

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, 44 Bruce Street under Part IV of the *Ontario Heritage Act* by A. Konstantynowicz
Date: September 8, 2021

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 44 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 44 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 44 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 area 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 44 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 44 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 44 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 1897, the dwelling on the property at 44 Bruce Street is a two-storey buff brick dwelling representative of a vernacular dwelling with Queen Anne Revival stylistic influences (Appendix B). The dwelling is constructed of buff brick and its south (front) elevation is accentuated with string courses of rusticated buff brick at the spring point of the voussoirs on the first and second storeys. A third string course extends horizontally below the dwellings first storey window sill. The brick voussoirs of the arched front window include patterned finishes.

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. The entryway includes wood trim and the door consists of a wood door with three rows of squared wood panels set below a fixed stained-glass window insert and an additional row of square wood panels. An arched stained-glass transom window is located above the front door. The front fixed window is also topped with an arched stained-glass window, characteristic of the Queen Anne Revival style.

The projecting gable on the dwelling includes a concentration of wood details within the bargeboard, gable, and gable peak. The details include carved wood corbels and brackets, a pair of wood sash windows separated by a mullion, scalloped wood shingle imbrication, and applied linear, square, and round medallion detailing in the bargeboard. The gable peak includes a concentration of round medallions arranged in a four-by-four pattern in a diamond formation flanked by two carved wood inverse sunbursts. The base of the projecting gable includes a band of cut wood detailing.

The porch on the dwelling was designed and constructed in the early-20th century, however, it was designed in a manner that is consistent with the Queen Anne Revival stylistic influences including turned wood columns, posts and spindles, curved top and bottom guard rails, and a shed style porch that includes a projecting gable over the entryway with applied decorative wood details.

The east façade of the dwelling faces the shared right-of-way between the property and the adjacent 46 Bruce Street. The elevation consists of a pair of first storey double-hung replacement windows and a single double-hung replacement window. The windows are within their original window openings but have been replaced with vinyl double-hung window units.

The west façade of the dwelling faces the adjacent 42 Bruce Street and consists primarily of two second storey windows; one a vinyl casement window and the other a vinyl double-hung window. A tall chimney extends above the roof line on the west side of the dwelling.

The north (rear) façade of the dwelling is composed primarily of a single-storey rear buff brick addition. The addition has a gable roof, with terra-cotta roof materials and appears to have been constructed as a part of the original construction of the dwelling, or shortly thereafter¹. The east and west facades of the addition include newer replacement windows including a full-size casement window on the east side of the addition with a decorative stained-glass insert.

The rear yard consists of a wood deck, patio area, and gardens. A shed/outbuilding is located at the rear of the property. The outbuilding has a gable roof, is clad with vertically-arranged wood siding, and includes a projecting gable with decorative detailing similar to that found on the dwelling.

¹ Fire Insurance Plans suggest that the brick addition was an early portion of the dwelling, if not a part of the original construction of the house. The dwelling also had a single storey frame addition built on the rear of the brick addition, however, it appears to have been removed in the mid-20th century.

The first and second storey window openings remain on the dwelling with replacement windows including double-hung windows and a fixed front window with an arched stained-glass window, consistent with the stylistic influences of the Queen Anne Revival style.

1.4 Property History

1.4.1 Early Euro-Canadian History

The property at 44 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.² 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.³

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

1.4.2 44 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 44 Bruce Street is located on Lots 36 and 37 on the north side of Bruce Street. Both Lots 36 and 37 were originally sold to James Taylor in 1871, who later constructed a house at the corner of Bruce and Cynthia Street, at what is now 42 Bruce Street. Under 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 in 1895, and the west half of Lot 36 and a part of Lot 37 to his brother Thomas Copp in 1897.

The dwelling at 44 Bruce Street was built under Thomas Copp's ownership which lasted from 1897 until 1910. Thomas Copp, listed as a contractor in the City Directories was likely the builder of the dwelling, however, he resided on Askin Street and later Beaconsfield Avenue and did not appear to have ever lived at 44 Bruce Street. Rather, he rented the dwelling to an Arthur Huff, identified as a freight agent for the Grand Trunk Railway. The property was later rented to Robert Bruce MacPherson, a clerk for McClary Manufacturing.

In 1910, Thomas Clark sold the property to Hannah Thompson. Little information could be found on Hannah Thompson, but she continued to rent the dwelling to MacPherson

² John Lutman, *The South and the West*, p. 4-5; Architectural Conservancy of Ontario Inc. London Region Branch, *Brackets and Bargeboards*, p. 143.

