

## Report to London Advisory Committee on Heritage

**To:** Chair and Members  
London Advisory Committee on Heritage  
**From:** John M. Fleming  
Managing Director, Planning and City Planner  
**Subject:** Request for Heritage Designation for Heritage Listed Property  
at 336 Piccadilly Street by N. & T. Tattersall  
**Meeting on:** Wednesday November 14, 2018

## Recommendation

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, with respect to the request for the designation of the heritage listed property at 336 Piccadilly Street, 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 intention to designate the property to be of cultural heritage value or interest for the reasons outlined in Appendix D of this report.

## Executive Summary

The property at 336 Piccadilly Street featured, for the third time, in the Architectural Conservancy Ontario – London Region's Geranium Heritage House Tour in 2017. Subsequent, the property owners requested heritage designation of their property. Staff completed an evaluation of the property using the mandated criteria of O. Reg. 9/06 and found the property to be a significant cultural heritage resource that merits designation under the *Ontario Heritage Act*. The property owners were consulted through the research and evaluation process, and have concurred with the designation of their property.

## Analysis

### 1.0 Background

#### 1.1 Property Location

The property at 336 Piccadilly Street is located on the northeast corner of Piccadilly Street and Waterloo Street (Appendix A).

#### 1.2 Cultural Heritage Status

The property at 336 Piccadilly Street has long been recognized for its potential cultural heritage value or interest in London. It was formally identified as part of the Local Architectural Conservancy Advisory Committee (LACAC; precursor to the London Advisory Committee on Heritage) "Inventory of Buildings of Interest in the City of London" that was adopted by Municipal Council in 1988. The property has been included on the Inventory of Heritage Resources, which was adopted as the Register pursuant to Section 27 of the *Ontario Heritage Act* in 2007, since.

The property has been featured three time on the Architectural Conservancy Ontario – London Region's Geranium Heritage House Tour (1979, 2000, and 2017). The property owners were the recipient of an award from the Architectural Conservancy Ontario – London Region & Heritage London Foundation in 2009 for their stewardship of Kenross.

#### 1.3 Description

Known as "Kenross," the building located at 336 Piccadilly Street, is a monumental, landmark building (Appendix B). It is a unique and representative example and expression of the late Queen Anne Revival architectural style which demonstrates the exuberance of the Edwardian Period prior to the Great War (World War I). Completed in 1909 for the Somerville family, the building is complicated in its massing and refined in its high degree of craftsmanship found in its details and finishes.

The Queen Anne Revival architectural style is the most eclectic of the nineteenth century style, a cocktail of styles drawing inspiration from fifteenth century English architecture, with a blend and revival of Classical and Medieval motifs suited to a local vernacular. The particular execution of these architectural motifs in Kenross demonstrates the enthusiasm and flamboyance of the Edwardian Period and a culmination of the Queen Anne Revival architectural style and its expression. Kenross was designed to impress.

Detached garage was constructed in the late 1930s, about 30 years after the initial completion of the house in 1909.

#### **1.4 Property History**

Development in the Piccadilly area is often cited as having been slow to start. While this area was annexed by the Town of London in 1840, the Military Reserve (generally bound by the present-day Dufferin Avenue, Richmond Street, Piccadilly Street, and Waterloo Street) restricted development. In addition to the military, the construction of the Canadian Pacific Railway in 1887 and the Carling Brewery was located in this general area, until it relocated to the shore of the north branch of the Thames River in 1888, keeping most development to the south. With only a few exceptions, most buildings in the Piccadilly area were constructed between 1890 and 1915.

The building located at 336 Piccadilly Street is the second building to be located on the property on the northeast corner of Piccadilly Street and Waterloo Street. The earlier building, known under the municipal address of 730 Waterloo Street, was built between 1882 and 1887, and demolished in 1907. The building at 730 Waterloo Street was the home of Rev. James and Helen Gordon. The property was purchased by Charles Ross Somerville (1856-1931) in 1907, and the building demolished in anticipation of the construction of his home. A wall found in the basement of Kenross is attributed to this earlier structure.

The name “Kenross” is a portmanteau of the first names of the children of C. R. Somerville – Kenneth Ian (1895-1918) and Charles Ross “Sandy” (1903-1991). Noted as “unfinished house” in the 1908 tax assessment rolls, Kenross was completed in 1909 as the home of the Somerville family including C. R. Somerville, his second wife, Christina, his first son Kenneth Ian, and youngest son, Sandy. At the time of its completion in 1909, Kenross was had an assessed value of \$12,000 – nearly four times most of the surrounding properties (and ten times the assessed value of some nearby properties!).

