

Bill No. 536
2021

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

A by-law to designate 46 Bruce Street to be of
cultural heritage value or interest.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of cultural heritage value or interest;

AND WHEREAS notice of intention to so designate the property known as 46 Bruce Street has been duly published and served and no notice of objection to such designation has been received;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The real property at 46 Bruce Street, more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published once in a newspaper of general circulation in The City of London, to the satisfaction of the City Clerk, and to enter the description of the aforesaid property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on November 16, 2021.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – November 16, 2021
Second Reading – November 16, 2021
Third Reading – November 16, 2021

SCHEDULE "A"
To By-law No. L.S.P.-

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.

SCHEDULE "B"

To By-law No. **L.S.P.-** -

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.