

Report to London Advisory Committee on Heritage

To: Chair and Members
London Advisory Committee on Heritage

From: Gregg Barrett,
Director, Planning and Development

Subject: Request for Designation, 46 Bruce Street under Part IV of the
Ontario Heritage Act by J. Howell

Recommendation

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, with respect to the request for designation of the property at 46 Bruce Street, that the following actions **BE TAKEN**:

- a) 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 E of this report; and,
- b) Should no objections to Municipal Council's notice of intention to designate be received, a by-law to designate the property at 46 Bruce Street to be of cultural heritage value or interest for the reasons outlined in Appendix E of this report **BE INTRODUCED** at a future meeting of Municipal Council within 90 days of the end of the objection period.

IT BEING NOTED that should an objection to Municipal Council's notice of intention to designate be received, a subsequent staff report will be prepared.

IT BEING FURTHER NOTED that should an appeal to the passage of the by-law be received, the City Clerk will refer the appeal to the Ontario Land Tribunal.

Executive Summary

At the request of the property owner, an evaluation of the property at 46 Bruce Street was undertaken using the criteria of O. Reg. 9/06. The evaluation determined that the property is a significant cultural heritage resource that merits designation pursuant to Part IV of the *Ontario Heritage Act*.

Linkage to the Corporate Strategic Plan

This recommendation supports the following 2019-2023 Strategic Plan areas of focus:

- Strengthening Our Community:
 - Continuing to conserve London's heritage properties and archaeological resources.

Analysis

1.0 Background Information

1.1 Property Location

The property at 46 Bruce Street is located on the north side of Bruce Street, between Cynthia Street and Teresa Street, in London, Ontario. The property is located within the Wortley Village-Old South Heritage Conservation District.

1.2 Cultural Heritage Status

The property at 46 Bruce Street is included within the Wortley Village-Old South Heritage Conservation District under Part V of the Ontario Heritage Act, by By-law No. L.S.P.-3439-321. The Wortley Village-Old South Heritage Conservation District came

into force and effect on June 1, 2015. The property at 46 Bruce Street is identified as an "A-rated" property within the *Wortley Village-Old South Heritage Conservation District Plan and Guidelines*.

1.3 Description

Built in 1895, the dwelling on the property at 46 Bruce Street is a one-and-a-half storey Queen Anne Revival side hall plan cottage with an asphalt hipped roof and projecting front gable (Appendix B). The dwelling is constructed of buff brick and its south (front) elevation is accentuated with two string courses of rusticated buff brick; one extending from the spring point of the voussoirs, and the second extending horizontally below the dwelling's front window sill. The rusticated buff brick is also applied in an alternating pattern forming the voussoirs of the arched front window.

The front façade of the dwelling faces south and consists of the asymmetrical side hall plan configuration of the dwelling demonstrated by the placement of the front door and front windows. The entryway includes heavy wood trim including dentil detailing, and a stained-glass transom window. The doors consist of the original double-leaf wood doors. The double leaf storm doors are not original to the dwelling but consist of wood storm doors with applied dentil detailing, consistent with the trim of the front entryway. The front window on the dwelling includes a fixed wood window with an arched stained-glass window. The sash separating the two windows includes carved wood dentil detailing.

The projecting front gable on the dwelling includes a concentration of decorative wood details within the bargeboard and gable. The details include carved wood corbels, a pair of awning windows separated by a mullion, wood shingle imbrication, and applied liner and round medallion detailing in the bargeboard. The gable peak also includes a concentration of round medallions arranged in a four-by-four pattern in a diamond shape, flanked by two wood carved sunbursts. A course of round medallion details set in square frames also line the base of the projecting top of the gable. A set of carved brackets separate the windows from the projecting top gable.

The porch on the front of the dwelling is not believed to be a part of the original construction of the house but may have been added in the early-20th century based on the use of rusticated concrete block plinths. The plinths provide a base for the tapered square posts that support the shallow shed style porch roof. The railing system was installed by the current owners and includes a rounded top rail and vertically arranged wood planks with foliage inspired carved details.

The west façade faces the shared right-of-way between the property and the adjacent property at 44 Bruce Street. A projecting gable dormer was added to the west side of the dwelling in 2011 and includes framed horizontal wood siding, and an oriel window including a pair of double-hung windows separated by a mullion. The west elevation includes four double-hung wood sash windows including brick voussoirs and wood sills.

The east façade includes a small projecting gable dormer clad with horizontal wood siding, with an awning-style window. The east elevation also includes a pair of double-hung wood sash windows separated by a wood mullion with carved wood detailing, with brick voussoirs and a wood sill. Evidence of former window and door openings are visible on the north half of the east wall, including the former voussoirs which have been retained. A smaller fixed window was added on this elevation above an interior stairwell. The wood sill on the fixed window suggests the sill was salvaged and re-used from a previous window opening.