C. R. Somerville has an eloquently-worded entry in *London & Its Men of Affairs* (1916):  
*Born in the Village of Morton, County of Leeds, Ontario; son of John Broen and Elizabeth (McKinnon) Somerville. Educated in Goderich and commenced business in London in 1888 as a manufacturer of paper boxes and special lines of confectionery, in which he met with marked success. He retired from business in 1909 and since then he has travelled extensively, spending the larger portion of his time in different parts of Europe and America.*

*London has no more public-spirited nor philanthropic citizen than C. R. Somerville. He has given freely of his time and money to every worthy cause and public-spirited movement of recent years; he served his since in the past as public school trustee; is now chairman of the Board of Governors of Western University; chairman of the Board of Health.*

*For over thirty years he has been a member of Chorazan Lodge, I.O.O.F. [Independent Order of Foresters] of London.*

*Has two sons, Kenneth and Ross Somerville.*

Following a successful career as a paper box manufacturer (Somerville Paperbox Company Limited), C. R. Somerville served as Mayor of the City London in 1918-1919.

During his terms as Mayor, C. R. Somerville tackled the issues of the high costs of living following the end of the Great War (World War I), garbage collection, and the City's response to the Spanish influenza. C. R. Somerville also headed the City's formal receptions of the Duke and Duchess of Devonshire on June 8-10, 1918 and the Prince of Wales on October 22-23, 1919 (see Image 9, Appendix B).

C. R. Somerville owned the property at 336 Piccadilly Street until 1923. He died in 1931 while in New York City, and is buried in Woodland Cemetery. In 1955, Somerville House was constructed at Western University, named in honour of the former Board Chair, C. R. Somerville. The former Somerville Paperbox Company factory building is still extant at 630 Dundas Street (built in 1903, designed by architect Herbert Edward Matthews) in the Old East Village.

Lieutenant Kenneth Ian Somerville, eldest son of C. R. Somerville and his first wife, served in the 7<sup>th</sup> Fusiliers Regiment and later an officer in the 33<sup>rd</sup> Canadian Infantry Battalion. He died following wounds inflicted during a raid of a German trench near Mericourt, France on March 16, 1918.

Surviving son, Sandy Somerville, younger son of C. R. Somerville and his second wife, later became the first Canadian to win the coveted United States Amateur Title in 1932 and was a Canadian golfing legend. As Sandy Somerville's accomplishments were achieved after his family's tenure of Kenross, those accomplishments are better acknowledge at other locations of potential cultural heritage value, including but not limited to his home at 315 Huron Street (heritage listed property) or the London Hunt & Country Club, where he was served as President (1953) and was an active member. Sandy Somerville was acknowledge as Canadian Athlete of the Year in 1932, Canadian Golfer of the Half Century, founding inductee into the Canadian Sports Hall of Fame, the Canadian Golf Hall of Fame, the Ontario Golf Hall of Fame, and the London Sports Hall of Fame.

A subsequent owner cited the impossibility of paying the wages of the large staff required to run Kenross as the motivation for the Somerville family selling the home in 1923 to Arthur H. Brener. Arthur H. Brener was the proprietor of the Brener & O'Flaherty Tobacconists, located at 471 Richmond Street. In 1929, Arthur H. Brener sold the property to George W. Little, of Robinson, Little & Co. dry goods. It was sold James L. Thayer (of Supertest Oil) in 1932 who sold the property in 1935 to Albert H. Murphy, a lawyer with the firm of Murphy, LeBel & Durdin. It remained in the Murphy family until it was sold to Alex M. Auchterlonie in 1953. Alex M. Auchterlonie died in 1958, and, earlier in the same year, the property now at 340 Piccadilly Street was severed from the original parcel with a new house constructed on it. The Kenross property sold to Donald J. Matthews, President of Matthews Concrete Co. Ltd. in 1967, the property was sold to N. and J. Hills. In 2007, the property was purchased by the present owners.

## **2.0 Legislative and Policy Framework**

### **2.1 Provincial Policy Statement**

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 *Provincial Policy Statement* (2014) defines "conserved" as: "means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is maintained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative

measures and/or alternative development approaches can be included in these plans and assessments.”

## **2.2 Ontario Heritage Act**

Section 27 of the *Ontario Heritage Act* requires that a register kept by the clerk shall list all properties that have been designated under the *Ontario Heritage Act*. Section 27(1.2) of the *Ontario Heritage Act* also enables Municipal Council to add properties that have not been designated, but that Municipal Council “believes to be of cultural heritage value or interest” on the Register.

