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K. Gonyou

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE MEETING ON JUNE 19, 2017
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	PASSAGE OF DESIGNATING BY-LAW 43 BRUCE STREET

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 43 Bruce Street to be of cultural heritage value or interest **BE INTRODUCED** at the Municipal Council meeting to be held on June 26, 2017; 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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March 8, 2017: Report to the LACH. Request for Designation of 43 Bruce Street.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The effect of the recommended action is to pass the by-law to designate the 43 Bruce Street under Section 29 of the *Ontario Heritage Act*.

BACKGROUND

The building at 43 Bruce Street is a one-and-a-half storey side hall plan cottage that was built by William Westcott (1853-1898) in 1887. Westcott was a mason-turned-builder who built his home of primarily buff brick with architectural details highlighted through the application of dichromatic brickwork using contrasting red brick to demonstrate a high degree of craftsmanship. In addition to the property's physical or design value and its historical associations with William Westcott and the growth of Old South, the property supports and maintains the character of the Wortley Village-Old South HCD and has contextual relationships with nearby properties built by Westcott.

The current property owners, Cathy & Mike Lynch, requested designation of their property at 43 Bruce Street to recognize the cultural heritage value or interest of their property on its own merits. Their work in conserving this significant cultural heritage resource garnered an award from the Architectural Conservancy Ontario – London Region & the Heritage London Foundation in 2017.

Supported by the London Advisory Committee on Heritage (LACH), Municipal Council resolved to issue its notice of intent to designate 43 Bruce Street under Section 29 of the *Ontario Heritage Act* at its meeting held on April 4, 2017. This notice was served on the Ontario Heritage Trust and the property owner. The notice was also published in *The Londoner* on April 20, 2017; the thirty day appeal period expired on May 23, 2017. No appeals were received.

The final steps to designate 43 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

The property at 43 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, CAHP HERITAGE PLANNER URBAN REGENERATION	JIM YANCHULA, MCIP, RPP MANAGER, URBAN REGENERATION
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

2017-05-26

Attach:

Appendix A: A by-law to designate 43 Bruce Street to be of cultural heritage value or interest.

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APPENDIX A

Bill No.
2017

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

A by-law to designate 43 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 46 Bruce Street has been duly published and served and no notice of objection to such designation has been received;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

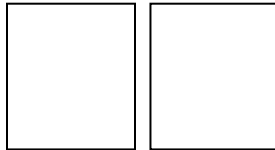
1. The real property at 43 Bruce Street, more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered 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 June 26, 2017.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – June 26, 2017
Second Reading – June 26, 2017
Third Reading – June 26, 2017



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

Legal Description

PLAN 343 BLK A PT LOT 19

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

Reasons for Designation

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, craftsmanship, and skill in the application of dichromatic brickwork, and



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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.