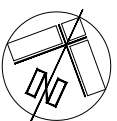
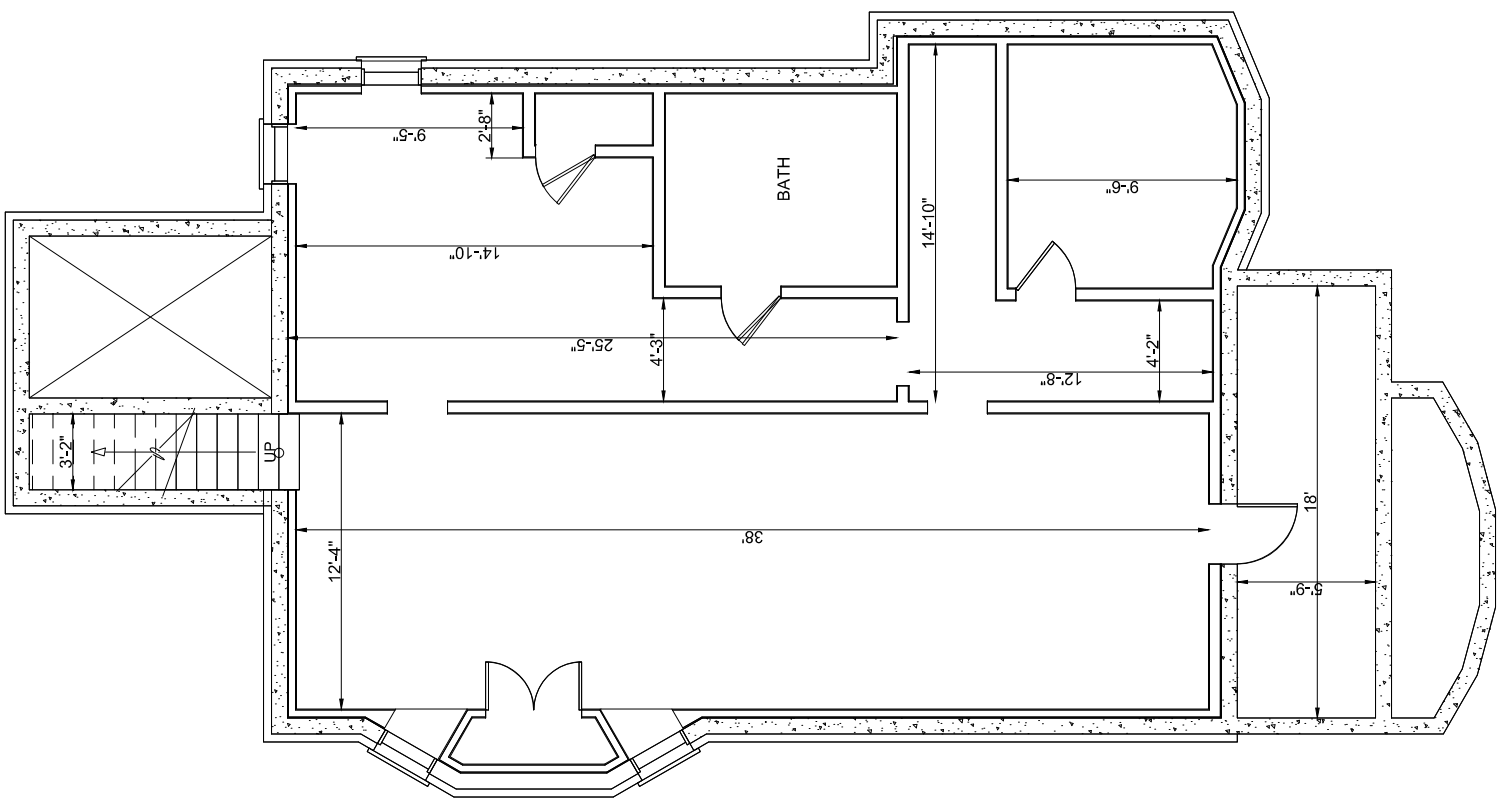
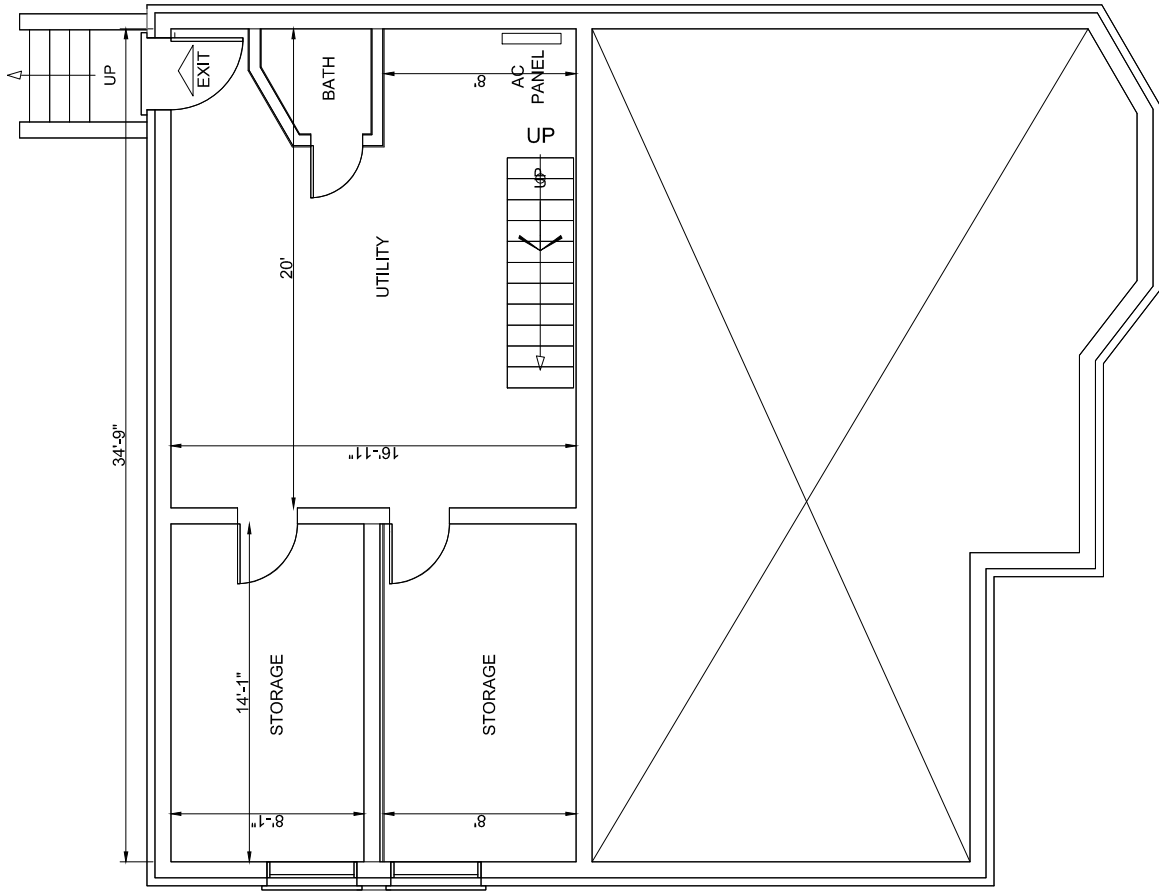


APPENDIX A

Existing Base Drawings – a+LiNK architecture inc., 2020



2020-11-24
1/8" = 1'0"

