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300 Dufferin Avenue  
P.O. Box 5035  
London, ON  
N6A 4L9

March 12, 2019



Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, ON, M5C 1J3

ONTARIO HERITAGE TRUST  
MAR 18 2019  
RECEIVED

**Re: Designation of 336 Piccadilly Street**  
***The Ontario Heritage Act, R.S.O. 1990, c. O.18***

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Please find enclosed, for your information, a copy of By-law No. L.S.P.-3479-72, entitled, "A by-law to designate 336 Piccadilly Street to be of cultural heritage value or interest.", passed by the Municipal Council of The Corporation of the City of London on March 5, 2019 and registered as Instrument No. ER1223808 on March 11<sup>th</sup>, 2019.

If you wish to have a plaque mounted on this building to designate it as a property of cultural heritage value or interest, please contact the Heritage Planners with the City of London Planning Division.

A handwritten signature in black ink, appearing to read 'C. Saunders'.

Catharine Saunders  
City Clerk  
/kg

Encl.

cc : G. Kotsifas, Building Division  
K. Gonyou, Heritage Planner  
J. Yanchula, Manager, Urban Regeneration  
J. Bunn, City Clerk's Office

Bill No. 92  
2019

By-law No. L.S.P.-3479-72

A by-law to designate 336 Piccadilly Street to  
be of cultural heritage value or interest.

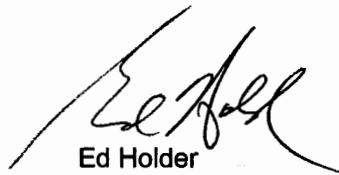
WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of cultural heritage value or interest;


AND WHEREAS notice of intention to so designate the property known as 336 Piccadilly 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 336 Piccadilly 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 March 5, 2019.

  
Ed Holder  
Mayor

  
Catharine Saunders  
City Clerk

First Reading – March 5, 2019  
Second Reading – March 5, 2019  
Third Reading – March 5, 2019

**SCHEDULE "A"**  
**To By-law No. L.S.P.-3479-72**

**Legal Description**

Part Lot 16, e/s Waterloo Street, as in LC131018, London

**SCHEDULE "B"**  
**To By-law No. L.S.P.-3479-72**

**Statement for Designation**

**Description of Property**

The property located at 336 Piccadilly Street, known as Kenross, is located on the northeast corner of Piccadilly Street and Waterloo Street. A two-and-a-half storey red brick residence with a prominent central tower is located on the property.

**Statement of Cultural Heritage Value or Interest**

The property at 336 Piccadilly Street is of significant cultural heritage value or interest because of its historical or associative values, its physical or design values, and its contextual values.

**Historical or Associative Values**

The property at 336 Piccadilly Street has direct historical associations with Charles R. Somerville (1856-1931). Following a successful career as a paper box manufacturer, the home at 336 Piccadilly Street was built in 1909 for the Somerville family replacing an earlier structure on the property. The home was named "Kenross," a portmanteau for the two children of Charles R. Somerville, Kenneth Ian (1895-1918) and Charles Ross "Sandy" (1903-1991). During their occupation of the home, Charles R. Somerville served as the Mayor of London in 1918-1919. Sandy Somerville later became the first Canadian to win the coveted U.S. Amateur Title in 1932 and was a Canadian golfing legend.

The home was sold in 1923 to Arthur H. Brener, in 1929 to George W. Little, in 1932 to James L. Thayer, in 1935 to Albert H. Murphy, in 1951 to Alex M. Auchterlonie (during whose tenure the property at 340 Piccadilly Street was sold off), in 1958 to Donald J. Matthews, in 1967 to Norman Hills, and in 2007 to Natalie and Timothy Tattersall.

**Physical or Design Values**

Kenross, the building located at 336 Piccadilly Street, is a monumental, landmark building. It is a unique and representative example and expression of the late Queen Anne Revival architectural style which demonstrates the exuberance of the Edwardian Period prior to the Great War (World War I). Completed in 1909 for the Somerville family, the building is complicated in its massing and refined in its demonstration of a high degree of craftsmanship in its details and finishes.

