



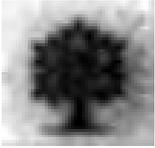
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London
CANADA

ONTARIO HERITAGE TRUST

APR 21 2017

RECEIVED

April 20, 2017



43 Bruce Street
London ON
N6C 1G5

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

**RE: DESIGNATION OF 43 BRUCE STREET
THE ONTARIO HERITAGE ACT, R.S.O. 1990, c. O.18**

Enclosed for your information is notice of the Council of The Corporation of the City of London's intention to designate the property identified above pursuant to Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 and the reasons for designation.

Catharine Saunders
City Clerk

/mc

cc: Kyle Gonyou, Heritage Planner

encl.

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Statement of Cultural Heritage Value or Interest – 43 Bruce Street

Legal Description

PLAN 343 BLK A PT LOT 19

Description of Property

43 Bruce Street, William Westcott House, is located on the south side of Bruce Street between Brighton Street and Edward Street in London, Ontario. The property is located within the Wortley Village-Old South Heritage Conservation District.

The building on the property was originally owned and built in 1887 by William Westcott (1853-1898). William Westcott was a noted mason-turned-builder, and is believed to have built many homes in the Old South area. He later became City Assessor for Wards 4 and 5 until his death in 1898.

Statement of Cultural Heritage Value or Interest

The property located at 43 Bruce Street is of cultural heritage value because of its physical or design value, its historical or associative value, and its contextual values.

Physical/Design Values

The building located at 43 Bruce Street is a representative example of a style and type of single storey, side hall plan brick cottage with a central gable. Built primarily of buff brick, architectural details of the building are highlighted through the application of a dichromatic pattern using contrasting red brick. These details include a drip course, recessed dado below the windows with checkerboard pattern, string courses at the sills and lintels with bracket detailing, and radiating voussoirs. These details wrap the building and accentuate the door and windows of the building; the effect is that the whole house seems wrapped in red masonry lace trimming. The dichromatic brickwork appears to have tuck pointed mortar joints.

In addition to the brickwork, woodwork also displays a high degree of craftsmanship through the intricate detailing, piercework, and moulding. The bargeboard has a delicate scallop finish along its base, with the scalloping detail further accented by piercework in a High Victorian style at the gable. Bargeboard at the gable also includes applied recessed pierced panels and applied round details in wood. The wood soffits are finished by moulding.

The front door is accessed by a set of wooden steps, the landing of which is covered by a segmented arch porch which is supported by delicate chamfered columns set in pairs and triplets. The porch itself was more recently added. Entablature of the porch includes dentils, brackets, and moulding accenting the segmented arch of the roofline. The wood spindles of the railing are chamfered. The front door is set in a heavily moulded opening with wood detail, with a segmented arch opening in the brickwork. The doorway is likely inspired by the London Doorway motif, however its arched sidelights with paneled dado do not break the transom line. The paneling is also seen on the front door itself with two rounded arch glazed panels set above paneled details with an ellipse above two

rectangular panels. A rounded arch transom above the single leaf door is accented by brackets, dentils, and moulding. Replacement windows have been inserted into the segmented arch voids of the ground storey and in the rounded arch window of the gable. Wood shutters flank the front façade windows. An addition was built onto the rear of the original building in 1912 to provide plumbing to the home.

Historical/Associative Values

The property demonstrates the work of William Westcott (1853-1898), original owner and builder, who is believed to be significant to the community. William Westcott purchased a half acre in Lot 19 on the south side of Bruce Street in the mid-1880s. He built a cottage at what is now 41 Bruce Street where he lived in 1886 after which he built and moved into 43 Bruce Street with his wife Elizabeth B. (Cole) Westcott (1858-1914) in 1887. As his personal residence, the building reflects a refined level of detail, craftsmanship, and skill in the application of dichromatic brickwork, and woodwork. This property is also considered in context of 39 Bruce Street, 41 Bruce Street, 45 Bruce Street, and 47 Bruce Street, which have identical original massing and form and are all believed to be built by William Westcott and John Lang. This contributes to an understanding of the history and development of what is now Wortley Village-Old South Heritage Conservation District. William Westcott is also known to have worked with W. Copp and John Lang, prior to taking the position of City Assessor for Wards 4 and 5. City offices closed for William Westcott's funeral on October 28, 1898. William Westcott and his wife are buried in Mount Pleasant Cemetery.

After the death of William Westcott, his widow remained in their home until circa 1901 upon her marriage to John Heeman. She sold the property to Lucinda (nee Gowman) (1873-1952) and Albert R. Courtis (1874-1952), her niece and nephew-in-law. Albert Courtis became a painter at Westland Brothers; his daughter Clara recounted her father practicing faux wood grain detailing on the interior sills of the windows at 43 Bruce Street. The Courtis family remained at 43 Bruce Street until it was sold by their daughters Elsie (1908-1975) and Clara (b.1913) in 1965.

Contextual Values

The property is visually and historically linked to its surroundings. Its contextual relationship to 39 Bruce Street, 41 Bruce Street, 45 Bruce Street, and 47 Bruce Street is particularly strong as these properties are believed to have been constructed by William Westcott, as property owner and mason-builder. The property is located within the Wortley Village-Old South Heritage Conservation District It is important in supporting and maintaining the character of the area.

Heritage Attributes

Heritage attributes which support and contribute to the cultural heritage value or interest of the building at 43 Bruce Street include:

- Historical associations with William Westcott;
- Form, scale, and massing of the building;
- Setback and relationship to adjacent properties, particularly 39 Bruce Street, 41 Bruce Street, 45 Bruce Street, and 47 Bruce Street;

- Side hall plan form;
- Dichromatic brickwork in buff and red brick, with details including but not limited to: drip course, recessed dado with checkerboard pattern, string courses at the sills and lintels with bracket detailing, and radiating voussoirs, which wrap the building and accentuate its door and windows;
- Wood bargeboard at the eaves and gable with scalloped edges, piercework motifs, recessed panels, and applied detail;
- Wood soffits;
- Wooden front doorway with sidelights, transom, and door all with heavy moulding and detailing including dentils and brackets;
- Original window and door voids; and,
- Shutters on the front windows.