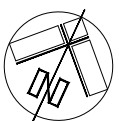
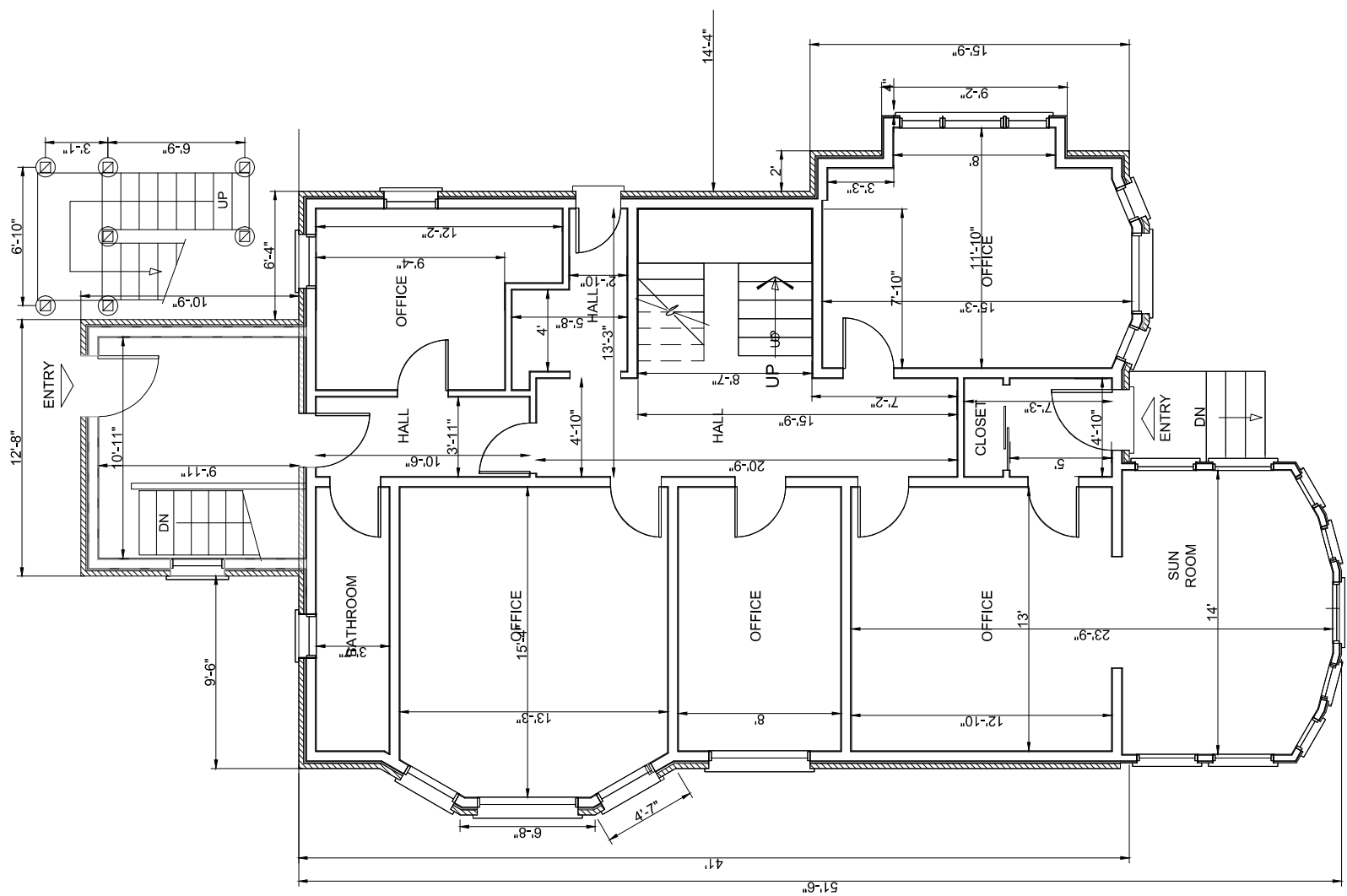
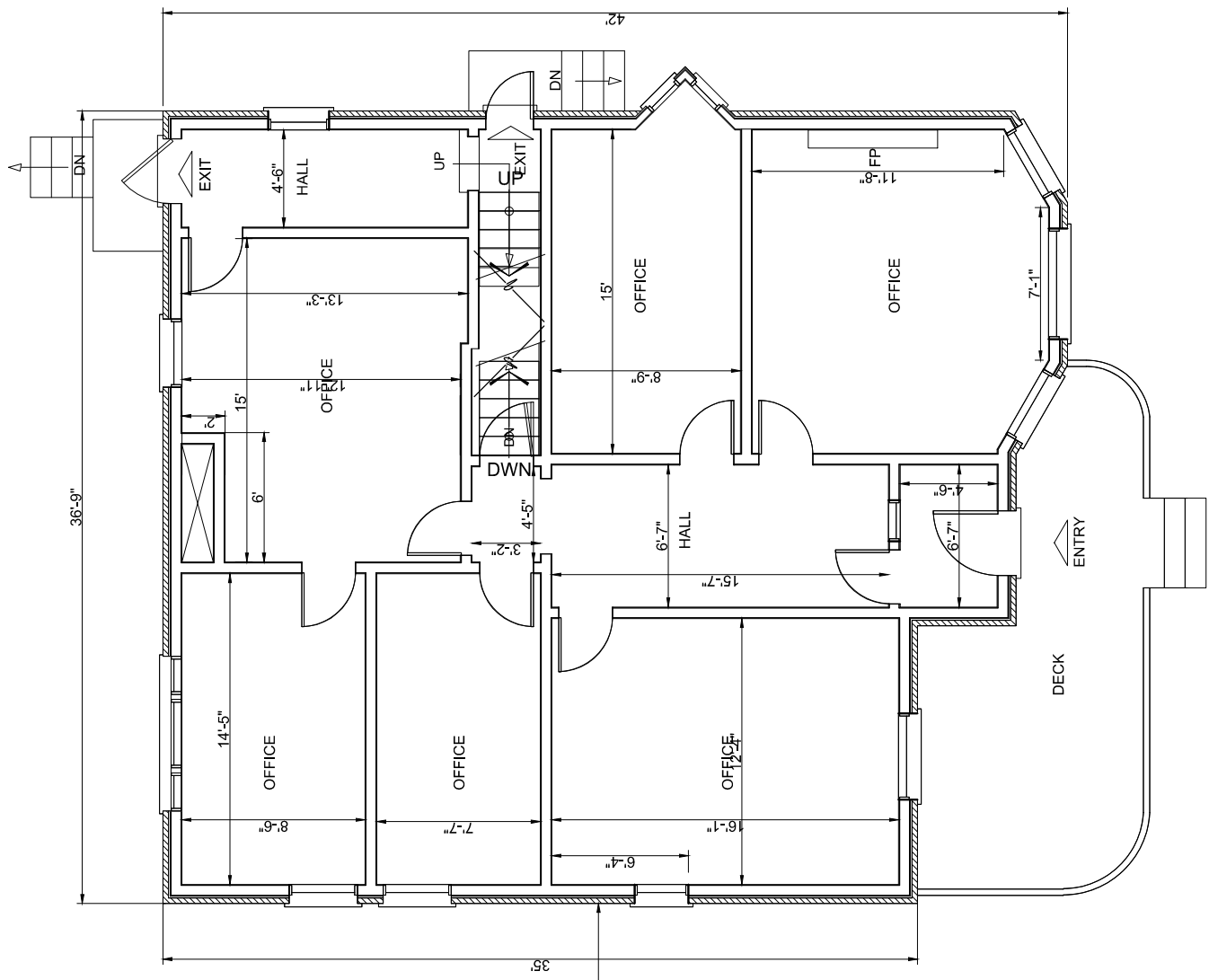
551 + 555 WATERLOO STREET - BASEMENT PLAN PROPOSED IN-FILL DEVELOPMENT

COPYRIGHT ALL RIGHTS RESERVED. ALL IDEAS, DESIGNS, DRAWINGS AND REPRODUCTIONS ARE THE PROPERTY OF a+LINK ARCHITECTURE INC. AND ARE NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF THIS OFFICE.

a+LINK
architecture
126 WELLINGTON ROAD, LONDON ON N6C 4M8 P-519.649.0220 www.aLINKarch.ca



1929
SK1-2



2020-11-24

1/8" = 1'0"

551 + 555 WATERLOO STREET - GR. FLOOR PLAN PROPOSED IN-FILL DEVELOPMENT

COPYRIGHT ALL RIGHTS RESERVED. ALL IDEAS, DESIGNS, DRAWINGS AND REPRODUCTIONS ARE THE PROPERTY OF a+LINK ARCHITECTURE INC. AND ARE NOT TO BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF THIS OFFICE.