The north (rear) façade includes the hipped gable end of the dwelling and is composed primarily of painted brick. An unused door in the gable indicates the former presence of rear balcony. A gable style covered porch has been constructed at the rear of the dwelling. The rear yard includes manicured lawn, gardens, mature trees, and a shed/outbuilding.

The interior of the dwelling has undergone various alterations as a result of modern renovations, upgrades and reconfigurations to the living space over the dwelling's lifetime. The historic interior wood door trim still retains its shape, profile, and detailing evident in the medallions found at the corners of the doorways. Likewise, the high wood baseboards are retained. Lastly, elaborate wood spandrels extend above a double-leaf doorway separating the dining room from the front sitting room including ornate wood detailing and beaded designs.

1.4 Property History

1.4.1 Early Euro-Canadian History

The property at 46 Bruce Street is located in what was historically an area south of the Thames River that was set aside as a Crown Reserve extending from the Coves east to what is now High Street and from the Thames River south to Base Line Road in Westminster Township. The early surveys of Westminster Township included Simon Zelotes Watson's survey in 1810, which laid out the roads and 2 concessions through the northern portion of Westminster Township. A later survey began in 1824, when Mahlon Burwell, the Deputy Surveyor was instructed to survey the Wharncliffe Highway (now Wharncliffe Road) through the Crown Reserve to the west of the Forks of the Thames.^a The survey was intended to connect London Township with the Commissioners Road. On either side of the Wharncliffe Highway, Burwell surveyed lots ranging from 10 to 144 acres in size.

London was selected as the new administrative capital in the London District in 1826 resulting in the eventual arrival of numerous government officials. Several of the officials were granted or purchased land in the Crown Reserve in what would become known as London South. Among the officials who received land grants was Colonel John Baptist Askin, a War of 1812 veteran, and the Clerk of the Peace for London District. Askin's estate extended from modern day Tecumseh Avenue to Askin Street and from Wortley Road to Wharncliffe Road South. A portion of the Askin Estate is depicted on the 1855 "Map of the City of London Canada West" prepared and drawn by Samuel Peters.^b

London South remained a part of Westminster Township until it was annexed by the City of London in 1890.

1.4.2 46 Bruce Street

A "Plan of Part of the Estate of Colonel Askin situated in the Township of Westminster close to the City of London Canada West" was prepared in 1856 for Colonel John Askin, dividing the property into smaller lots. The Plan was registered as Plan 122 in the Registry Office. The lots were generally surveyed to be 60 feet wide by 160 feet deep, into building lots, however, they were not sold until after Askin's passing. The building lots were offered for sale in the early 1870s.

The property at 46 Bruce Street is located on Lot 36 on the north side of Bruce Street. Lot 36, and the adjacent Lot 37 were originally sold to James Taylor in 1871, who later constructed a house at the corner of Bruce Street and Cynthia Street, now 42 Bruce Street. During his ownership, Lot 36 remained undeveloped. Following his passing in 1895, his estate sold both lots to a William Copp, who in turn sold the east half of Lot 36 to Olive McFarlane.^c

Olive McFarlane was the first owner and occupant of the dwelling at 46 Bruce Street. McFarlane was born in Aylmer, Ontario in 1861. Her husband, Andrew McFarlane, identified in Census Records as a farmer passed away in 1893. In 1895, as a widow, she purchased 46 Bruce Street and lived in the dwelling with her four children Chester, Maud, Zella, and William until 1906.

^a John Lutman, *The South and the West*, p. 4-5; Architectural Conservancy of Ontario Inc. London Region Branch, *Brackets and Bargeboards*, p. 143.

^b Ibid.

^c The west half of Lot 36 was granted to a Thomas W. Copp, who later constructed the dwelling at 44 Bruce Street and reached an agreement with Olive McFarlane to construct a narrow right-of-way between the two properties. See LRO records. It is unclear whether William or Thomas Copp constructed the subject dwelling at 46 Bruce Street, however, the two dwelling share some similar architectural details.

In 1906, Joseph Bastard purchased the property and lived there for a short time until he passed away in 1909. His death certificate identified him as a farmer, originally born in England, and he passed away at the age of 81. Land registry records suggest his nieces, Florence and Martha were granted the property, though City Directory records indicate they rented the property to a Christopher Lethbridge until 1914.

The longest tenured ownership of the property resides with the Orr family, who originally took ownership of the property in 1914 when Dorothy Jane Orr purchased the property for \$1,800. Dorothy, a widow was 68 year old she purchased the property in 1914 for \$1,800 and evidently lived in the house with her son William, his wife Delia and their family. William and Delia (sometimes written as Thidelia) had 8 children (Elise, Rebecca, Dorothy, John, Elva, Robert, George, and Donald). William is noted in City Directory and Census Records as “Polisher” for Hobbs Manufacturing. His sons Robert and John are later noted as being employed by Hobbs Manufacturing and the Canadian Pacific Railway. William passed away in 1953, but Delia continued to live at 46 Bruce Street with her daughter Elva and her family until 1963. Following Delia’s passing in 1963, her children Elva and John, executors of her estate sold the property. Spanning from 1914 until 1963, the property remained in the Orr family just short of 50 years.