³ Ibid.

and later to Robert Grierson, a clerk for Smallman and Ingram, a dry goods retailer on Dundas Street. Thompson sold the property in 1920 to a Geogina Marshall and in turn sold it one year later to a Thomas H. Gregory who only owned the property for one month.

In 1921, Alonzo Copeland and Ellen Copeland purchased the property. Census data identifies the Copelands as being born in Ontario of Scottish and English ancestry. They had five children, however, by 1921 when they purchased the property most of their children had moved out. Their youngest son Edward who was 18 years old when they purchased the property is identified as living at the property at the time along with their daughter Irene and her husband Gordon Scott. Alonzo passed away in 1934, however Ellen would continue to live at 44 Bruce Street until she sold the property in 1942.

Between 1942 and 1950, the property exchanged hands various times with the longest tenured owners during that period being Lloyd and Gertrude Ritchie owned and occupied the property from 1945 until 1950. In 1950, they sold the property to Robert and Catherine Deane. Robert was a manager at Brink's Canada and Catherine worked for Simpsons. They lived at the property until 1986.

The property was most recently purchased in 2003.

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 terra-cotta 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.⁴

The Queen Anne Revival style has been applied in the detailing of the dwelling at 44 Bruce Street. In particular, the masonry detailing on the front façade, and the ornate wood detailing in the 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).

"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."

⁴ John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the present*, 102-122.

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 owner of 44 Bruce Street to consider the designation of the property pursuant to Part IV of the *Ontario Heritage Act*. The Heritage Planner completed historical research and completed an evaluation of the

property according to the criteria of Ontario Regulation 9/06. The Stewardship Sub-Committee of the London Advisory Committee on Heritage (LACH) was consulted on the property at its meeting held on October 28, 2020 and on August 25, 2021.

4.2 Cultural Heritage Evaluation

The property at 44 Bruce Street was evaluated using the criteria of O.Reg. 9/06 (see Section 2.1.2.1 above). The evaluation is included below.

Table 1: Evaluation of the property at 44 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 44 Bruce Street is a representative example of a vernacular dwelling with Queen Anne Revival stylistic influences. The two-storey buff brick dwelling includes details that are characteristic of the Queen Anne Revival style including its rusticated buff brick string courses, and 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 44 Bruce Street demonstrate a high degree of craftsmanship or artistic merit. Specifically, the shingle imbrication, the carved wood corbels, the band of carved detailing, and applied linear, squared and round medallion details found in the gable and bargeboards demonstrate the high degree of craftsmanship that has been maintained on the dwelling. The detailing has been applied on a reconstructed front porch in a manner that is supportive of the dwelling's architectural style. |
| | Demonstrates a high degree of technical or scientific achievement | The property at 44 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 historical value or associative value because it, | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | The dwelling on the property at 44 Bruce Street was constructed in 1897 by Thomas Copp. Since its construction it has been owned and occupied by various individuals and families 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 | The property does not appear to yield, or, have the potential to yield information that contributes to an understanding of a community or culture. |

| | | |
|---|---|--|
| | 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 by Thomas Copp in 1897, 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 44 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.” ⁵ As an example of a buff brick dwelling with Queen Anne Revival stylistic influences, 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 46 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 perspective of cultural heritage resources within London with other two-storey dwellings with Queen Anne Revival style influences (Appendix D).

⁵ Corporation of the City of London, *Wortley Village-Old South Heritage Conservation District Plan and Guidelines*, 2014.

The comparative analysis supported the identification of the dwelling at 44 Bruce Street as a representative example of a vernacular dwelling with Queen Anne Revival stylistic influences.

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.⁶

The dwelling at 44 Bruce Street demonstrates a high degree of integrity. While some alterations have been made to the property, the dwelling continues to retain a high degree of original heritage attributes, particularly in the masonry 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 owner has been engaged in the evaluation processes for the property. The property owner facilitated a site visit with the Heritage Planner in August 2021. The property owner has also reviewed and concurred with the Statement of Cultural Heritage Value or Interest for the property at 44 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 September 8, 2021.

Conclusion

The evaluation of the property at 44 Bruce Street found that the property met the criteria for designation under Part IV the *Ontario Heritage Act*. As a representative example of a dwelling with Queen Anne Revival influences with a high degree of craftsmanship or artistic merit, the property has design/physical 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 44 Bruce Street is a significant cultural heritage resource that merits designation pursuant to Part IV of the *Ontario Heritage Act*.

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 – 44 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.

⁶ MTC, 2006.

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

Census. Various years.

City Directory. Various years.

City of London. *Register of Cultural Heritage Resources*. 2019.