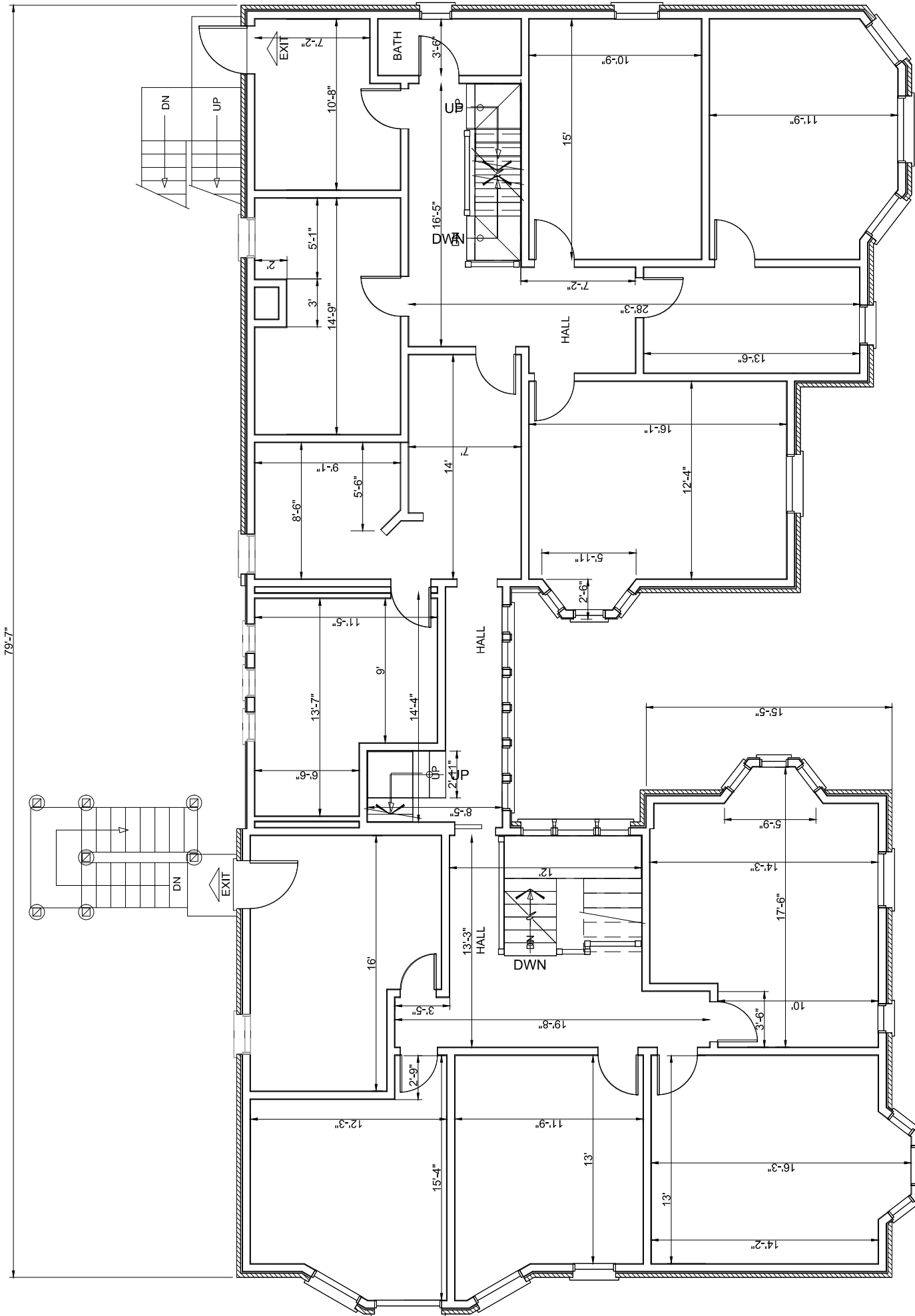
a+LINK
architecture

126 WELLINGTON ROAD, LONDON ON N6C 4M8 P-519.649.0220 www.aLINKarch.ca

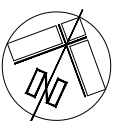


1929

SK1-3



79'-7"



2020-11-24

1/8" = 1'0"

551 + 555 WATERLOO STREET - SECOND FLOOR PLAN
PROPOSED IN-FILL DEVELOPMENT

COPYRIGHT ALL RIGHTS RESERVED. ALL IDEAS, DESIGNS, DRAWINGS AND REPRODUCTIONS ARE THE PROPERTY OF a+LINK ARCHITECTURE INC. AND ARE NOT TO BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF THIS OFFICE.

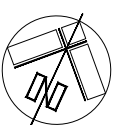
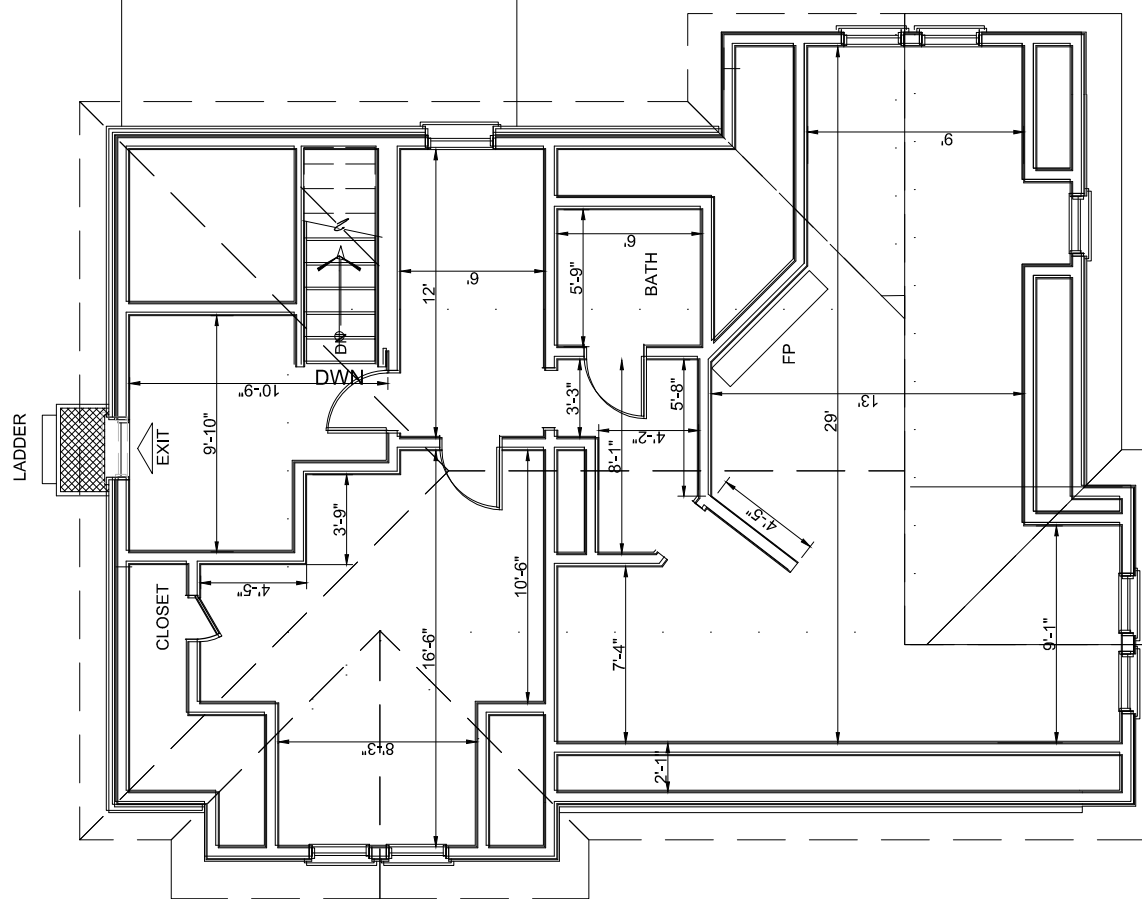
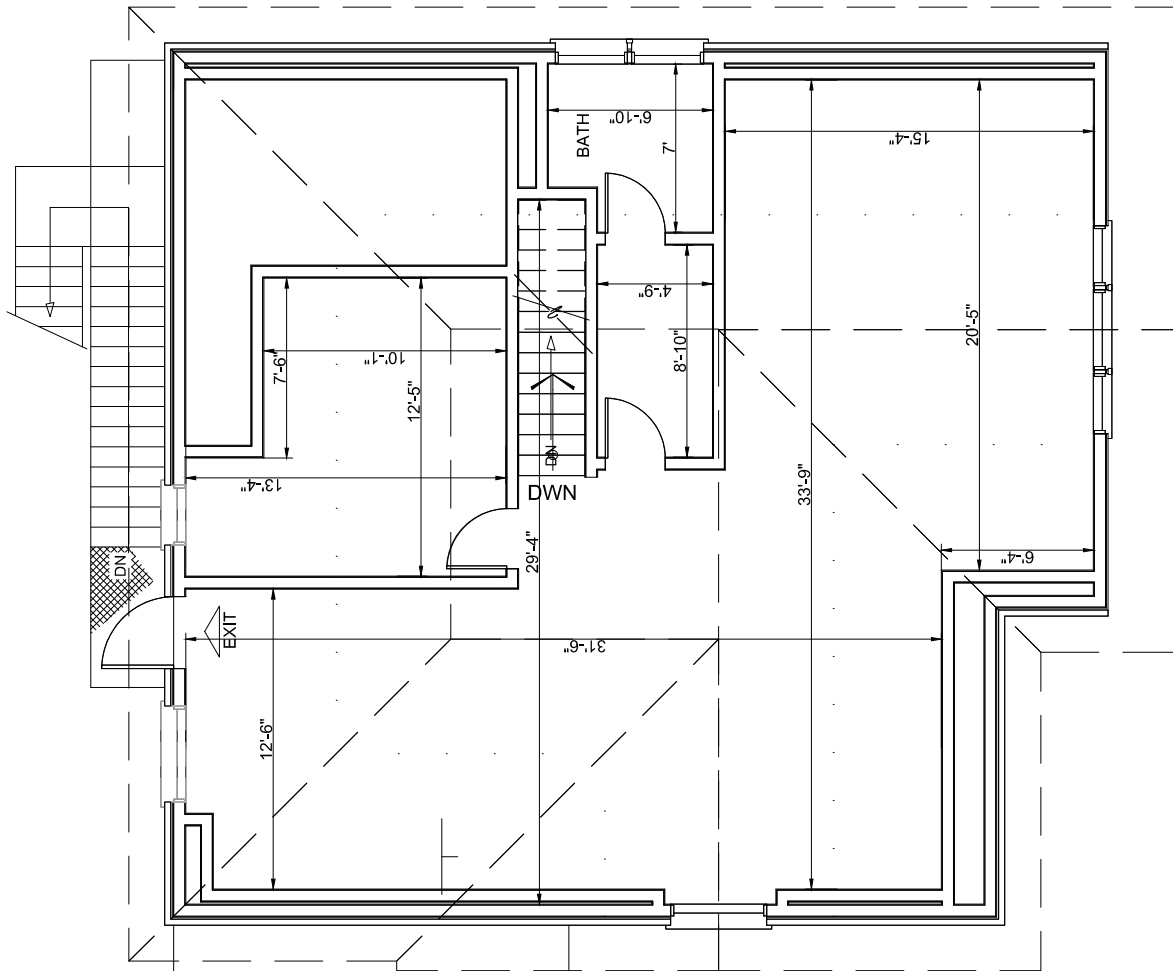
a+LINK
 architecture