Between 1963 and 2007, the property exchanged hands many times. In the 1990s, the interior of the property underwent numerous alterations including a reconfiguration of the interior stairwell, as well the filling of window and door openings on the east elevation. The property was most recently purchased in 2007.

1.5 Queen Anne Revival Architectural Style

The Queen Anne Revival architectural style is one of London’s most popular historic architectural styles. It is considered to be a decorative variant on general Victorian architectural styles. The style was most common in Ontario between 1880-1910, and typically included irregular outlines and silhouettes, gable and pediments, multi-sloped roofs, and decorative chimneys. The style typically included the use of varying materials, textures, and shapes including brick on the first storey, and wood or terracotta tiles on the gables. The profiles and shapes in the gables are often intricate including geometric or floral inspired designs. The decorative features were made possible at the time by new machinery and pattern books.^d

The Queen Anne Revival style has been applied in the detailing of the cottage at 46 Bruce Street. In particular, the masonry detailing on the front façade, and the ornate wood detailing in the entryway and gable demonstrate the intricate detailing and various materials, shapes, and textures that are characteristic of the Queen Anne Revival style.

2.0 Discussion and Considerations

2.1 Legislative and Policy Framework

Cultural heritage resources are recognized for the value and contributions that they make to our quality of life, sense of place, and tangible link to our shared past. Cultural heritage resources are to be conserved as per the fundamental policies in the *Provincial Policy Statement (2020)*, the *Ontario Heritage Act*, *The London Plan* and the *1989 Official Plan*. It is important to recognize, protect, and celebrate our cultural heritage resources for future generations.

2.1.1 Provincial Policy Statement

Heritage conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement (2020)* promotes the wise use and management of cultural heritage resources and directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved” (Policy 2.6.1).

^d John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the present*, 102-122.

“Significant” is defined in the *Provincial Policy Statement* (2020) as, “resources that have been determined to have cultural heritage value or interest.” Further, “processes and criteria for determine cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.”

Additionally, “conserved” 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 retained.”

2.1.2 Ontario Heritage Act

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 object to a Notice of Intention to Designate (NOID) and to appeal the passing of a by-law to designate a property pursuant to Section 29 of the *Ontario Heritage Act*.

Objections to a Notice of Intention to Designate are referred back to Municipal Council. Appeals to the passing of a by-law to designate a property pursuant to the *Ontario Heritage Act* are referred to the Ontario Land Tribunal (OLT).

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

2.1.2.1 Ontario Regulation 9/06

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*.

2.2 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.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

4.1. Request for Designation

In July 2020, the City received a request from the property owners of 46 Bruce Street to consider the designation of the property pursuant to Part IV of the *Ontario Heritage Act*. Subsequently, the property owners submitted historical information for the purposes of completing an evaluation of the property using the criteria of O. Reg. 9/06. Working with the property owner, the Heritage Planner completed further research and completed the evaluation of the property. The Stewardship Sub-Committee of the London Advisory Committee on Heritage (LACH) was consulted on the property at its meetings held on October 28, 2020 and on July 28, 2021.

4.2 Cultural Heritage Evaluation

The property at 46 Bruce Street was evaluated using the criteria of O. Reg. 9/06 (see Section 2.1.2.1 above). A summary of the evaluation is included below.

Table 1: Evaluation of the property at 46 Bruce Street using the criteria of Ontario Regulation 9/06

Criteria for Determining Cultural Heritage Value or Interest		
	Criteria	Evaluation
The property has design value or physical value because it,	Is a rare, unique, representative or early example of a style, type, expression, material, or construction method	The dwelling on the property at 46 Bruce Street is a representative example of the Queen Anne Revival architectural style. The one-and-a-half storey side hall plan cottage includes various architectural details that are characteristic of the Queen Anne Revival style including its rusticated buff brick string courses, ornate wood detailing in the entryway and the decorative wood gable details that include various materials, shapes, and textures, consistent with the Queen Anne Revival Style.
	Displays a high degree of craftsmanship or artistic merit	The concentration of decorative detailing applied to the dwelling at 46 Bruce Street demonstrate a high degree of craftsmanship or artistic merit. Specifically, the shingle imbrication, the carved wood corbels, the course of carved dentils, and applied linear and round medallion details found in the gable, along with the dentil details found in the window and door sounds demonstrate the high degree of craftsmanship that has maintained on the dwelling. The interior wood trim, baseboards and highly decorative spandrels found on the interior of the dwelling further demonstrate the high degree of craftsmanship for the property.
	Demonstrates a high degree of technical or scientific achievement	The property at 46 Bruce Street is understood to be reflective of building and construction techniques of the 1890s, however it does not demonstrate a high degree of technical or scientific achievement.
The property has	Has direct associations with a theme, event, belief,	The dwelling on the property at 46 Bruce Street was constructed in 1895 for Olive