The only cultural heritage protection afforded to heritage listed properties is a 60-day delay in the issuance of a demolition permit. During this time, Council Policy directs that the London Advisory Committee on Heritage (LACH) is consulted, and a public participation meeting is held at the Planning & Environment Committee.

Section 29 of the *Ontario Heritage Act* enables municipalities to designate properties to be of cultural heritage value or interest. Section 29 of the *Ontario Heritage Act* also establishes consultation, notification, and process requirements, as well as a process to appeal the designation of a property. Appeals to the Notice of Intent to Designate a property pursuant to Section 29 of the *Ontario Heritage Act* are referred to the Conservation Review Board (CRB), however the final decision rests with Municipal Council.

To determine eligibility for designation under Section 29 of the *Ontario Heritage Act*, properties are evaluated using the mandated criteria of O. Reg. 9/06.

## **2.3 The London Plan**

The Cultural Heritage chapter of *The London Plan* recognizes that our cultural heritage resources define our City’s unique identity and contribute to its continuing prosperity. It notes, “the quality and diversity of these resources are important in distinguishing London from other cities and make London a place that is more attractive for people to visit, live or invest in.” Policies 572\_ and 573\_ of *The London Plan* enable the designation of individual properties under Part IV of the *Ontario Heritage Act*, as well as the criteria by which individual properties will be evaluated.

## **2.4 Register (Inventory of Heritage Resources)**

Municipal Council may include properties on the *Inventory of Heritage Resources* (Register) that it “believes to be of cultural heritage value or interest.” These properties are not designated, but are considered to have potential cultural heritage value or interest. The property at 336 Piccadilly Street is considered to have potential cultural heritage value or interest as a heritage listed property.

The *Inventory of Heritage Resources* (Register) states that further research is required to determine the cultural heritage value or interest of heritage listed properties.

# **3.0 Cultural Heritage Evaluation**

## **3.1 Criteria for Determining Cultural Heritage Value or Interest**

The criteria of *Ontario Heritage Act* Regulation 9/06 establishes criteria for determining the cultural heritage value or interest of individual properties. These criteria are reinforced by Policy 573\_ of *The London Plan*. These criteria are:

1. Physical or design value:
  - i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
  - ii. Displays a high degree of craftsmanship or artistic merit; or,
  - iii. Demonstrates a high degree of technical or scientific achievement.
2. Historical or associative value:
  - i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
  - ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or,

- iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. Contextual value:
- i. Is important in defining, maintaining or supporting the character of an area;
  - ii. Is physically, functionally, visually or historically linked to its surroundings; or,
  - iii. Is a landmark.

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

### 3.2 Evaluation

Table 1: Evaluation of the property at 336 Piccadilly Street using the criteria of O. Reg. 9/06.

Criteria of O. Reg. 9/06	Yes/No
Is a rare, unique, representative or early example of a style, type, expression, material or construction method	Yes
Displays a high degree of craftsmanship or artistic merit	Yes
Demonstrates a high degree of technical or scientific achievement	No
Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes
Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	No
Is important in defining, maintaining or supporting the character of an area	Yes
Is physically, functionally, visually or historically linked to its surroundings	No
Is a landmark	Yes

#### 3.2.1 Physical or Design Values

The property at 336 Piccadilly Street, Kenross, is a rare, unique, and representative example of the Queen Anne Revival architectural style and of its type of building with a central, prominent tower. The particular execution of the architectural motifs found in Kenross demonstrates the enthusiasm and flamboyance of the Edwardian Period and a culmination of the Queen Anne Revival architectural style and its expression, which also display a high degree of craftsmanship. Kenross was designed to impress.

Kenross is not believed to demonstrate a high degree of technical or scientific achievement.

#### 3.2.2 Historical or Associative Values

The property at 336 Piccadilly Street has direct historical associations with Charles R. Somerville (1856-1931). Following a successful career as a paper box manufacturer, the home at 336 Piccadilly Street was built for the Somerville family which replaced an earlier structure on the property. The home was named “Kenross,” a portmanteau for the two children of Charles R. Somerville, Kenneth Ian (1895-1918) and Charles Ross “Sandy” (1903-1991). During their occupation of the home, Charles R. Somerville served as the Mayor of London in 1918-1919. Sandy Somerville later became the first Canadian to win the coveted U.S. Amateur Title in 1932 and was a Canadian golfing legend.