126 WELLINGTON ROAD, LONDON ON N6C 4M8 P-519.649.0220 www.aLINKarch.ca



1929

SK1-4



2020-11-24
1/8" = 1'0"

551 + 555 WATERLOO STREET - THIRD FLOOR PLAN PROPOSED IN-FILL DEVELOPMENT

COPYRIGHT ALL RIGHTS RESERVED. ALL IDEAS, DESIGNS, DRAWINGS AND REPRODUCTIONS ARE THE PROPERTY OF a+LINK ARCHITECTURE INC. AND ARE NOT TO BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF THIS OFFICE.

a+LINK
architecture
126 WELLINGTON ROAD, LONDON ON N6C 4M8 P-519.649.0220 www.aLINKarch.ca

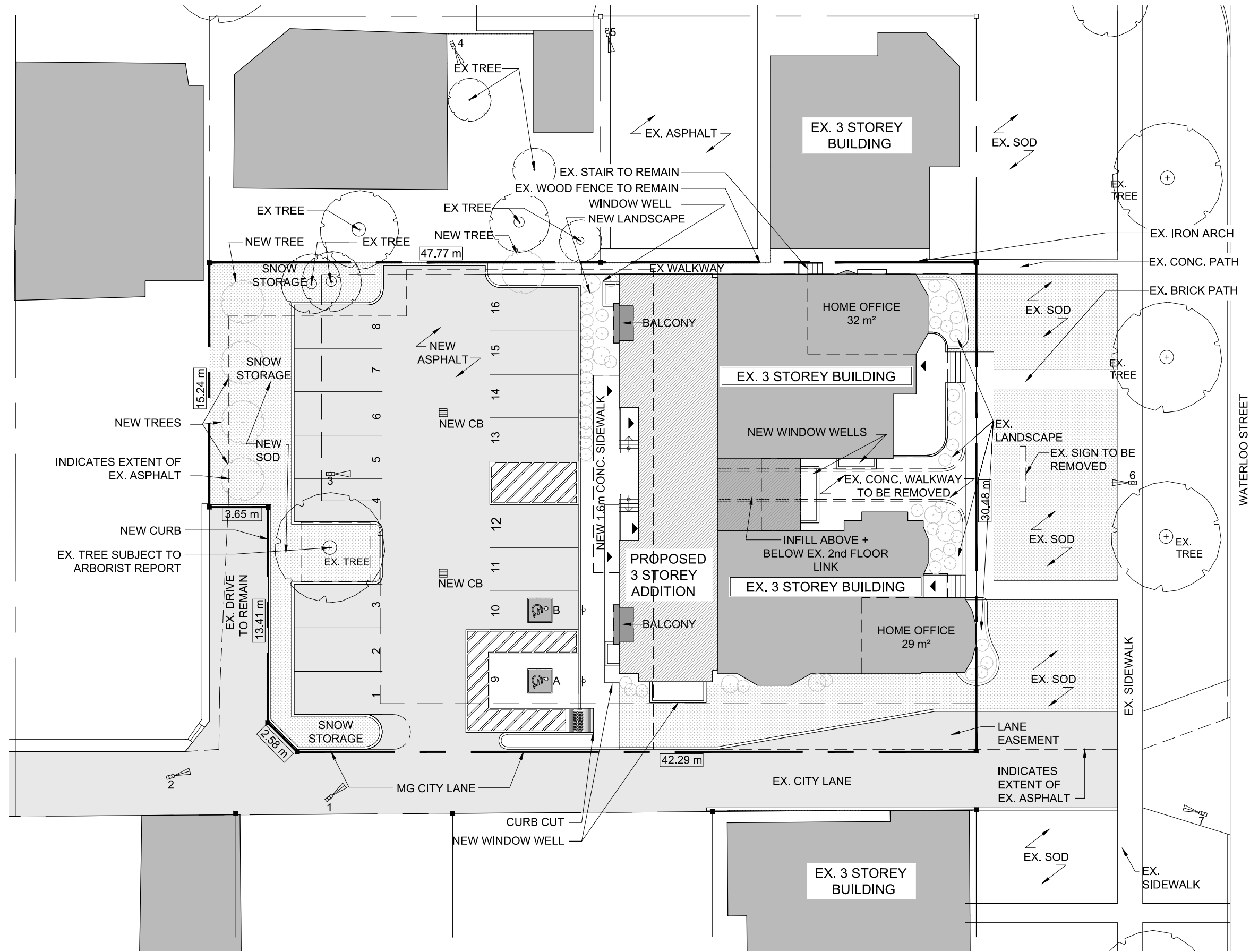


1929
SK1-5

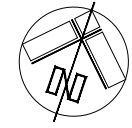
APPENDIX B

Proposed Site Plan, Dec 17, 2020 – a+LiNK architecture inc., 2020

SITE & ZONING ANALYSIS					
PROJECT:	PROPOSED ADDITION				
PROJECT ADDRESS:	551 + 555 WATERLOO STREET, LONDON, ON				
USE:	MULTI RESIDENTIAL				
CURRENT ZONING:	R3-2(6) _ T-72 _ OC4				
PROPOSED ZONING:					
ROAD TYPE:	SECONDARY COLLECTOR				
SITE AREA (m2):	EXISTING	ADDITION	PROPOSED		
	1 398.9 m ²	-	1 398.9 m ²		
BUILDING AREA (m2):	EXISTING	ADDITION	PROPOSED		
	270.0 m ²	160.0 m ²	430.0 m ²		
	UNIT AREA	COMMON AREA	G.F.A. PER FLOOR		
GROSS BUILDING AREA (m ²)					
BASEMENT					
UNIT 'A'	204.3 m ²	15.0 m ²	382.8 m ²		
UNIT 'B'	163.4 m ²				
MAIN LEVEL					
UNIT 'A'	172.4 m ²	19.5 m ²	385.0 m ²		
UNIT 'B'	193.2 m ²				
SECOND LEVEL					
UNIT 'A'	137.7 m ²	31.6 m ²	372.5 m ²		
UNIT 'B'	53.3 m ²				
UNIT 'C'	150 m ²				
THIRD LEVEL					
UNIT 'A'	133.1m ²	29.3 m ²	353.1m ²		
UNIT 'B'	53.3 m ²				
UNIT 'C'	137.5 m ²				
TOTAL (GFA)	1398.2 m ²	95.4m ²	1463.4 m ²		
SITE SETBACKS:					
	EXISTING	REQ'D	PROPOSED		
FRONT YARD (m)	0 m ²	6.0 m	0.0 m		
SIDE YARD, NORTH (m)	0,6 m	2,4 m	0,6 m		
SIDE YARD, SOUTH (m)	4,1 m	3,0 m	4,1 m		
REAR YARD (m)	27,9 m	7,0 m	21,8 m		
BUILDING HEIGHT (m):	9,8 m	9,5 m	9,8 m		
LANDSCAPED OPEN SPACE (%):	29 %	30 % - min	35 %		
LOT COVERAGE (%):	19 %	40 % - max	30,1 %		
LOT FRONTAGE (m):	30,48 m	-	30,48 m		
PARKING					
STANDARD STALL SIZE: 2,7 m x 5,5 m					
B/F STALL SIZE: see note 1,					
STANDARD AISLE SIZE: 6,7 m					
	EXISTING SITE	REQUIRED	PROPOSED		
1 SPACE / UNIT	22	10	16 (2 B/F INCL.)		
NOTES:					
1. - BARRIER FREE PARKING REQUIRED - 1 TYPE A/B REQUIRED, TYPE 'A' + 'B' - 3,4m width + 1,5m Aisle + 2,4 m width					
2. - EXISTING BUILDING(S) INTEGRATED WITH NEW ADDITION THROUGH UNIT FLOOR PLAN					
APARTMENTS					
	1 BR	2 BR	3 BR	TOTAL	HOME OFFICE
BASEMENT	0	0	2	2	0
GROUND FLOOR	0	0	2	2	2
SECOND FLOOR	1	0	2	3	0
THIRD FLOOR	1	0	2	3	0
TOTAL	2	0	8	10	2
HOME OFFICE AREA	36,2 m ² + 30,0 m ² = 66,2 m ²		25% MAX of suite(s)	18,1% PROPOSED	
BALCONY AREA	23,2 m ²				
DENSITY (units/Ha):	EXISTING	47 u / Ha	PROPOSED	71,4 u / Ha	