historical value or associative value because it,	person, activity, organization or institution that is significant to a community	McFarlane and her family. Since its construction it has been owned and occupied by various individuals including the Orr family who retained ownership of the property for nearly 50 years. The previous owners and occupants have all played a role in the history of the property, however, the historical research completed for this evaluation determined that the property does not have direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	The property does not appear to yield, or, have the potential to yield information that contributes to an understanding of a community or culture.
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	A review of the historical records suggest that the dwelling was constructed for Olive McFarlane in 1895, however direct associations with an architect or builder could not be confirmed. The property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.
The property has contextual value because it,	Is important in defining, maintaining, or supporting the character of an area	The property at 46 Bruce Street is an “A-rated” property within the Wortley Village-Old South Heritage Conservation District and is very much characteristic of the area. The <i>Wortley Village-Old South Heritage Conservation District Plan and Guidelines</i> identifies the architectural character as being “established by the recurrent use of consistent building materials, forms and detail in the majority of properties in the HCD”. The building form and details are described as “largely dictated by Victorian tastes, although there are many examples of other architectural styles.” Lastly, the Plan notes that the “design details that embellish the exterior of the landmark buildings are repeated, sometimes in less grand scale, in the house.” ^e As a well-executed example of a Queen Anne Revival cottage, consistent in materials and stylistic details, the property is important in supporting and maintaining the character of the Wortley Village-Old South Heritage Conservation District.
	Is physically, functionally, visually, or historically linked to its surroundings	The property is visually and historically linked to its surroundings. In particular, the dwelling on the adjacent property at

^e Corporation of the City of London, *Wortley Village-Old South Heritage Conservation District Plan and Guidelines*, 2014.

		44 Bruce Street is of a different style but features the same use of rusticated buff brick for its string courses, and similar wood detailing in the gables of the dwellings. Both dwellings were constructed two years apart suggesting a sense of continuity in masonry and wood detailing.
	Is a landmark	The property is not considered a landmark.

4.3 Comparative Analysis

A comparative analysis was undertaken from the prospective of cultural heritage resources within London with other one-and-a-half storey, buff brick, side hall plan cottage with Queen Anne Revival style influences (Appendix D).

The comparative analysis supported the identification of the dwelling at 46 Bruce Street as a representative example of a Queen Anne Revival style, side hall plan cottage.

4.4 Integrity

Integrity is not a measure of originality, but a measure of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property. Likewise, the physical condition of a cultural heritage resource is not a measure of its cultural heritage value. Cultural heritage resources can be found in a deteriorated state but may still maintain all or part of their cultural heritage value or interest.^f

The dwelling at 46 Bruce Street demonstrates a high degree of integrity. While some minor alterations have been made to the property, the dwelling continues to retain a high degree of original heritage attributes, particularly in the masonry, fenestration, and elaborate woodwork. The minimal interventions to the dwelling and the on-going careful stewardship of the dwelling and its heritage attributes have preserved the cultural heritage value of the property.

4.5 Consultation

As an owner-initiated designation, the property owners have been involved and engaged in the research and evaluation processes for the property. The property owners have also facilitated site visits with the Heritage Planner. The property owner has reviewed and concurred with the Statement of Cultural Heritage Value or Interest for the property at 46 Bruce Street.

Lastly, in compliance with the requirements of Section 29(2) of the *Ontario Heritage Act*, the London Advisory Committee on Heritage is being consulted on the proposed designation at its meeting on August 11, 2021.

Conclusion

The evaluation of the property at 46 Bruce Street found that the property met the criteria for designation under the *Ontario Heritage Act*. As a representative example of a Queen Anne Revival style cottage, that demonstrates a high degree of craftsmanship, the property has physical/design value. Further, as a dwelling characteristic of the Wortley Village-Old South Heritage Conservation District and in its relation to similar nearby properties, the property has contextual value. The property at 46 Bruce Street is a significant cultural heritage resource that merits designation pursuant to Part IV of the *Ontario Heritage Act*.

Acknowledgments

Special thanks to the property owners, Janice Howell and Joel Herscovitch for enthusiasm, interest, and pride in the history of their property. Their efforts to conserve

^f MTC, 2006.

the property's heritage attributes have played a vital role in the ongoing stewardship of this significant cultural heritage resource.