The property at 336 Piccadilly Street is not believed to yield or have the potential to yield information that contributes to an understanding of a community or culture. While extensive historical research was undertaken, it was not possible to identify an architect or builder responsible for the design and construction of Kenross.

#### 3.2.3 Contextual Values

The property at 336 Piccadilly Street defines the character of the Piccadilly area through its prominent location at the corner of Piccadilly Street and Waterloo Street. The

Piccadilly area is characterized by late Victorian and Edwardian homes, ranging in size and architectural style. Kenross is the grandest and largest historic home in the area; it is a landmark.

The property at 336 Piccadilly Street is not believed to be physically, functionally, visually, or historically linked to its surroundings in a significant manner.

### 3.3 Comparative Analysis

The refined level of details and craftsmanship found in Kenross places this cultural heritage resource into a rare category in London. To understand how it fits into the broader context of London’s cultural heritage resources, a preliminary survey of buildings with a similar typology was undertaken. Buildings with a central tower are rare, with corner towers being more common. The following properties were found as comparators to Kenross:

- Marr House (built c. 1907) at 385 Dufferin Avenue, located within the West Woodfield Heritage Conservation District;
- Kipps family house (built c. 1900) at 1160 Kipps Lane;
- Shuttleworth House (built 1892) at 300 Princess Avenue, located within the West Woodfield Heritage Conservation District and designated under Part IV of the *Ontario Heritage Act*; and,
- Headley (or Elliston) (rebuilt 1994) located at 240 Sydenham Street.

Kenross and the Marr House share a number of similarities, including the prominent, central tower. Research was undertaken to attempt to identify an architect responsible for the design of the Marr House, however this research was unsuccessful. While there are many architectural commonalities between the two buildings, no concrete evidence of a link could be identified.

Kenross is a rare, unique, and representative example of its style and type. It demonstrates a high degree of craftsmanship, particularly in its details and finishes both interior and exterior.

## 4.0 Conclusion

Kenross, located at 336 Piccadilly Street, was evaluated using the criteria of *Ontario Heritage Act* Regulation 9/06 and found to be a significant cultural heritage resource. A Statement of Cultural Heritage Value for Kenross has been prepared (Appendix D). Heritage attributes have been visually identified (Appendix E). This property merits designation under the *Ontario Heritage Act* to recognize and protect these values and heritage attributes.

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<b>Submitted by:</b>	<b>Gregg Barrett, AICP Manager, Long Range Planning &amp; Research</b>
<b>Recommended by:</b>	<b>John M. Fleming, MCIP, RPP Managing Director, Planning and City Planner</b>

Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Planning Services

November 8, 2018  
KG/

Appendix A Property Location  
Appendix B Images  
Appendix C Comparative Analysis Images  
Appendix D Statement of Cultural Heritage Value or Interest – 336 Piccadilly Street  
Appendix E Heritage Attributes

### Sources

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Special thanks to Ken Somerville, son of Sandy Somerville and grandson of C. R. Somerville for his insight into the Somerville family history, Natalie and Tim Tattersall, and the “house archive” of Kenross.

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# Appendix A – Property Location



### Location Map

Project Title: 0  
Description: 336 Piccadilly Street  
Created By: Kyle Gonyou  
Date: 10/18/2018  
Scale: 1:500

### Legend

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers

Corporation of the City of London





**Appendix B – Images**



*Image 1: Property at 336 Piccadilly Street (1985).*



*Image 2: View of the property at 336 Piccadilly Street, looking northeast from the intersection of Piccadilly Street and Waterloo Street (circa 1990).*



*Image 3: Photograph of the property at 336 Piccadilly Street (Courtesy Architectural Conservancy Ontario – London Region, 44<sup>th</sup> Annual Geranium Heritage House Tour).*



*Image 4: Photograph showing the properties at 336 Piccadilly Street (left) and 340 Piccadilly Street (right), which were under the same ownership until circa 1958.*



*Image 5: Detail of the brickwork detailing, sandstone lintels, and leaded windows forming one of the Palladian windows found at Kenross.*



*Image 6: 'Tree of Life' window program in the Dining Room, demonstrating the high degree of craftsmanship found in Kenross.*



Image 7: View of the bifurcated staircase, on the second storey of Kenross.



Image 8: Example of a Somerville Paper Box, the origin of C. R. Somerville's wealth. Courtesy Museum London, from the "Packaging Unpacked: A Short History of Packaging" exhibition (September 16, 2017 – January 14, 2018).