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 for 44 Bruce Street

Appendix B – Images



Image 1: Photograph of the south (front) facade of the dwelling at 44 Bruce Street.



Image 2: Photograph of the west facade of the dwelling at 44 Bruce Street.



Image 3: Photograph looking south, showing the east facade of the dwelling (at right). Note the dwelling on the left is the adjacent property at 46 Bruce Street.



Image 4: Photograph showing the east elevation of the rear addition with casement window and stained-glass.



Image 5: Photograph from the rear of the property showing the north (rear) facade with rear addition.



Image 6: Photograph showing the projecting gable on the front facade with decorative wood detailing.



Image 7: Photograph showing buff brick material, rusticated brick string course details and vermiculated voussoirs.



Image 8: Photograph showing the porch roof details, consistent with the detailing found in the gable of the dwelling.



Image 9: Photograph showing detail of the voussoirs, string course, and arched stained glass window.



Image 10: Photograph showing details in gable and decorative brackets.



Image 11: Photograph showing door detail and stained-glass transom window.



Image 12: Interior photograph showing the interior view of the arched stained glass transom window.



Image 13: Photograph showing porch located on the dwelling at 44 Bruce Street.



Image 14: Photograph showing details of porch columns and railing system.



Image 15: Photograph showing details of porch at 44 Bruce Street.



Image 16: Photograph showing rear outbuilding with decorative gable detailing, similar to that found on the projecting gable and porch of the dwelling.

Appendix C – Historical Documentation and Research Materials

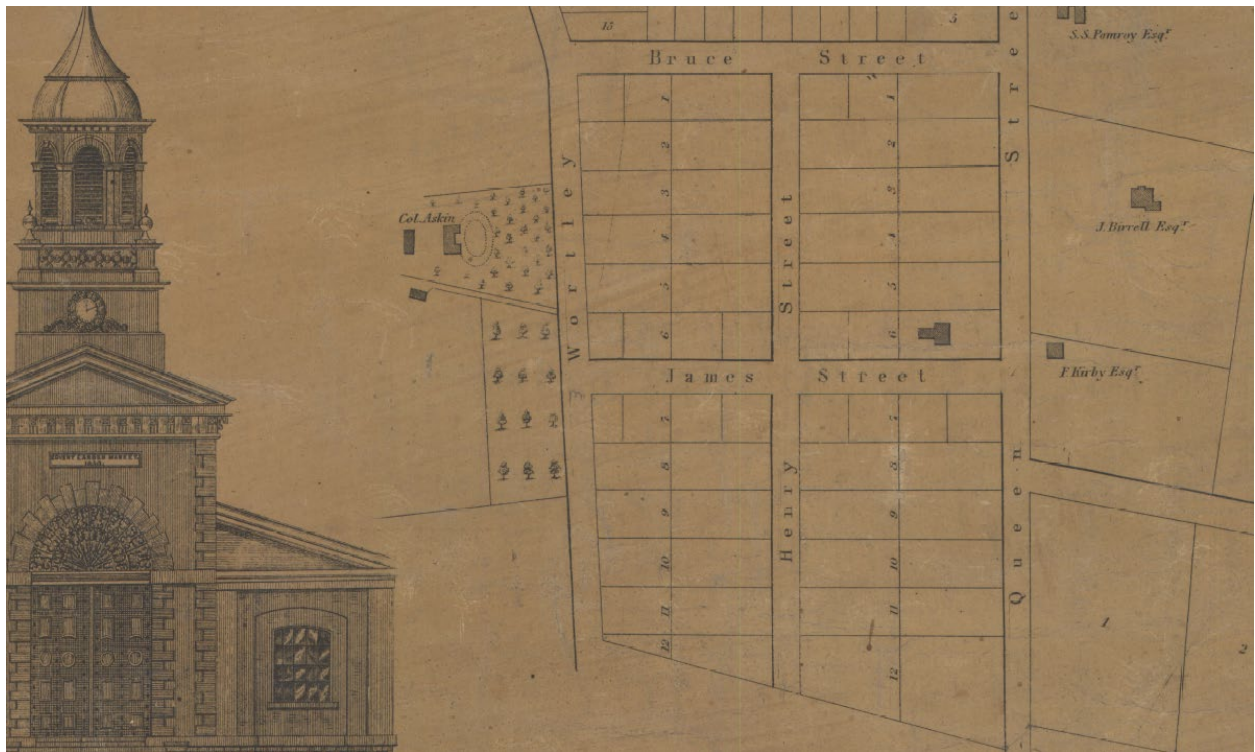


Figure 2: Excerpt of the "Map of the City of London Canada West" (1855), showing a portion of Colonel Askin's estate. The subject property at 44 Bruce Street was constructed west of the estate house, on a portion of the estate that was surveyed as a part of RP122(1856).



