

Bill No. 165
2018

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

A by-law to designate 440 Grey 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 440 Grey 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 440 Grey 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 once in a newspaper of general circulation in The City of London, to the satisfaction of the City Clerk, and to enter the description of the aforesaid property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property 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 April 10, 2018.

Matt Brown
Mayor

Catharine Saunders
City Clerk

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

Legal Description

Part Lot 14, N/E Grey Street, Plan 178(E), as in 577879, London

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

Statement for Designation

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.