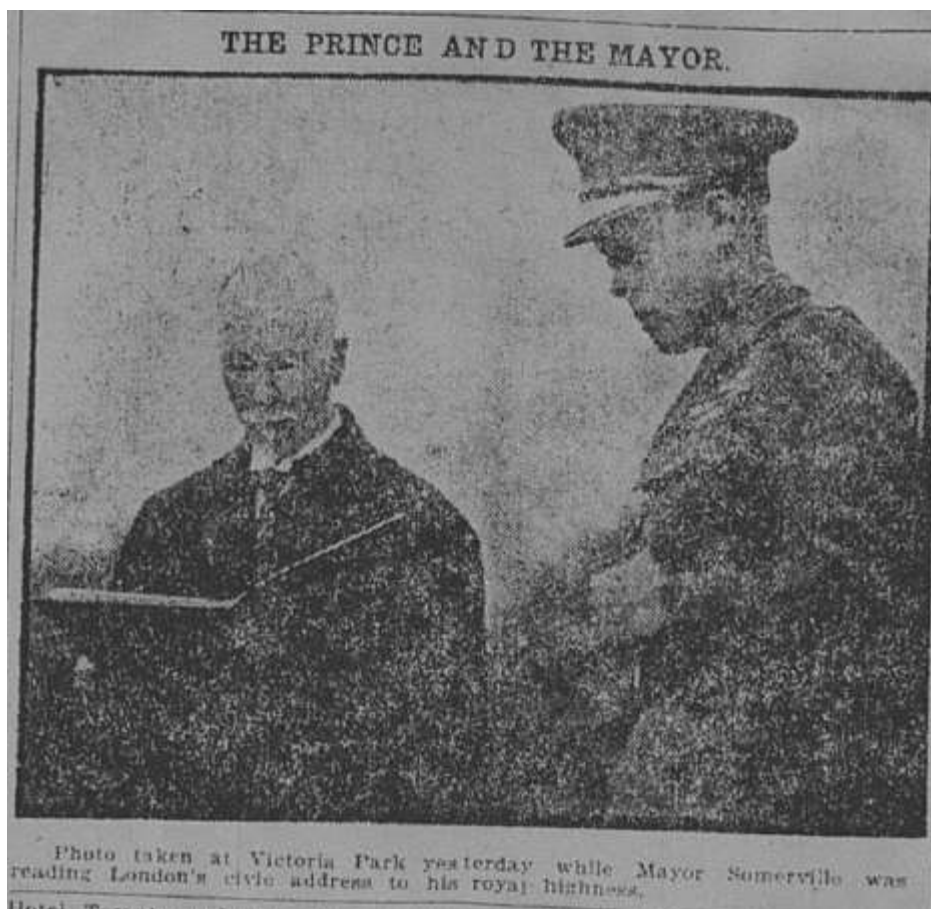


Image 9: Photograph of C. R. Somerville and the Prince of Wales included in the London Free Press on October 23, 1919, during the Prince's visit to London.



Image 10: Mayoral portrait of C. R. Somerville, Mayor of London 1918-1919. This portrait is hanging in the second floor hallway, outside of Committee Room 5.

## Appendix C – Comparative Images



*Image 11: The property at 385 Dufferin Avenue, located in the West Woodfield Heritage Conservation District, shares many architectural similarities with the building located at 336 Piccadilly Street. The building at 385 Dufferin Avenue, known as the Marr House, was constructed in circa 1907. Like Kenross, there is no known architect associated with the building at 385 Dufferin Avenue.*



*Image 12: The Kipps family house, located at 1160 Kipps Lane (built circa 1900) features a central tower, like Kenross.*



*Image 13: The Shuttleworth House (built 1892), located at 300 Princess Avenue, also features a prominent, central tower like Kenross. This property is individually designated under Part IV of the Ontario Heritage Act as well as located within the West Woodfield Heritage Conservation District.*



*Image 14: Headley or Elliston, the re-constructed home of Sir Adam and Lady Beck at 240 Sydenham Street, features a prominent, central tower like Kenross.*

## Appendix D – Statement of Cultural Heritage Value or Interest

### Legal Description

“Part Lot 16, e/s Waterloo Street, as in LC131018, London”

### Description of Property

The property located at 336 Piccadilly Street, known as Kenross, is located on the northeast corner of Piccadilly Street and Waterloo Street. A two-and-a-half storey red brick residence with a prominent central tower is located on the property.

### Statement of Cultural Heritage Value or Interest

The property at 336 Piccadilly Street is of significant cultural heritage value or interest because of its historical or associative values, its physical or design values, and its contextual values.