Prepared by: Michael Greguol, CAHP, Heritage Planner
Submitted by: Britt O'Hagan, MCIP, RPP, Manager, Community
Planning, Urban Design, and Heritage
Recommended by: Gregg Barrett, AICP, Director, Planning and
Development

Appendices

Appendix A Property Location
Appendix B Images
Appendix C Historical Documentation
Appendix D Comparative Analysis
Appendix E Statement of Cultural Heritage Value or Interest – 46 Bruce Street

Sources

Architectural Conservancy of Ontario Inc. London Region Branch. *Brackets and Bargeboards*. 1989.
Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the present*. 1990.
Corporation of the City of London. *Wortley Village-Old South Heritage Conservation District Plan and Guidelines*. 2014.
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Grainger, J., ed. *From the Vault*. 2017.
Land Registry Records.
Lutman, John H. *The South and the West*. 1979.

Appendix A – Property Location



Figure 1: Property Location of 46 Bruce Street

Appendix B – Images



Image 1: Photograph of the south (front) facade of the dwelling at 46 Bruce Street.



Image 2: Photograph of the front entry way of the dwelling.



Image 3: Detail showing the heavy wood trim of the doorway, dentil detailing, and stained-glass transom window.



Image 4: Detail showing the rusticated buff brick string course and details of voussoirs.



Image 5: Detail showing the heavy trim of the front window and arched stained glass window.



Image 6: Photograph showing the double-leaf front doors and storm doors.



Image 7: Detail of the gable peak on the dwelling, showing decorative design details.



Image 8: Porch details showing rusticated concrete block plinths, wood posts, and railing system.



Image 9: Photograph showing the west facade of the dwelling and narrow right-of-way shared with the adjacent property at 44 Bruce Street.



Image 10: Photograph showing the gable dormer on the west side of the dwelling.



Image 11: Detail showing example of the wood sills found on the window openings for the dwelling.



Image 12: Photograph showing double-hung wood window on the west facade of the house, with brick voussoirs and wood sill. Note, the "ghosting" of a former chimney is visible on this wall.



Image 13: Photograph showing the north (rear) facade of the dwelling, showing hipped gable roof, dormer on the west side of the dwelling, and rear covered porch.



Image 14: Photograph of the east facade of the dwelling showing the remnants of former window openings and the existing windows.



Image 15: Photograph showing the windows on the east facade including a pair of double-hung wood windows, a fixed window (later alteration), and details including voussoirs, carved mullion, and wood sills.



Image 16: Interior detail showing example of the wood trim and details found around the windows and doors on the interior of the dwelling.



Image 17: Photograph showing detail of the baseboards on the interior of the dwelling.



Image 18: Detail showing interior decorative spandrels with beaded design found on the interior of the dwelling.