PROPOSED IN-FILL DEVELOPMENT
551+555 WATERLOO STREET, LONDON, ONT
 THE APARTMENT SHOPPE



DATE: 2021.02.26
 SCALE: 1:250
 COPYRIGHT ALL RIGHTS RESERVED. ALL IDEAS, DESIGNS, DRAWINGS AND REPRODUCTIONS ARE THE PROPERTY OF a+LINK ARCHITECTURE INC. AND ARE NOT TO BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF THIS OFFICE.

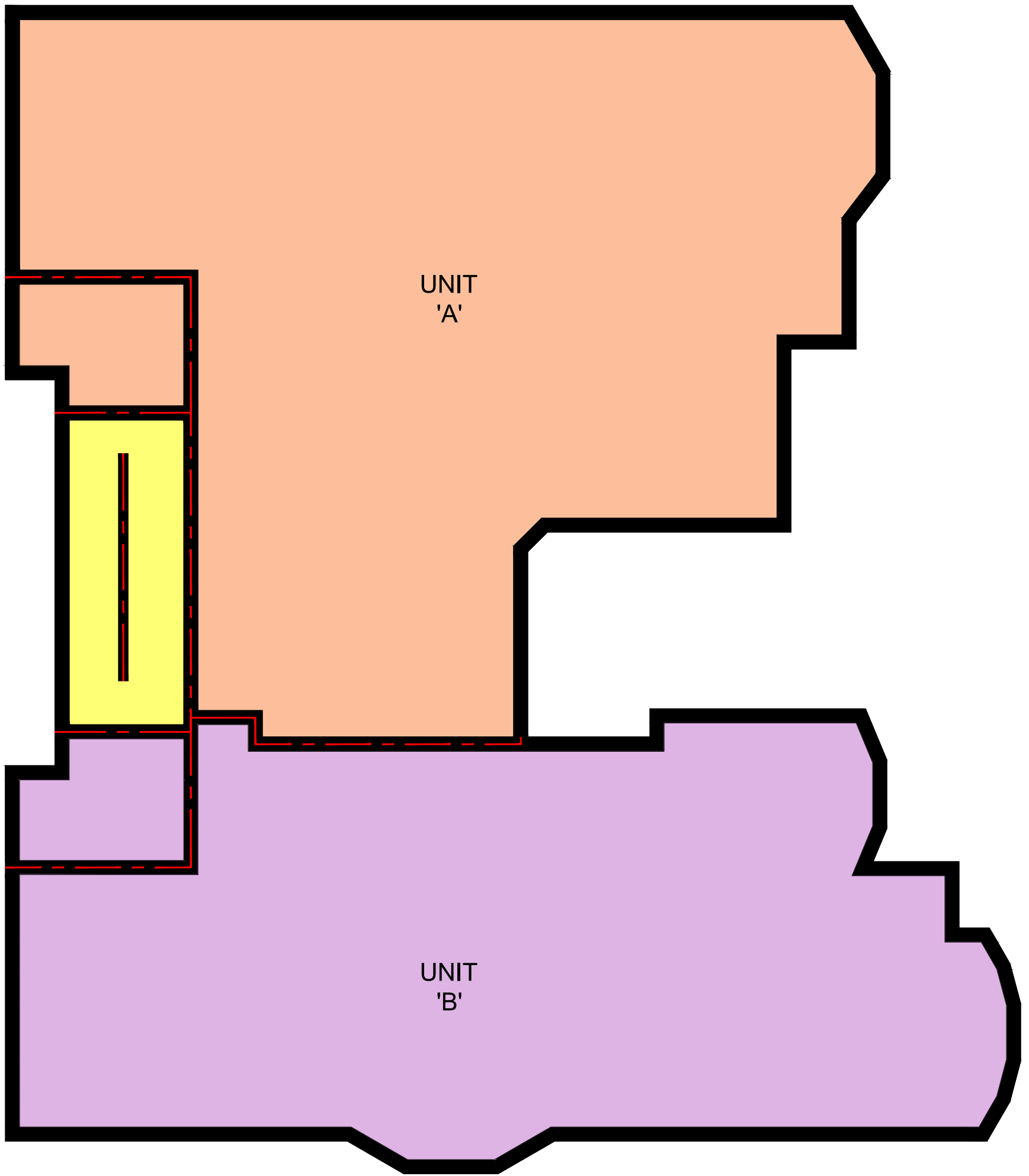
a+LINK
 architecture inc.
 126 WELLINGTON ROAD, LONDON ON N6C 4M8 P-519.649.0220 www.aLINKarch.ca




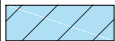




1929
 SK7-1

APPENDIX C

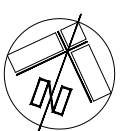
Proposed Drawings: Floor Plans and Conceptual 3D Renderings – a+LiNK architecture inc., 2020



BASEMENT FLOOR PLAN

LINE TYPE LEGEND	
	45 min FFR
	OFFICE OCCUPANCY
	COMMON CIRCULATION
	UNIT 'A'
	UNIT 'B'
	UNIT 'C'

BASEMENT	UNIT AREA	# OF BEDS
UNIT 'A' (sq/ft)	2198.9	3
UNIT 'B' (sq/ft)	1759.0	3
UNIT 'C' (sq/ft)	-	-
COMMON SPACE (sq/ft)	161.9	
TOTAL	4119.8 sq/ft	6



2021.02.26

1/8" = 1'0"