### Historical or Associative Values

The property at 336 Piccadilly Street has direct historical associations with Charles R. Somerville (1856-1931). Following a successful career as a paper box manufacturer, the home at 336 Piccadilly Street was built in 1909 for the Somerville family replacing an earlier structure on the property. The home was named “Kenross,” a portmanteau for the two children of Charles R. Somerville, Kenneth Ian (1895-1918) and Charles Ross “Sandy” (1903-1991). During their occupation of the home, Charles R. Somerville served as the Mayor of London in 1918-1919. Sandy Somerville later became the first Canadian to win the coveted U.S. Amateur Title in 1932 and was a Canadian golfing legend.

The home was sold in 1923 to Arthur H. Brener, in 1929 to George W. Little, in 1932 to James L. Thayer, in 1935 to Albert H. Murphy, in 1951 to Alex M. Auchterlonie (during whose tenure the property at 340 Piccadilly Street was sold off), in 1958 to Donald J. Matthews, in 1967 to Norman Hills, and in 2007 to Natalie and Timothy Tattersall.

### Physical or Design Values

Kenross, the building located at 336 Piccadilly Street, is a monumental, landmark building. It is a unique and representative example and expression of the late Queen Anne Revival architectural style which demonstrates the exuberance of the Edwardian Period prior to the Great War (World War I). Completed in 1909 for the Somerville family, the building is complicated in its massing and refined in its demonstration of a high degree of craftsmanship in its details and finishes.

The building has a t-shaped plan, with a central, prominent three storey tower. The building is two and a half storeys in height, with the tower being a full three storeys in height. The foundation of the building is clad in coursed, rusticated red sandstone blocks. Rusticated sandstone is also used for the plinths of the porch. Dressed sandstone can also be found in the lintels of most window openings as well as coping on the Flemish gable on the west façade. The building is clad in smooth-finished red brick masonry laid in a stretcher bond pattern. This brick was imported, in keeping with the styles popular with London’s affluent classes at the time. The round tower component features particularly decorative sandstone and moulded brickwork, including a full entablature with moulding, dentils, and pilaster-like finishes which emphasizes a Palladian motif.

The building is capped by a cross-gable roof, and accented by dormers. The roof features a wide overhang accented by modillions, projecting eaves, and a plain frieze in the soffits. The slate roof is composed of rounded or fishscale shingles. Slate cladding can also be found in the chimneys protruding from gables on the west façade. Metal cresting accentuates the ridges of the roof and metal flashing in the valleys of the roof. A metal finial is located at the top of the conical tower roof. The building features four brick chimneys with decorative brickwork detailing. Dormers are located on the north and south slopes of the roof. The dormer roofs have a hipped roof with a slight bellcast slope, which is also accented by metal cresting. The main gables of the cross-gable roof feature half timbering in a different style. The south end-gable features half-timbering in



a Tudor Revival-inspired motif with braces, beams, and struts painted in a contrasting colour to the stucco. The end-gable on the north façade features similarly-inspired details, but emphasizes quatrefoil motifs in its woodwork details. The end-gable on the east façade also features half-timbering, but here with a greater emphasis on the sloping aesthetic of the braces.

The majority of windows of the building are located in triplets. This includes the triple window with quarry, or diamond-shaped leaded glass motif, on the main floor, the three-bay oriel window with leaded window in the second storey, the Palladian window in the gable and the same motif in the doorway to the upper porch, the triple arched windows of the tower, and the triplet of plain rectangular sash windows on the second storey. Additionally, the single, paired, and triplet columns of the porch create three main bays across the porch and the three chimneys of the west façade also create a motif that accentuates the Flemish gable.

Wood windows are located throughout the building in a variety of styles compatible with the period and style of the building. In addition to the quarry windows of the main storey, diamond-shaped motifs in beveled leaded windows and fanlights are found throughout the building. All of the windows and doors, including the main front door, located in the tower are curved to match the curve to fit the curve of the walls of the round tower, which demonstrates a high degree of craftsmanship found throughout Kenross. In addition to its leaded windows and bevelled glass, Kenross includes a number of important, decorative stained glass windows and the 'Tree of Life' window program found in the Dining Room.