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 44 Bruce Street was constructed on Lots 36 and 37.

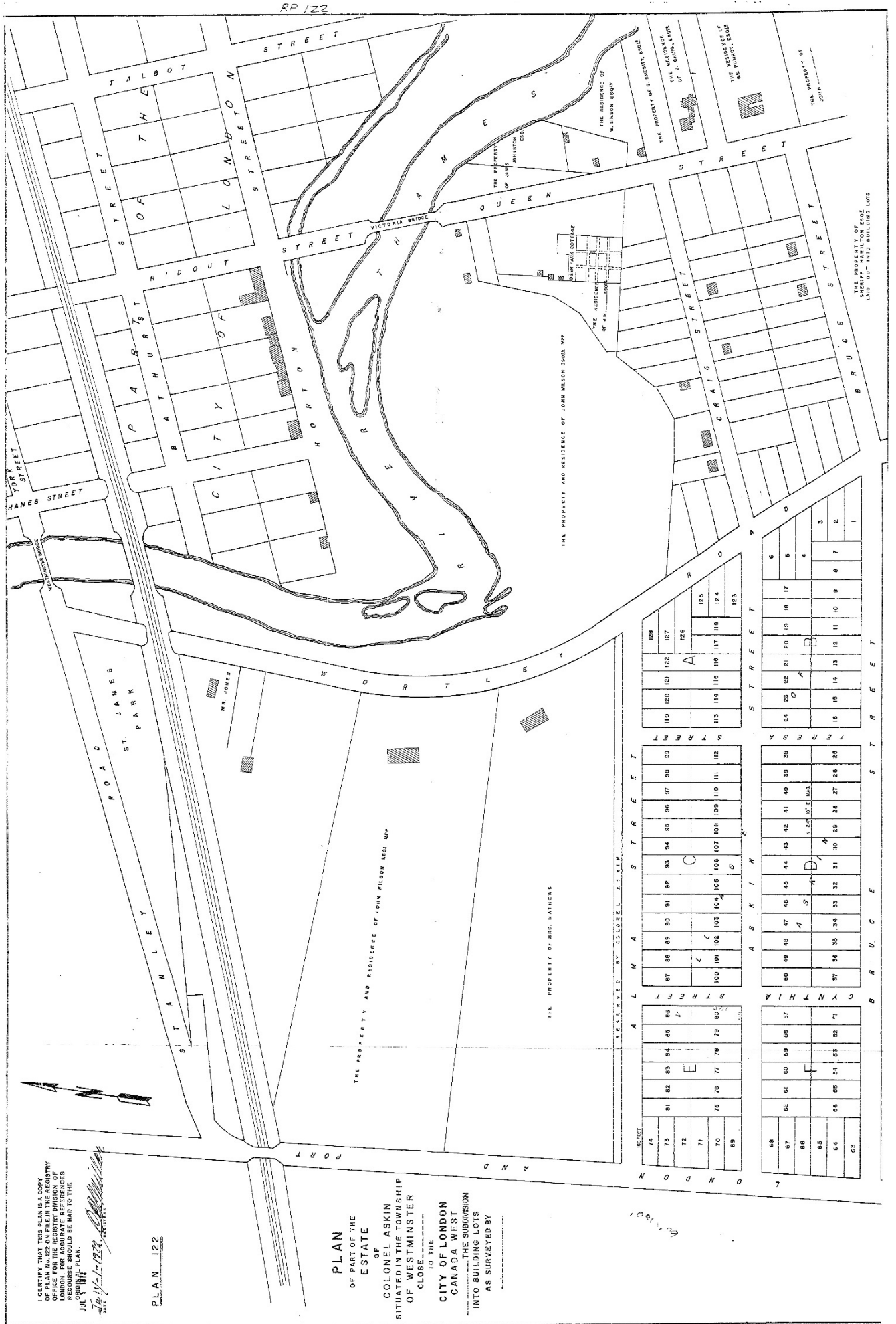


Figure 4: RP122(1856)(4) showing the Registered Plan for part of Colonel Askin's estate. Note, the original plan was drawn in 1856. This copy was re-drawn in 1972.

Appendix D – Comparative Analysis

A comparative analysis was undertaken from the perspective of cultural heritage resources within London with other two-storey dwellings with Queen Anne Revival stylistic influences.