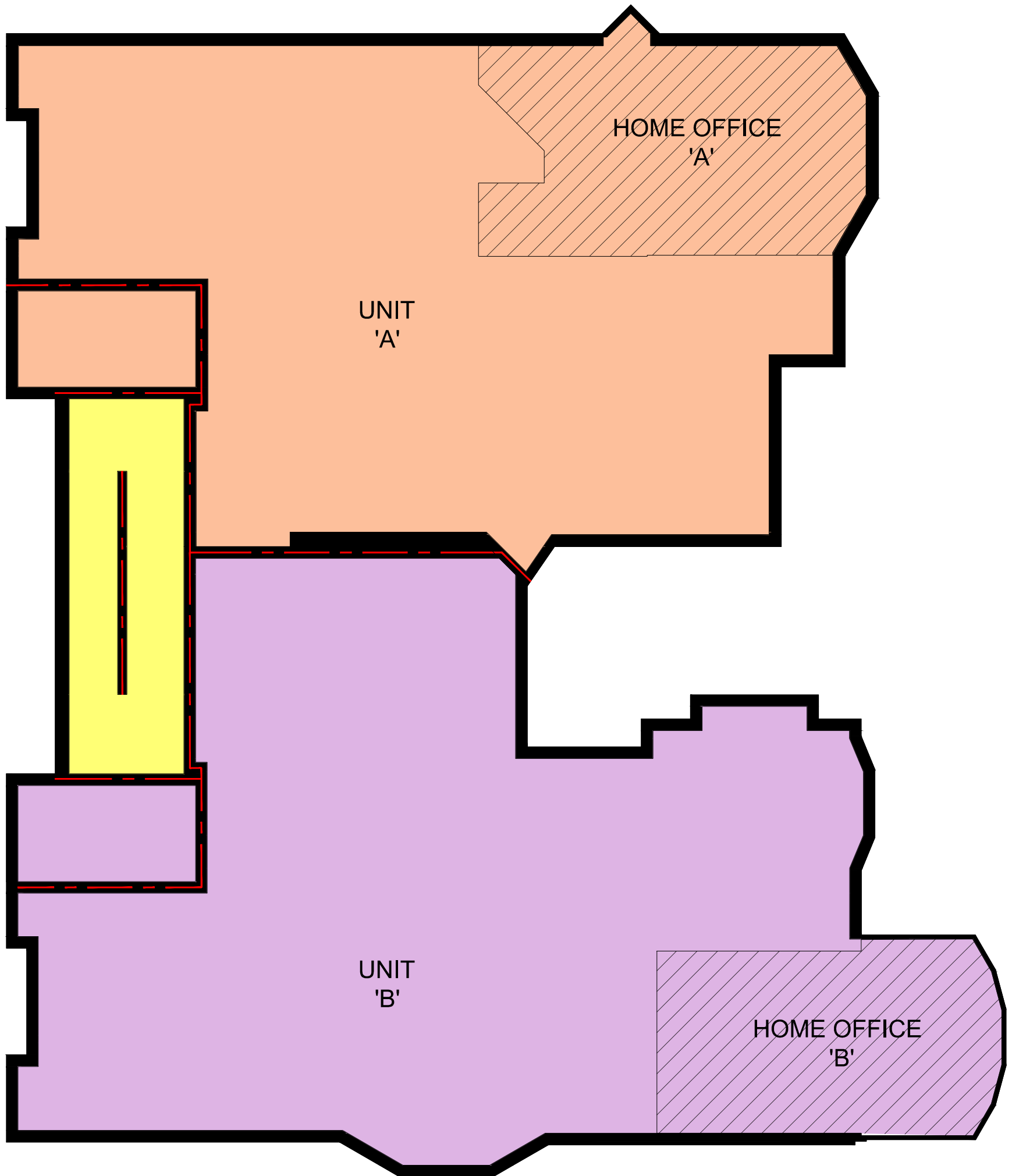
551 + 555 WATERLOO STREET LONDON, ON
THE APARTMENT SHOPPE

COPYRIGHT ALL RIGHTS RESERVED. ALL IDEAS, DESIGNS, DRAWINGS AND REPRODUCTIONS ARE THE PROPERTY OF a+LINK ARCHITECTURE INC. AND ARE NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF THIS OFFICE.

a+LINK
architecture
126 WELLINGTON ROAD, LONDON ON N6C 4M8 P-519.649.0220 www.aLINKarch.ca



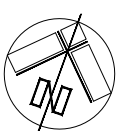
1929
SK7-2



MAIN LEVEL FLOOR PLAN

LINE TYPE LEGEND	
	45 min FFR
	OFFICE OCCUPANCY
	COMMON CIRCULATION
	UNIT 'A'
	UNIT 'B'
	UNIT 'C'

MAIN FLOOR	UNIT AREA	OFFICE AREA	OFFICE TO PRIVATE RATIO (%)	# OF BEDS
UNIT 'A' (sq/ft)	1855.5	390.9	21.1	3
UNIT 'B' (sq/ft)	2079.1	323.2	15.5	3
UNIT 'C' (sq/ft)	-	-	-	-
COMMON SPACE (sq/ft)	210.0			
TOTAL	4144.6 sq/ft	714.1sq/ft	18.1 %	6



2021.02.26

1/8" = 1'0"

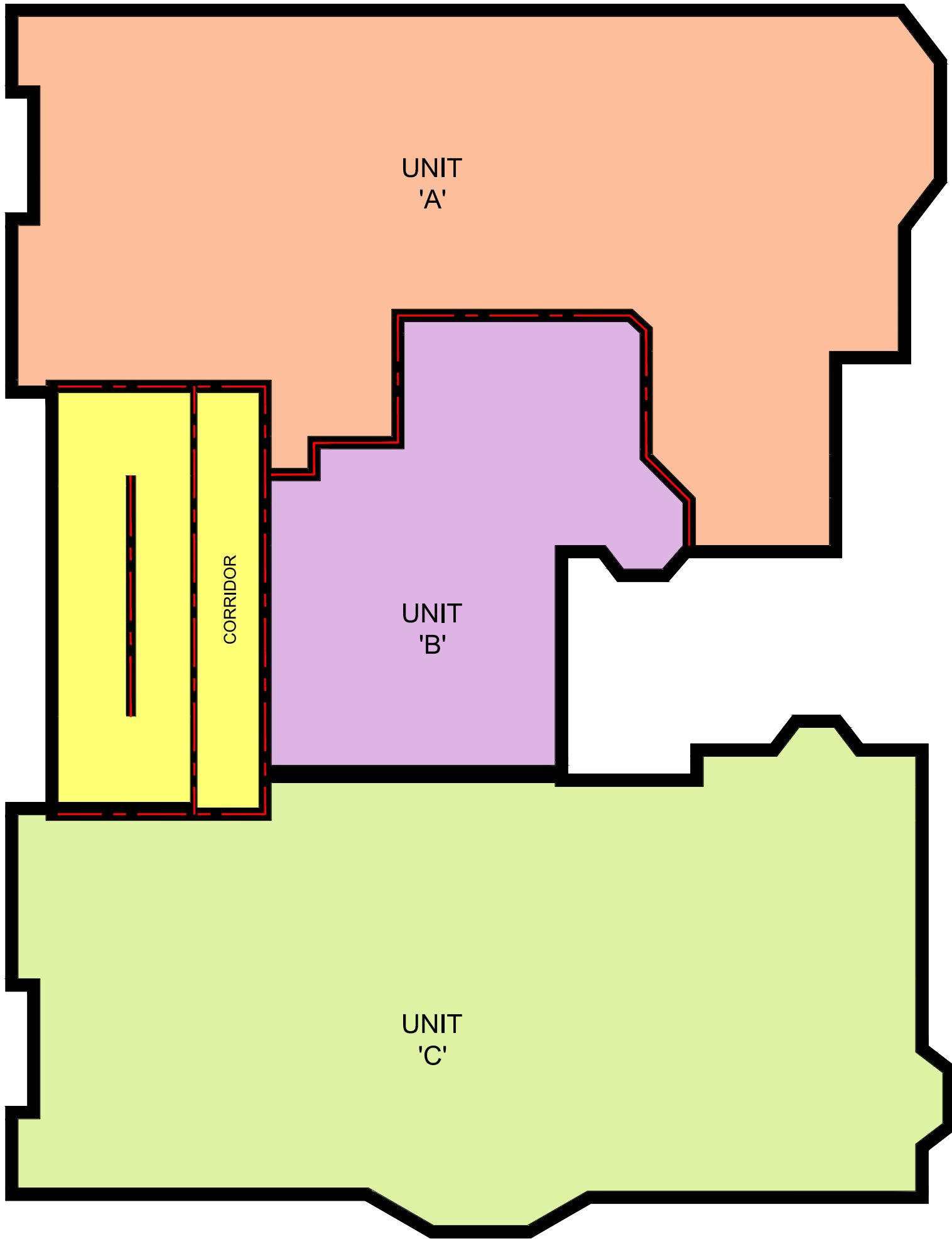
551 + 555 WATERLOO STREET LONDON, ON
THE APARTMENT SHOPPE

COPYRIGHT ALL RIGHTS RESERVED. ALL IDEAS, DESIGNS, DRAWINGS AND REPRODUCTIONS ARE THE PROPERTY OF a+LINK ARCHITECTURE INC. AND ARE NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF THIS OFFICE.







a+LINK
architecture
126 WELLINGTON ROAD, LONDON ON N6C 4M8 P-519.649.0220 www.aLINKarch.ca



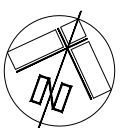
1929
SK7-3



SECOND LEVEL FLOOR PLAN

LINE TYPE LEGEND	
	45 min FFR
	OFFICE OCCUPANCY
	COMMON CIRCULATION
	UNIT 'A'
	UNIT 'B'
	UNIT 'C'

SECOND FLOOR		
	UNIT AREA	# OF BEDS
UNIT 'A' (sq/ft)	1481.9	3
UNIT 'B' (sq/ft)	573.9	1
UNIT 'C' (sq/ft)	1614.3	3
COMMON SPACE (sq/ft)	339.8	
TOTAL	4009.9 sq/ft	7



2021.02.26

1/8" = 1'0"

