

Bill No. 44
2021

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

A by-law to designate 75 Langarth Street East
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 75 Langarth Street East 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 75 Langarth Street East, 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 February 2, 2021.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – February 2, 2021
Second Reading – February 2, 2021
Third Reading – February 2, 2021

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

Legal Description

Part Lot 13, Block G, Plan 392(4th), Part Lot 14, Block G, Plan 392 (4th) as in 410248, London.

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

Statement for Designation

Description of Property

The Greg Curnoe Childhood Home and First Art Studio at 75 Langarth Street East is a one-and-a half storey gable-roofed residential house, located on the south side of Langarth Street East, between Edward Street and Cathcart Street in the neighbourhood of Old South London. It was built in 1936 by local builder William Porter, Greg Curnoe’s grandfather.

Statement of Cultural Heritage Value or Interest

The property at 75 Langarth Street East demonstrates Historical and Associative Value because it has direct associations with events and persons that are significant to a community. The property was the childhood home and first studio of renowned London-born artist Greg Curnoe (1936-1992). It was in this South London home that Curnoe developed a love of art as a child, where his artistic talent emerged as a young adult, and where his early thinking on regionalism as an artistic sensibility began to take shape. This was also the site of “Curnoe’s Inferno”, his first art studio, in which he would produce works of art that reflected his love of home and family and the influences of the everyday world around him. Objects from the Langarth Street studio are now held in the collections of Museum London and the Art Gallery of Ontario.

The property also yields information that contributes to an understanding of the community of artists in Curnoe’s circle, including Jack Chambers, John Boyle and others, who represented a unique art movement known as London Regionalism—described as a group of artists who recognized home as the centre and subject of creative activity; who acknowledged yet refused to situate themselves in the art world of the metropolitan centre; who even refused to participate in ‘movements’. Curnoe was a leading figure in this circle. The basement studio of 75 Langarth Street East, known as “Curnoe’s Inferno,” played a catalytic role in the emergence of Curnoe’s artistic talent and his regionalist sensibility.

The property also demonstrates and reflects the work of the builder, Greg Curnoe’s grandfather William Porter, who is significant to the community. A carpenter and cabinet maker by trade, Porter emigrated from England in 1907 and established his construction company, William Porter and Son, in London in the 1920s. William Porter designed and built at least 33 houses in London between 1917 and 1953, as well as a number of shopfronts in London and surrounding towns. Porter’s houses display a notable and distinct vernacular style in the London context, which may have influenced later builders in the South London neighbourhood where his properties are concentrated.

The property is comparable in form, scale and massing to the modest homes built by Porter and Son in South London in the 1920s and 30s. In style, it includes many Tudor Revival references popular in South London at the time, and which Porter featured in a number of his houses. Two of these, 251 St James Street (1932) and 99 Baseline Road East (c. 1934) are listed as Tudor Revival dwellings on the City of London Register of Cultural Heritage Resources; the property at 251 St James Street is designated under Part V in the Bishop Hellmuth Heritage Conservation District.

The property demonstrates Physical/Design Values in its representation of the Tudor Revival architectural style popular in South London residential houses in the 1920s and 30s. Designed by Curnoe’s mother Nellie Porter and built by his grandfather William Porter in 1936, the property is distinguished by its projecting red brick buttressed porch with steeply pitched roof, half-timbering set in stucco in the front gable, pointed bargeboard and prominent gable ends, and fenestration that includes multiple leaded

glass panes at the front and flanking the fireplace on the west elevation, a decorative quarry under the front gable, and an oriel window typical of Period Revival styling.

The property also displays a high degree of craftsmanship of the builder. Porter's fine carpentry skills and craftsmanship are evident not only in the exterior Tudor Revival styling, but also in the interior handcrafted Canadian chestnut baseboards, fireplace mantel and built-in bookcases, hand-polished oak floors, bevelled glass and mirrored interior doors, and high wooden kitchen cupboards, all of which remain today.

The property also has Contextual Value in defining and maintaining the historic and architectural character both of the streetscape and the neighbourhood. Langarth Street East, along with parallel streets Briscoe and Emery (formerly Wreay), holds a long history. These streets were first given their names and laid out on an 1880 survey of the "Woodside" estate of Crown Attorney Charles Hutchinson, inspired by the titles of his holdings in Cumberland County, England. The original street layouts remain today.

The property is physically, visually and historically linked to its surroundings. The streetscapes on both north and south sides of this section of Langarth Street remain largely unaltered since the houses were built between the late-19th and mid-20th century. These include the cluster of six brick bungalows built between 1925–27 on the north side of Langarth Street East, directly facing the Curnoe family home, and the c. 1886 Ontario Cottage directly west at 73 Langarth Street East, one of five Langarth Street properties built between 1883 and 1914 that are listed on the City of London Register of Cultural Heritage Resources.

Heritage Attributes

Heritage attributes which support and contribute to the cultural heritage value or interest of this property include the form, scale and massing of the one-and-a-half storey dwelling with Tudor Revival styling, featuring:

- Half-timbering set in textured stucco;
- Gable roof with wood soffits;
- Projecting brick-buttressed porch with steep gable;
- Red brickwork with alternating darker bricks set randomly, with a soldier course and basket weave bond over the front doorway;
- Plain wood moulded bargeboard trim with prominent gable ends;
- Multi-paned diamond leaded front windows and decorative quarry;
- Pair of leaded side windows flanking the fireplace and brick chimney on the west elevation;
- Oriel window projecting from west-facing dining room;
- Four-over-one sash window at rear, originally the Curnoe boys' bedroom window, portrayed in Greg Curnoe's 1972 painting, *Backyard, Langarth St. E.*; and,
- Interior Canadian chestnut baseboards handcrafted by William Porter, along with fireplace mantel and built-in bookcases, and bevelled glass and mirrored wood doors to the vestibule and master bedroom.