The porch wraps around part of the south and east sides of the building which emphasizes an asymmetrical, Queen Anne Revival composition to the building. The flat roof of the porch is supported by single, paired, and triplet wood columns set on rusticated red sandstone blocks. The columns are intricate, with two-thirds fluting, bases, and Scamozzi Ionic capitals. Dressed sandstone steps provide access to the porch via its middle bay. A low, solid red sandstone wall closes the ends of the steps; a painted metal handrail accentuates the sloping curvature of the entrance steps. The porch railings are composed of small, delicately-spun wood spindles set between a carved top and bottom rail. The low height of the railing curves up to match the height of the cap stone of the plinths. The porch deck is painted tongue and groove wood, which is accentuated by a moulded frieze affixed immediately below on the porch skirt. A plain frieze with moulding forms part of the porch's entablature. An oak enclosure or vestibule provides access to the main front door to the building.

On the interior, the refined details and craftsmanship continues. The home is centred on the bifurcated main staircase, providing a focal point for the home and its circulation where semi-public and private spaces are distinctly defined. The location of the staircase on the west wall is articulated on the exterior by the Flemish gable; its windows flood the staircase with natural light. The home features eight fireplaces, each of a unique design and detail. Of further note is the mosaic flooring of the front foyer and the wood Palladian style column entry feature between the front foyer and main hall.

The property is defined by a stone curb, which acts as a short retaining wall to formally define the property at the municipal sidewalk.

The Queen Anne Revival architectural style is the most eclectic of the nineteenth century style, a cocktail of styles drawing inspiration from fifteenth century English architecture, with a blend and revival of Classical and Medieval motifs suited to a local vernacular. The particular execution of these architectural motifs in Kenross demonstrates the enthusiasm and flamboyance of the Edwardian Period and a culmination of the Queen Anne Revival architectural style and its expression. Kenross was designed to impress.

### **Contextual Values**

The property at 336 Piccadilly Street is a landmark that defines the character of the Piccadilly area through its prominent location at the corner of Piccadilly Street and

Waterloo Street. The Piccadilly area is characterized by late Victorian and Edwardian homes, ranging in size and architectural style. Kenross is the grandest and largest historic home in the area.

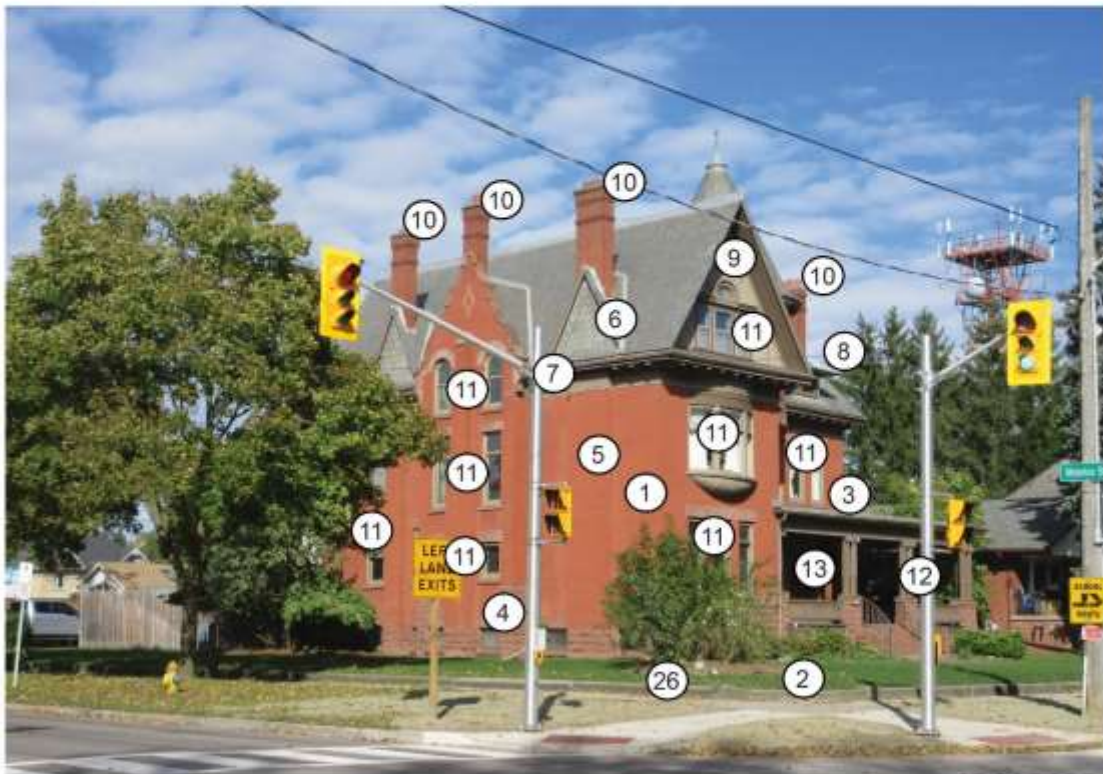
### **Heritage Attributes**

Heritage attributes that contribute to and support the cultural heritage value of the property at 336 Piccadilly include:

