Bruce St.,  
London, Ontario  
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