

Bill No. 20
2022

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

A by-law to designate 44 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 44 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 44 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 December 7, 2021.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – December 7, 2021
Second Reading – December 7, 2021
Third Reading – December 7, 2021

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

Legal Description

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

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

Statement of Cultural Heritage Value or Interest

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 stylistics 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;