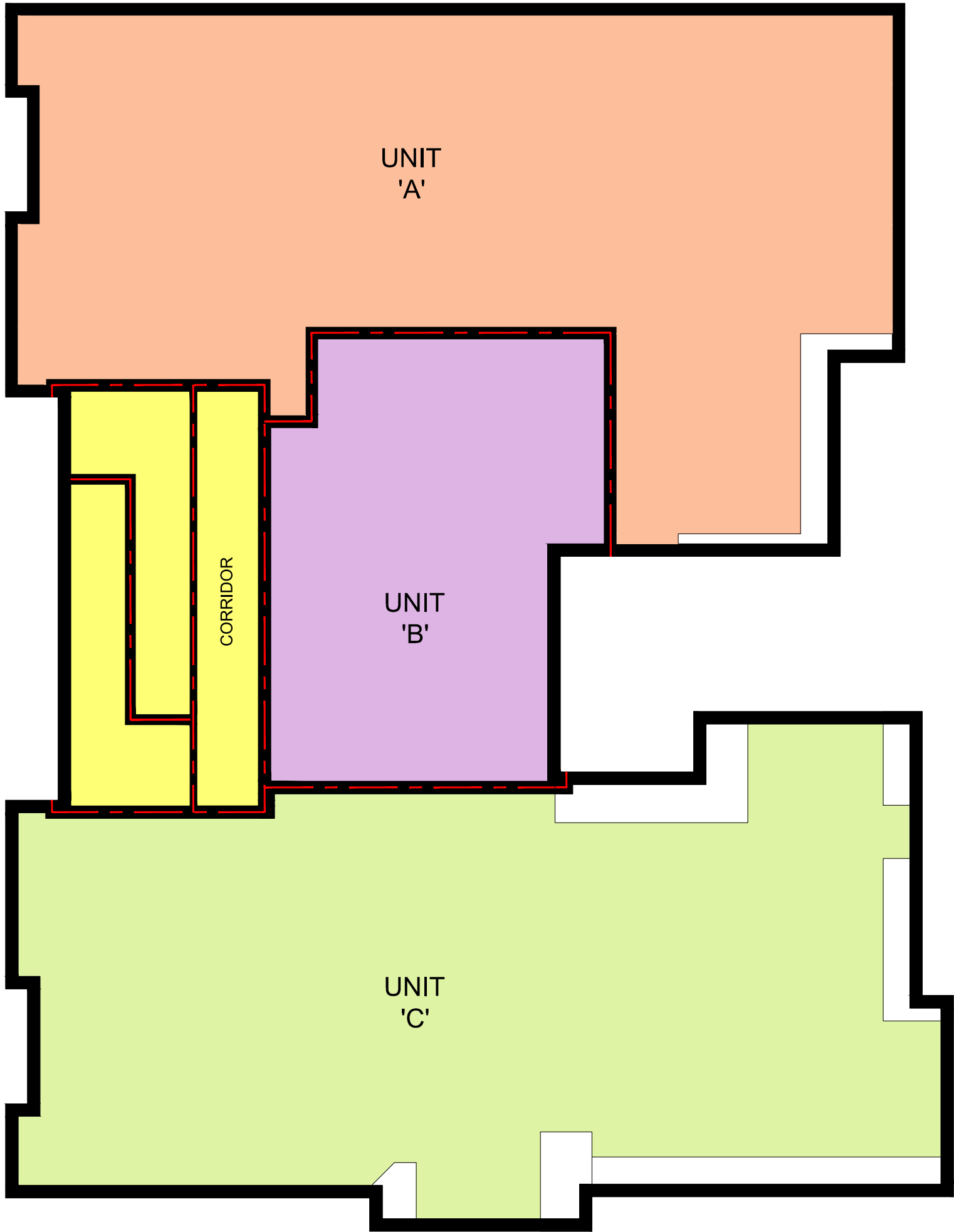
551 + 555 WATERLOO STREET LONDON, ON
THE APARTMENT SHOPPE

COPYRIGHT ALL RIGHTS RESERVED. ALL IDEAS, DESIGNS, DRAWINGS AND REPRODUCTIONS ARE THE PROPERTY OF a+LINK ARCHITECTURE INC. AND ARE NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF THIS OFFICE.


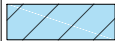




a+LINK
architecture
126 WELLINGTON ROAD, LONDON ON N6C 4M8 P-519.649.0220 www.aLINKarch.ca



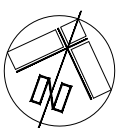
1929
SK7-4



THIRD LEVEL FLOOR PLAN

LINE TYPE LEGEND	
	45 min FFR
	OFFICE OCCUPANCY
	COMMON CIRCULATION
	UNIT 'A'
	UNIT 'B'
	UNIT 'C'

THIRD FLOOR		
	UNIT AREA	# OF BEDS
UNIT 'A' (sq/ft)	1432.5	3
UNIT 'B' (sq/ft)	573.5	1
UNIT 'C' (sq/ft)	1479.7	3
COMMON SPACE (sq/ft)	314.9	
TOTAL	3800.6 sq/ft	7



2021.02.26

1/8" = 1'0"

551 + 555 WATERLOO STREET LONDON, ON
THE APARTMENT SHOPPE

COPYRIGHT ALL RIGHTS RESERVED. ALL IDEAS, DESIGNS, DRAWINGS AND REPRODUCTIONS ARE THE PROPERTY OF a+LINK ARCHITECTURE INC. AND ARE NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF THIS OFFICE.

a+LINK
architecture
126 WELLINGTON ROAD, LONDON ON N6C 4M8 P-519.649.0220 www.aLINKarch.ca



