

Bill No. 321  
2024

By-law No. L.S.P.-\_\_\_\_\_

A by-law to designate 1458 Huron 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 1458 Huron 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 1458 Huron 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 shall come into force and be deemed to come into force in accordance with Section 29(12) and 29(18) of the *Ontario Heritage Act, R.S.O. 1990*.

PASSED in Open Council on September 24, 2024

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – September 24, 2024  
Second Reading – September 24, 2024  
Third Reading – September 24, 2024

**SCHEDULE “A”**  
**To By-law No. L.S.P.- \_\_\_\_\_**

**Legal Description**

PART LOT 7 CONCESSION 3; DESIGNATED PARTS 2 & 3 33R739; AS IN 346782, 350953; EXCEPT 383491, 383817 LONDON/LONDON TOWNSHIP  
PIN: 08100-0166

**SCHEDULE “B”**  
**To By-law No. L.S.P.- \_\_\_\_\_**

**Description of Property**

The property at 1458 Huron Street is located on the north side of Huron Street between Webster Street and Sanford Street. The property is located in The Grove, a historic area of the former London Township.

The house on the property was built in about 1852 and is historically associated within the Flower family. The property remained in the ownership of descendants of the original owner of the house until 2010.

**Statement of Cultural Heritage Value or Interest**

The property at 1458 Huron Street is of significant cultural heritage value or interest because of its physical or design values, its historical or associative values, and its contextual values.

Criteria 1: The building on the property at 1458 Huron Street has design value or physical value because it is a representative example of a buff brick Georgian farmhouse. The two-storey buff brick dwelling is generally square in plan with a hipped roof and a symmetrical three-bay front façade. The central doorway is articulated by sidelights and a narrow transom. As a c.1852 Georgian farmhouse, the building is representative of the Georgian farmhouse form and style in London.

Criteria 4: The property at 1458 Huron Street has historical value or associative value because it is historically associated with the Flower family. The Flower family settled on this property in the former London Township in 1848, with the construction of the building in about 1852. The property remained in the ownership of direct descendants of John Flower (1813-1854) and Elizabeth Flower (1815-1891) until 2010.

Criteria 8: The property at 1458 Huron Street has contextual value because it is functionally linked to its surroundings as a historic farmhouse. While residential development has altered the setting of the farmhouse, the building remains historically linked to its surroundings as a physical reminder of The Grove.

**Heritage Attributes**

The heritage attributes that support and contribute to the physical or design value of the property as a representative example of a buff brick Georgian farmhouse include:

- Form, scale, and massing of the two-storey structure with a square plan;
- Hipped roof with buff brick chimney located on the west side of the building;
- Symmetrical main (south) elevation with three bays;
- Brick and stone foundation;
- Window openings with shallow segmented arch voussoirs;
- Main entrance with sidelights, narrow transom window, panelled door, and shallow segmented arch voussoirs;
- Buff brick exterior.

The heritage attributes that support and contribute to the contextual value of the property as a physical reminder of The Grove include:

- The building's location and frontage on Huron Street;
- Unobstructed views to the south elevation of the building from Huron Street.

The rear addition is not a heritage attribute.