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

- 419 Dufferin Avenue (West Woodfield Heritage Conservation District);
- 417 Dufferin Avenue (West Woodfield Heritage Conservation District);
- 292 Central Avenue (West Woodfield Heritage Conservation District);
- 163 Clarence Street (Listed);
- 161 Duchess Avenue (Wortley Village-Old South Heritage Conservation District);
- 167 Duchess Avenue (Wortley Village-Old South Heritage Conservation District);
- 237 Wortley Road (Wortley Village-Old South Heritage Conservation District);
- 243 Wortley Road (Wortley Village-Old South Heritage Conservation District);
- 938 Lorne Avenue (Old East Heritage Conservation District);
- 715 Dundas Street (Listed);
- 454 Quebec Street (Listed);
- 504 Quebec Street (Listed).

When compared to other two-storey dwellings with Queen Anne Revival stylistic influences, the identification of the dwelling at 44 Bruce Street is supported as a representative example of a vernacular dwelling with Queen Anne Revival influences.



Image 17: Property at 161 Wortley Road within the Wortley Village-Old South Heritage Conservation District.



Image 18: Property at 938 Lorne Avenue within the Old East Heritage Conservation District.



Image 19: Photograph of the property located at 504 Quebec Street, listed on the Register of Cultural Heritage Resources.

Appendix E – Statement of Cultural Heritage Value or Interest

Legal Description

PT LT 36 & 37, PL 122(4TH), AS IN 788739; T/W AS IN 788739 LONDON

Description of Property

The property at 44 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 44 Bruce Street is of significant cultural heritage value or interest because of its physical/design value and its contextual value.

The property at 44 Bruce Street includes a two-storey buff brick dwelling that is representative of a vernacular dwelling with Queen Anne Revival stylistic influences constructed in 1897. The Queen Anne Revival influences are demonstrated in the detailing of the dwelling including rusticated buff brick string courses, highly decorative projecting gable, which includes a concentration of decorative wood details consisting of carved wood corbels and brackets, a pair of windows separated by a mullion, painted scalloped wood shingle imbrication, applied linear and round medallion details, and inverse sunbursts.

The porch on the dwelling was designed and constructed in the early-20th century, however, it was designed in a manner that is consistent with the Queen Anne Revival stylistic influences including turned wood columns, posts and spindles, curved top and bottom guard rails, and a shed style porch that includes a projecting gable over the entryway with applied decorative wood details. The first and second storey window openings remain on the dwelling with replacement windows including double-hung windows and a fixed front window with an arched stained-glass window, consistent with the stylistics influences of the Queen Anne Revival style.

Contextually, the property at 44 Bruce Street is included within the Wortley Village-Old South Heritage Conservation District and is 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.” The property at 44 Bruce Street includes a dwelling with Queen Anne Revival influences, consistent in style and materials with its surroundings within the Wortley Village-Old South Heritage Conservation District. As a result, the property is important in supporting and maintaining the character of the Wortley Village-Old South Heritage Conservation District.

The property is visually and historically linked to its surroundings. In particular, the dwelling on the adjacent property at 46 Bruce Street is of a different form and size 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 in the Wortley Village-Old South Heritage Conservation District.

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 stylistic influences applied to the dwelling on the property, as demonstrated by:
 - Form, scale and massing of the two-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 at the spring point of the voussoirs on the first and second storey windows, and below the sills of the first storey window;
 - Patterned and colour brick voussoirs over the arched front window, and second storey windows;
 - Fixed front window with stained-glass arched window;
 - Wood front door with stained glass, and wood trim surrounding the doorway
 - Stained glass transom window above the front door;
 - Hipped roof form with projecting front gable;
 - Projecting front gable including;
 - Pair of carved corbels at the base of the projecting gable
 - Bargeboard with applied decorative linear, square and round medallion details;
 - Band of decorative cut wood detailing;
 - Scalloped wood shingle imbrication;
 - Pair of wood sash windows separated by a mullion including three carved corbels, and two inverse corbels;
 - Course of brackets above the pair of windows supporting the gable peak;
 - Medallion and inverse sunbursts details in the gable peak;
 - Front porch including:
 - Shallow shed style porch roof with projecting front gable including applied round medallion details and inverse sunbursts
 - Turned wood columns, on top of boxed wood plinths, supporting the porch roof;
 - Rounded top and bottom rails, with turned posts and spindles
 - Wood porch floor;
 - Vertically-arranged wood porch skirt;
 - Window and door openings;
 - Patterned brick voussoirs;
 - One storey rear buff brick rear addition consisting with gable roof
 - Buff brick chimney on the west side of the dwelling;