

10TH REPORT OF THE
LONDON ADVISORY COMMITTEE ON HERITAGE

Special Meeting held on September 6, 2017, commencing at 5:30 PM, in the Councillors Board Room, Third Floor, London City Hall.

PRESENT: D. Dudek (Chair), S. Adamsson, D. Brock, H. Garrett, S. Gibson, T. Jenkins, J. Manness, B. Vazquez and K. Waud and J. Bunn (Secretary).

ABSENT: J. Cushing, H. Elmslie and M. Whalley.

ALSO PRESENT: K. Gonyou.

I. CALL TO ORDER

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

II. SCHEDULED ITEMS

None.

III. CONSENT ITEMS

None.

IV. SUB-COMMITTEES & WORKING GROUPS

None.

V. ITEMS FOR DISCUSSION

2. Property located at 440 Grey Street

That, on the recommendation of the London Advisory Committee on Heritage (LACH), the Municipal Council BE REQUESTED to consider the designation of the property located at 440 Grey Street, as the property is of cultural or heritage value or interest, pursuant to Section 29 of the *Ontario Heritage Act*, based on the attached, revised Statement of Cultural Heritage Value or Interest; it being noted that the subject property is located within the "SoHo" area, which has been identified as a potential Heritage Conservation District;

it being further noted that the LACH received Municipal Council resolutions from the meeting held on September 5, 2017, related to the 9th Report of the London Advisory Committee on Heritage and the Request for the Demolition of a Heritage Listed Property located at 440 Grey Street, with respect to this matter;

it being pointed out that K. Gonyou, Heritage Planner, was in attendance at the LACH meeting for the purpose of providing legislative guidance related to the *Ontario Heritage Act* and Regulation 906.

VI. DEFERRED MATTERS/ADDITIONAL BUSINESS

None.

VII. ADJOURNMENT

The meeting adjourned at 7:01 PM.

NEXT MEETING DATE: September 13, 2017

Statement of Cultural Heritage Value or Interest – 440 Grey Street

Legal Description

Description of Property

440 Grey Street is located in a residential neighbourhood on the north side of the street, between Colborne Street and Maitland Street. Contextually the residential block works to form part of an area of London, known as SoHo.

Grey Street runs in an east-west direction from Adelaide Street in the East, to the Labatt's Brewery in the west near the Thames River. The property has a rectangular lot that is similar in size and shape to neighbouring properties to the east and west. The property includes a detached one storey brick residential building, with a one storey detached structure at the rear of the parcel. The dwelling was built circa 1881. An unpaved driveway is located on the west edge of the property line.

Statement of Cultural Heritage Value or Interest

The property located at 440 Grey Street, London, Ontario is of significant cultural heritage value because of its design value and its contextual value.

The built features of the property consist of a one storey brick residential structure. Built circa 1881, the house is an Ontario Cottage executed in buff 'London' brick and exhibits a symmetrical 3-bay façade with central doorway and flanking windows that is representative of this style. The accessory building at the rear of the property is not believed to have any cultural heritage value.

This property has contextual value because it is important in maintaining and supporting the character of the SoHo neighbourhood. The property also has contextual value due to its historical linkages to what has been an important ethnically diverse working class neighbourhood as well its association with Black settlement in London. This is characterized by the nearby Beth Emanuel Church located at 430 Grey Street. In addition, the area was also a site for the early Jewish community in London.

Heritage Attributes

The heritage attributes which support or contribute to the cultural heritage value or interest of 440 Grey Street includes:

- The one storey Ontario Cottage with a low hipped roof and central peaked gable;
- The setback of the house from the street;
- The double width buff brick construction;
- The symmetrical 3-bay façade with central doorway and flanking windows;
- The two identical front two-over-two sash wood windows topped by segmented arch brick voussoirs;
- The west elevation evenly spaced two-over-two sash window openings topped by segmented arch brick voussoirs;
- The front façade brick stringer 'frame' which effectively creates brick pilasters at the corners;
- The wood paneled entrance door surround;
- The transom with etched coloured glass displaying the house number; and
- The gable window opening with brick arch.