Appendix C – Historical Documentation and Research Materials

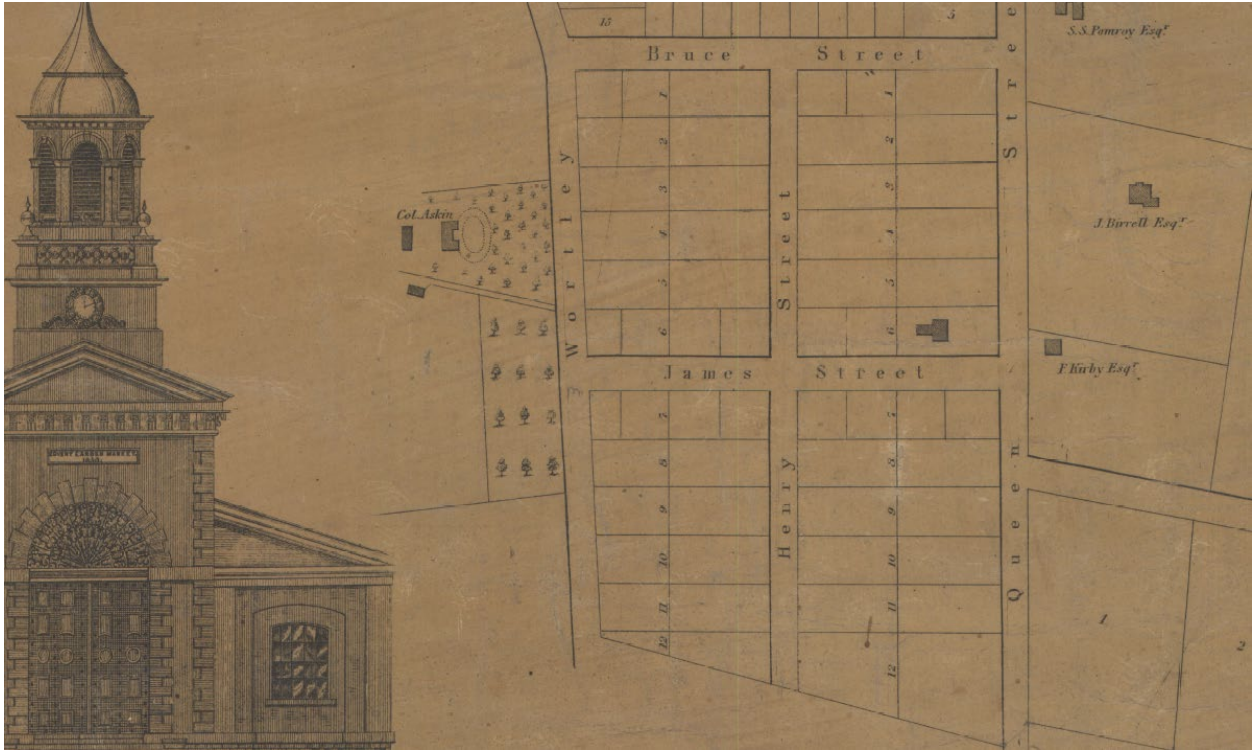


Figure 2: Excerpt of the "Map of the City of London Canada West" (1855), showing a portion of Colonel Askin's estate. The subject property at 46 Bruce Street was constructed west of the estate house, on a portion of the estate that was surveyed as a part of RP122(1856).



Figure 3: Excerpt from the "Map of the City of London and Suburbs of London East, London West, and London South" (1884) showing the surveyed area of Colonel Askin's estate. The dwelling at 46 Bruce Street was constructed on Lot 36.

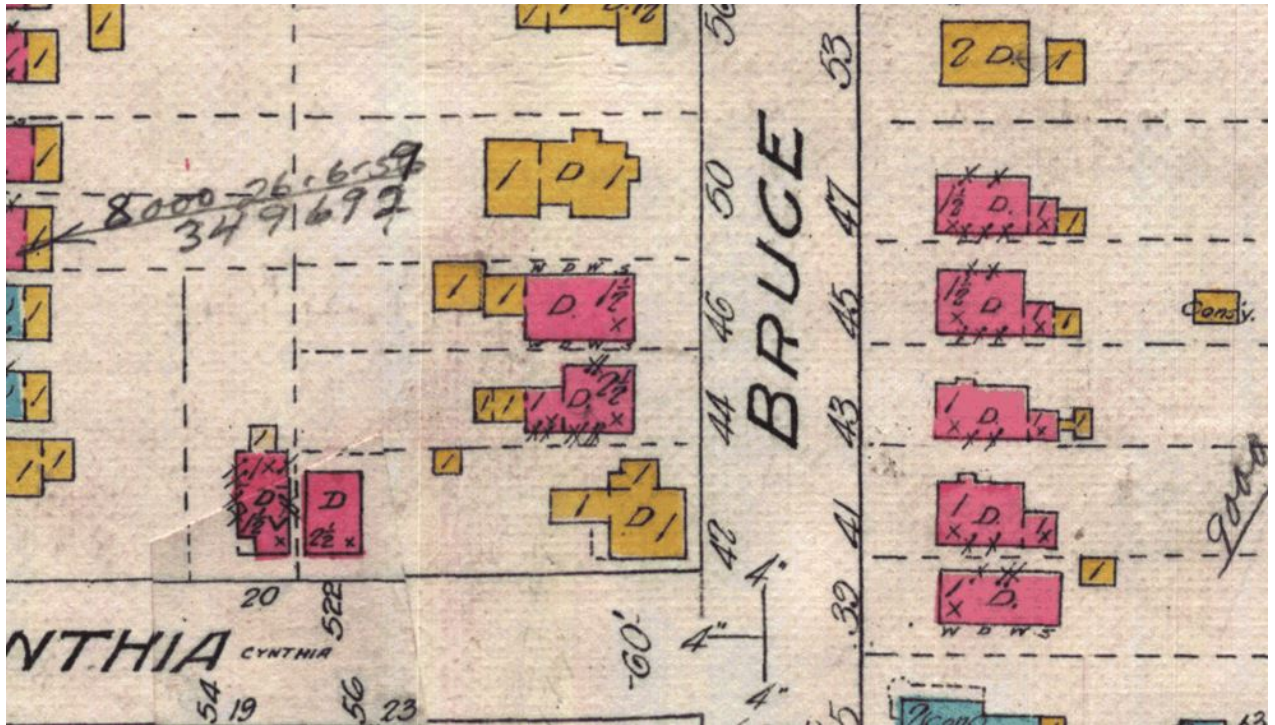


Figure 7: Excerpt of the 1912 revised 1915 Fire Insurance Plan showing the footprint of the dwelling at 46 Bruce Street.