- Form, scale, and massing of the building, including the tower;
- Location of the building on the northeast corner of Piccadilly Street and Waterloo Street;
- Complex and flamboyant expression of the late Queen Anne Revival architectural style
- Red sandstone, including foundation cladding, coping of the Flemish gable, and lintels
- Red brick exterior cladding, including decorative detailing
- Slate-clad cross-gable roof with cresting, as well as the conical tower roof with finial
- Projecting eaves with plain frieze in the soffit and modillions
- Dormers with slight bellcast roof
- Half-timbering of the end-gables
- Four chimneys with decorative brick detailing
- Windows, including the quarry or diamond-shaped leaded windows, three-bay oriel window with leaded windows, the Palladian window motifs, arched and square-topped windows, as well as the curved windows, fan lights, leaded windows, bevelled details, and stained glass throughout
- Porch, including red sandstone plinths, turned wooden balustrade, wood columns, plain frieze, tongue and groove decking
- Oak enclosure/vestibule at the front door
- Curved wood front door
- Mosaic tile in the front foyer of the main storey
- Wood, Palladian style column entry feature between the front foyer and main hall with the staircase
- The wood bifurcated main staircase from the main storey of the house to the attic storey, including wood balustrade and desk at main level
- The eight fireplaces (including mantle and surrounds):
  - White mantle with rosettes and marble surround in the living room
  - Classically-inspired wood mantle with paired columns with green tile surround and brass firebox cover in the study
  - Stained wood mantle beneath the staircase with blue tile and brass firebox detailing
  - Arts and Crafts style tile fireplace with heavy metal brackets and hood, with wood mantle located in the dining room
  - Puce-colour tile with green tile detail located in the south bedroom on the second storey with brass firebox detailing and paneled metal firebox insert and painted wood mantle
  - Light peach and blue tile Neoclassical fireplace and mantle located in the east bedroom on the second storey
  - Blue tile, three-sided fireplace located in the corner of the northeast bedroom on the second storey
  - Arts and Crafts style fireplace with tile and wood mantel, with decorative carving, located in the ballroom of the attic storey
- Stone curb at the sidewalk edge of Piccadilly Street and Waterloo Street

The staircase affixed to the north façade of the building and detached garage are not considered to be heritage attributes of the property.

## Appendix E – Heritage Attributes



1. Form, scale, and massing of the building



2. Location of the building



3. Expression of late Queen Anne Revival architectural style



4. Red sandstone (foundation cladding, coping, lintels)

Figure 1: Heritage attributes of the property at 336 Piccadilly Street (one of two pages).



5. Red brick exterior cladding



6. Slate-clad cross gable roof with cresting, conical tower with finial



7. Projecting eaves with plain frieze



8. Hipped roof dormer with slight bellcast



9. Half-timbering of the end-gables (north gable shown)



10. Four chimneys with decorative brick detailing (three shown)



11. Windows: quarry, oriel, Palladian, arched, square, stained, etc.



11. Windows: quarry, oriel, Palladian, arched, square, stained, etc.



11. Windows: quarry, oriel, Palladian, arched, square, stained, etc.



12. Porch: sandstone plinths, balustrade, columns, frieze, decking



13. Oak enclosure/vestibule at the front door



14. Mosaic tile in the front foyer (interior)



15. Curved wood front door and Palladian-style entry (interior)



16. Wood, bifurcated main staircase (interior, first storey)



16. Wood, bifurcated main staircase (interior, second storey)



17. Fireplace: white mantel and surround in living room (interior)



18. Fireplace: wood mantel and surround in study (interior)



19. Stained wood mantel and surround beneath the staircase (interior)



20. Arts & Crafts style tile fireplace in the dining room (interior)



21. Puce/green tile fireplace and surround in the south bedroom (interior)



22. Peach and blue Neoclassical fireplace and surround (interior)



23. Blue tile fireplace and surround in the northeast bedroom (interior)



24. Arts & Crafts style tile fireplace in the attic (interior)



26. Stone curb at the sidewalk edge of Piccadilly St. and Waterloo St.

Figure 2: Heritage attributes of the property at 336 Piccadilly Street (two of two pages).