The building has a t-shaped plan, with a central, prominent three storey tower. The building is two and a half storeys in height, with the tower being a full three storeys in height. The foundation of the building is clad in coursed, rusticated red sandstone blocks. Rusticated sandstone is also used for the plinths of the porch. Dressed sandstone can also be found in the lintels of most window openings as well as coping on the Flemish gable on the west façade. The building is clad in smooth-finished red brick masonry laid in a stretcher bond pattern. This brick was imported, in keeping with the styles popular with London's affluent classes at the time. The round tower component features particularly decorative sandstone and moulded brickwork, including a full entablature with moulding, dentils, and pilaster-like finishes which emphasizes a Palladian motif.

The building is capped by a cross-gable roof, and accented by dormers. The roof features a wide overhang accented by modillions, projecting eaves, and a plain frieze in the soffits. The slate roof is composed of rounded or fishscale shingles. Slate cladding can also be found in the chimneys protruding from gables on the west façade. Metal

culmination of the Queen Anne Revival architectural style and its expression. Kenross was designed to impress.

### **Contextual Values**

The property at 336 Piccadilly Street is a landmark that defines the character of the Piccadilly area through its prominent location at the corner of Piccadilly Street and Waterloo Street. The Piccadilly area is characterized by late Victorian and Edwardian homes, ranging in size and architectural style. Kenross is the grandest and largest historic home in the area.

### **Heritage Attributes**

Heritage attributes that contribute to and support the cultural heritage value of the property at 336 Piccadilly include:

- Form, scale, and massing of the building, including the tower;
- Location of the building on the northeast corner of Piccadilly Street and Waterloo Street;
- Complex and flamboyant expression of the late Queen Anne Revival architectural style
- Red sandstone, including foundation cladding, coping of the Flemish gable, and lintels
- Red brick exterior cladding, including decorative detailing
- Slate-clad cross-gable roof with cresting, as well as the conical tower roof with finial
- Projecting eaves with plain frieze in the soffit and modillions
- Dormers with slight bellcast roof
- Half-timbering of the end-gables
- Four chimneys with decorative brick detailing
- Windows, including the quarry or diamond-shaped leaded windows, three-bay oriel window with leaded windows, the Palladian window motifs, arched and square-topped windows, as well as the curved windows, fan lights, leaded windows, bevelled details, and stained glass throughout
- Porch, including red sandstone plinths, turned wooden balustrade, wood columns, plain frieze, tongue and groove decking
- Oak enclosure/vestibule at the front door
- Curved wood front door
- Mosaic tile in the front foyer of the main storey
- Wood, Palladian style column entry feature between the front foyer and main hall with the staircase
- The wood bifurcated main staircase from the main storey of the house to the attic storey, including wood balustrade and desk at main level
- The eight fireplaces (including mantle and surrounds):
  - White mantle with rosettes and marble surround in the living room
  - Classically-inspired wood mantle with paired columns with green tile surround and brass firebox cover in the study
  - Stained wood mantle beneath the staircase with blue tile and brass firebox detailing
  - Arts and Crafts style tile fireplace with heavy metal brackets and hood, with wood mantle located in the dining room
  - Puce-colour tile with green tile detail located in the south bedroom on the second storey with brass firebox detailing and paneled metal firebox insert and painted wood mantle
  - Light peach and blue tile Neoclassical fireplace and mantle located in the east bedroom on the second storey
  - Blue tile, three-sided fireplace located in the corner of the northeast bedroom on the second storey
  - Arts and Crafts style fireplace with tile and wood mantel, with decorative carving, located in the ballroom of the attic storey
- Stone curb at the sidewalk edge of Piccadilly Street and Waterloo Street

The staircase affixed to the north façade of the building and detached garage are not considered to be heritage attributes of the property.