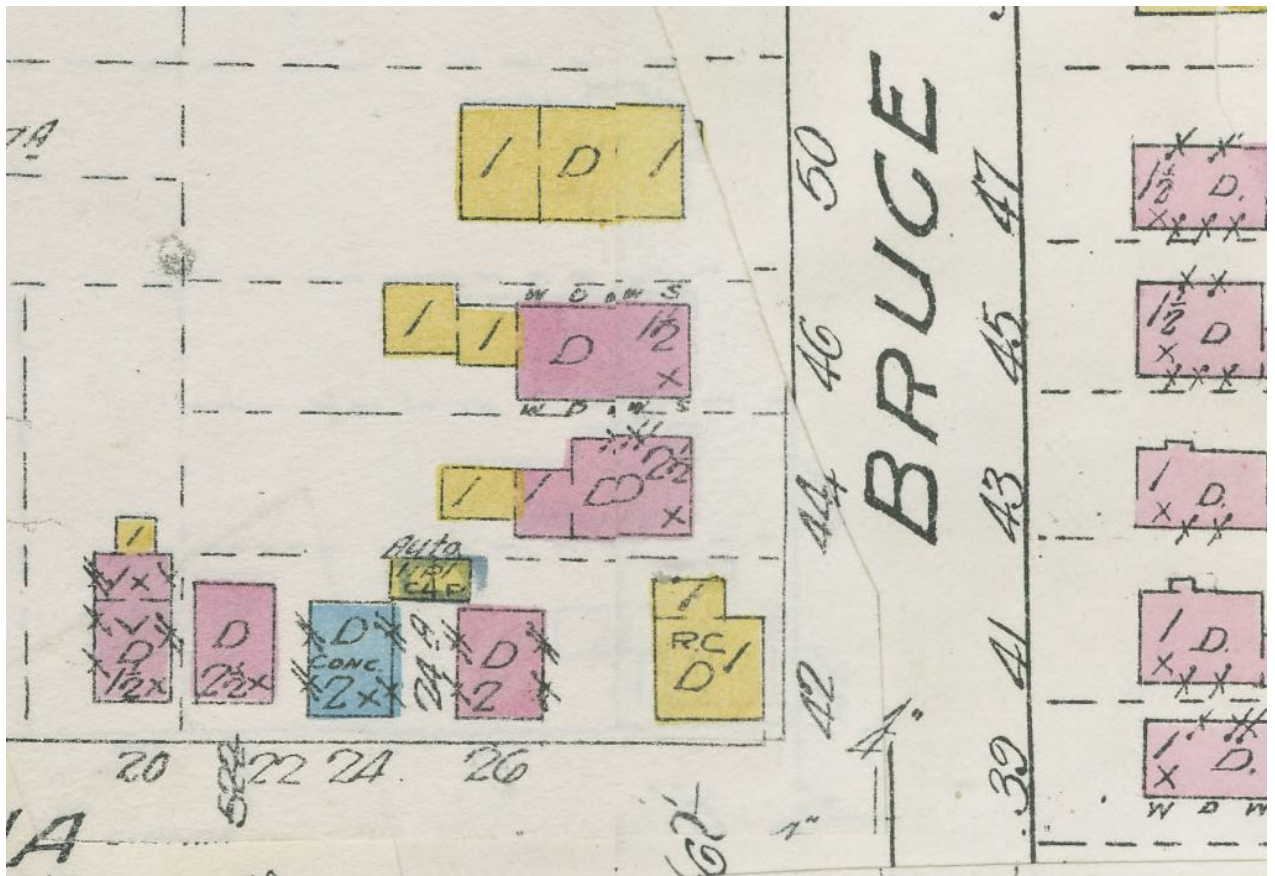


Figure 8: Excerpt of the 1912 revised 1922 Fire Insurance Plan showing the footprint of the dwelling at 46 Bruce Street.

Appendix D – Comparative Analysis

A comparative analysis was undertaken from the perspective of cultural heritage resources within London with other one-and-a-half storey, buff brick, side hall plan cottages with Queen Anne Revival style influences.

The following properties were identified as comparison properties (some are pictured below):

- 77 Byron Avenue East (Wortley Village-Old South Heritage Conservation District);
- 86 Askin Street (Part IV designated, and Wortley Village-Old South Heritage Conservation District);
- 105 Bruce Street (Wortley Village-Old South Heritage Conservation District);
- 933 Dufferin Avenue (Old East Heritage Conservation District);
- 928 Dufferin Avenue (Old East Heritage Conservation District);
- 43 Byron Avenue East (Wortley Village-Old South Heritage Conservation District);
- 71 Byron Avenue East (Wortley Village-Old South Heritage Conservation District);
- 76 Colborne Street (Part IV designated);
- 477 Elizabeth Street (Old East Heritage Conservation District).

When compared to other one-and-a-half storey, buff brick, side hall plan cottages in London, the identification of the dwelling at 46 Bruce Street is supported as a representative example of the Queen Anne style of this form.



Image 19: Property at 86 Askin Street, Part IV designated and included within the Wortley Village-Old South Heritage Conservation District.



Image 20: Property at 105 Bruce Street, Wortley Village-Old South Heritage Conservation District.



Image 21: Property at 76 Colborne Street, Part IV Designated.

Appendix E – Statement of Cultural Heritage Value or Interest

Legal Description

PT LT 36 , PL 122(4TH) , AS IN 889965; S/T AS IN 889965 ; LONDON

Description of Property

The property at 46 Bruce Street is located on the north side of Bruce Street, between Cynthia Street and Teresa Street in London, Ontario. The property is located within the Wortley Village-Old South Heritage Conservation District.

Statement of Cultural Heritage Value or Interest

The property at 46 Bruce Street is of significant cultural heritage value or interest because of its physical/design value and its contextual value.

The property at 46 Bruce Street includes a representative example of a one-and-a-half storey Queen Anne Revival style, side hall plan cottage. The Queen Anne Revival architectural style is demonstrated in the detailing of the cottage at 46 Bruce Street. In particular, the masonry detailing on the front façade, and the ornate wood detailing in the entryway and gable demonstrate the intricate detailing and various materials, shapes, and textures that are characteristic of the Queen Anne Revival style. The buff brick is accentuated with two string courses of rusticated buff brick; one extending from the spring point of the voussoirs, and the second extending horizontally below the dwelling's front window sill, both embellishments on the dwelling's south façade. The rusticated buff brick is also applied in an alternating pattern forming the voussoirs of the arched front window.

The dwelling's roof consists of a hipped roof form, with a projecting front gable, allowing for the decoration to emphasize the Queen Anne Revival architectural style of the cottage. The face of the gable includes a concentration of decorative wood details, including carved wood corbels and brackets, a pair of windows separated by a mullion painted wood shingle imbrication, and applied linear and round medallion detailing in the bargeboard. The gable peak also features an arrangement of medallion details applied in a diamond shape, flanked by two wooden inverse sunbursts.

The detailed woodwork on the dwelling extends to the fenestration on the building's south (main) façade which includes a large front window with an arched stained glass window. The sash separating the fixed window from the arched stained glass includes elegant dentil details that are also replicated in the trim of the doorway. The doorway includes a set of double-leaf wood panel doors, with a rectangular transom, including a stained-glass window which includes a floral-inspired design, similar to the design of the arched front window. The stained-glass design above the doors, incorporates the municipal address "46" into the centre of its design.

Though likely added as an early-20th century alteration, the front porch of the dwelling is compatible with the style and vintage of the dwelling. The shallow shed style porch roof is supported by tapered square posts, on rusticated concrete block plinths. The railing system consists of a curved top rail and vertically arranged wood planks with carved circular and foliage-like detailing. The railing system, a more recent alteration consists of a curved top rail and vertically arranged wood planks with carved circular and foliage-like detailing. Though not a historical design, the painted wood material, proportions, and design are compatible with the dwelling.

Contextually, the property at 46 Bruce Street is included within the Wortley Village-Old South Heritage Conservation District characteristic of the area. The *Wortley Village-Old South Heritage Conservation District Plan and Guidelines* identifies the architectural character as being "established by the recurrent use of consistent building materials, forms and detail in the majority of properties in the HCD". In addition, the Plan notes that the "design details that embellish the exterior of the landmark buildings are repeated, sometimes in less grand scale, in the house." As a well-executed example of a Queen Anne Revival cottage, consistent in materials and stylistic details, the property

is important in supporting and maintain the character of the Wortley Village-Old South Heritage Conservation District.

Further, the property is visually and historically linked to its surroundings. In particular, the dwelling on the adjacent property at 44 Bruce Street is of a different style but features the same use of rusticated buff brick for its string courses, and similar wood detailing in the gables of the dwellings. The style and details can be found elsewhere on properties of a similar architectural style and age on Bruce Street and Askin Street.

Heritage Attributes

The heritage attributes which support and contribute to the cultural heritage value or interest of the property include:

- Demonstration of the Queen Anne Revival architectural style applied to the side hall plan cottage as demonstrated by:
 - Form, scale, and massing of the one-and-a-half storey dwelling and detailing, including;
 - Buff brick construction of the dwelling;
 - String courses of rusticated buff brick on the south (main) façade of the dwelling;
 - Alternating pattern of rusticated buff brick and smooth buff brick forming the voussoirs over the front arched window;
 - Fixed paint wood front window with stained-glass arched window including dentil detailing;
 - Wooden front doorway with original double-leaf wood main doors, and heavy wood trim, including dentil details;
 - Stained-glass transom window above the front door;
 - Hipped roof form;
 - Hipped gable roof form on the north façade;
 - Projecting front gable including;
 - Bargeboard with decorative linear and round medallion details, corbels, and dentils;
 - Window opening with a pair of window separated by a mullion;
 - Painted wood shingle imbrication;
 - Bracket course at the base of gable peak;
 - Medallion and sunburst details in the gable peak;
 - Shallow shed style porch roof, supported by squared wood posts on rusticated concrete block plinths;
 - Rounded top rail and vertically arranged painted wood plank pickets with carved circular and foliage-inspired details.
 - Double-hung painted wood sash windows on the east and west elevation, with brick voussoirs, and wood sills.
 - Interior design details including:
 - Interior wood trim around the doors and windows;
 - Interior wood baseboard with profiles; and,
 - Decorative spandrel located above the double-leaf entryway between the dining room and front sitting room, including decorative bead detailing.