1929
SK7-5



a+LINK
architecture inc.
preserve + create + sustain



a+LINK
architecture inc.
preserve + create + sustain



a+LINK
architecture inc.
preserve + create + sustain



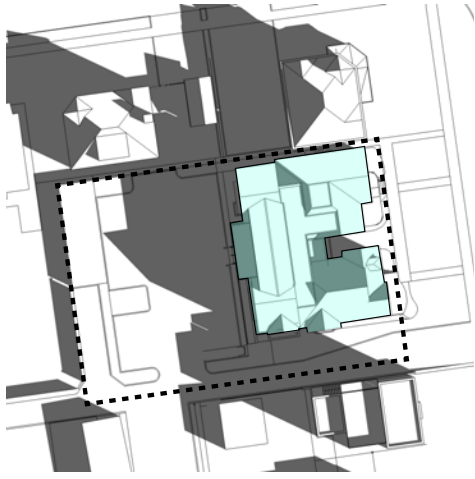


a+LINK
architecture inc
preserve + create

APPENDIX D

Shadow Study - a+LiNK architecture inc., 2020

SHADOW STUDY |

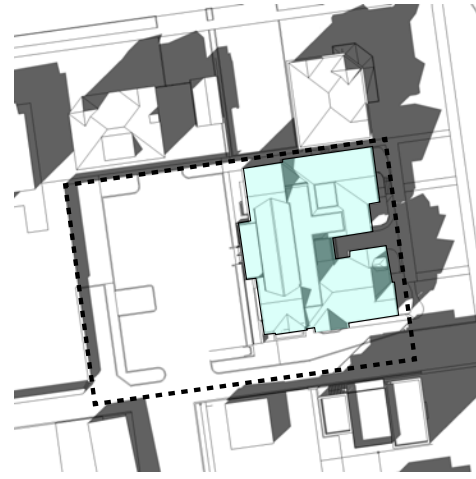


Spring Equinox - March 20

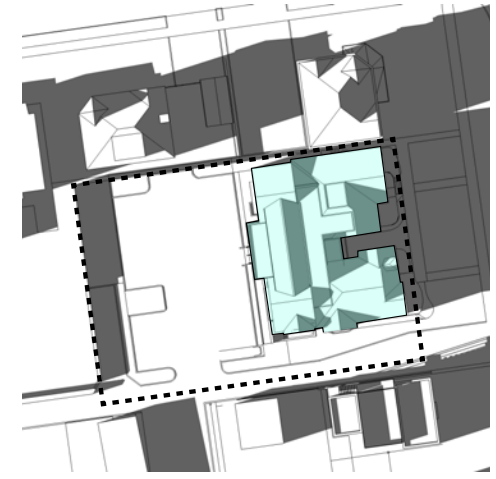
8:00 am



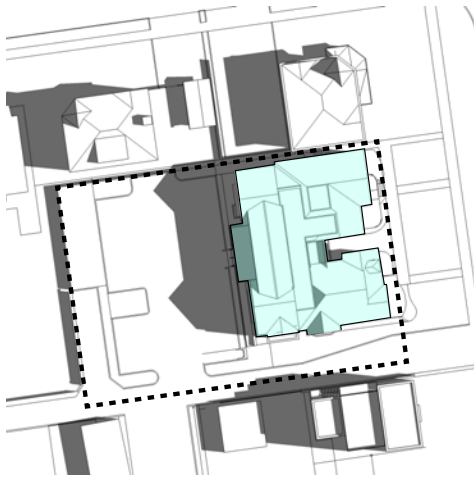
10:00 am



2:00 pm

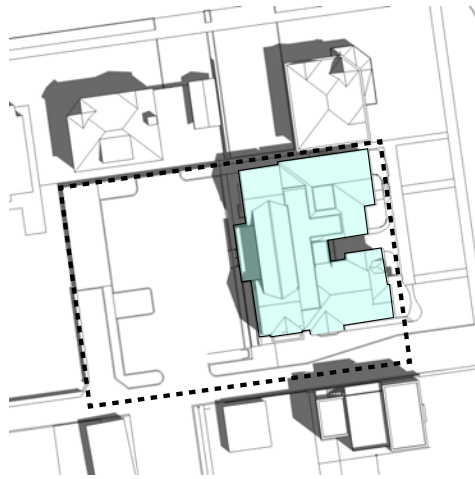


4:00 pm

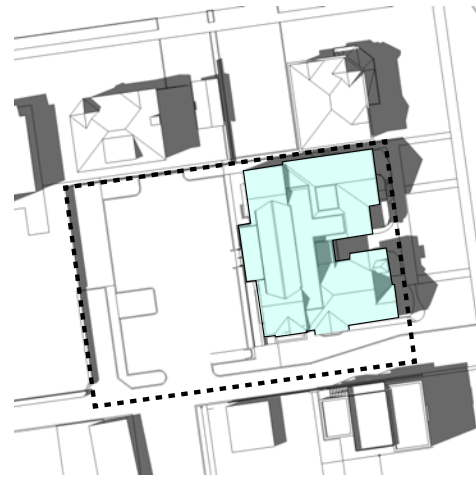


Summer Solstice - June 21

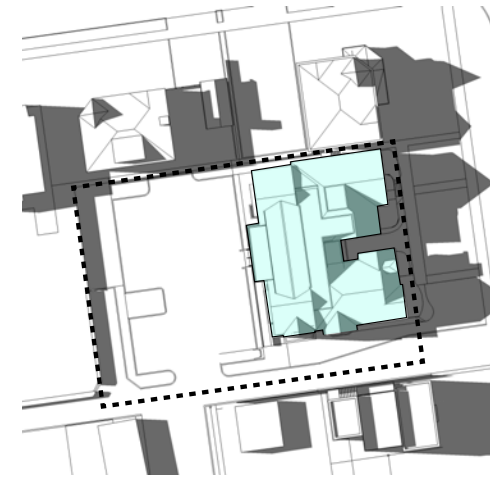
8:00 am



10:00 am



2:00 pm



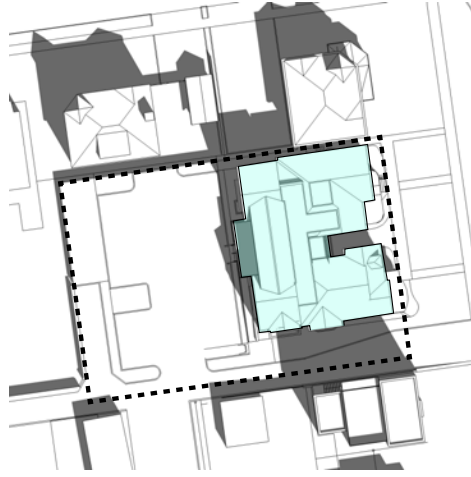
4:00 pm

SHADOW STUDY |

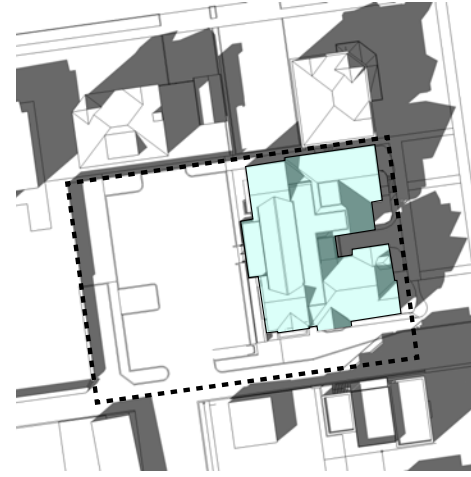


Fall Equinox - September 22

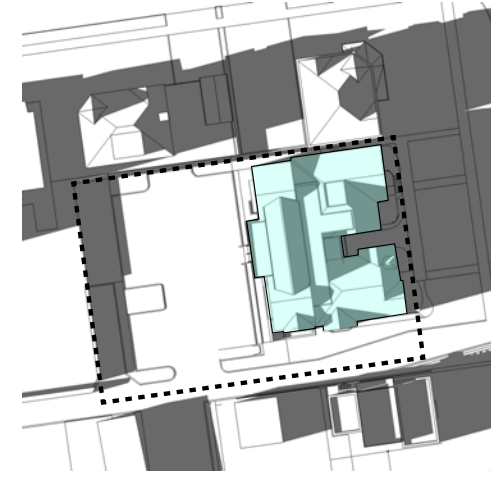
8:00 am



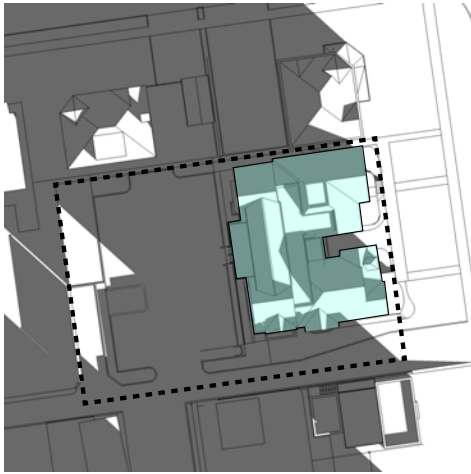
10:00 am



2:00 pm



4:00 pm

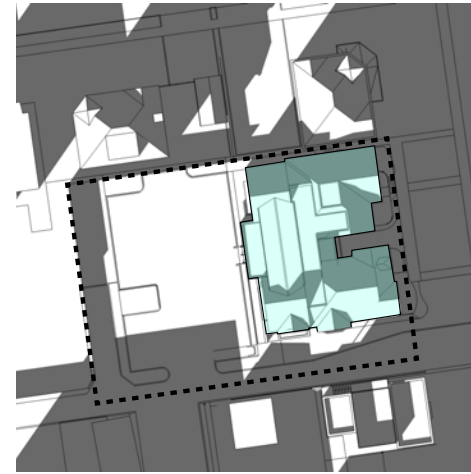


Winter Solstice - December 21

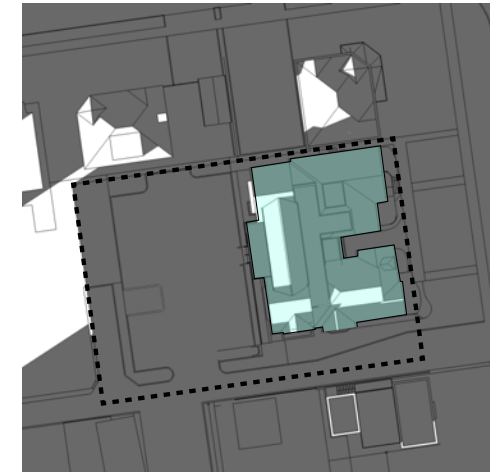
8:00 am



10:00 am



2:00 pm



4:00 pm

APPENDIX E

Part IV Designating By-Laws for Individual Properties - Ontario Heritage Register, Ontario Heritage Trust,
Retrieved December 2020.



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.

M. Sadler

THE CORPORATION OF THE CITY OF LONDON



DEPARTMENT OF THE CITY CLERK
K.W. SADLER, CITY CLERK

October 4, 1994

[REDACTED]
[REDACTED]
315 Wolfe Street
London ON N6B 2C4

I hereby certify that the Municipal Council, at its session held on October 3, 1994 resolved:

4. That, on the recommendation of the Local Architectural Conservation Advisory Committee, notice of Council's intentions to designate the property at **315 Wolfe Street** to be of architectural, historical and contextual value or interest **BE GIVEN** for the attached reasons under the provisions of section 29(3) of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18; it being pointed out that the owners have concurred in the above recommendation on the understanding that the land to be included in the designation will be as shown on the assessment roll. (4/19/PC)

K. W. Sadler
KS K. W. Sadler
City Clerk
/hap

cc . Ontario Heritage Foundation, 7th Fl.-77 Bloor St. W., Toronto, M7A 2R9
Chair & Members, Local Architectural Conservation Advisory Committee
V. A. Cote, Director of Planning & Development
R. Cerminara, Director of Building Controls
H. A. Pulver, Planning Administrator - Community Improvement
M. Gladysz, Heritage Planner
*Clerk Processing

Reasons for Designation

315 Wolfe Street (south side, between Wellington and Waterloo)

Historical Reasons

315 Wolfe Street was built in 1908 for Walter Simson, an executive with John Marshall and Co., manufacturers of hats, caps and furs located at 68-70 Dundas Street. He lived in the house until 1924. The building has been home to a variety of well-to-do residents including an insurance broker, a dentist, and a bank manager.

Architectural Reasons

315 Wolfe Street is a red brick, two and a half storey late Victorian structure. The roof is slate and a large chimney dominates either end. The influence of the Stick style can be seen in the storey and a half, shingled gable which rises above a classically inspired verandah. The gable has a large oval window and a recessed porch. The verandah is defined by limestone piers and wood columns and balustrade which support a roof with purlins and dentils. Romanesque influences can be seen in the arched doorway which is enlivened with egg and dart terra cotta mouldings. All windows have limestone headers. A fine bay window can be seen on the east side of the house.

Contextual Reasons

Wolfe Street is an intact Victorian Street. Construction of houses on the street began in 1888 after the site was vacated by the military.

_____ ↙

I/We hereby approve the above Reasons and consent to the Heritage Designation of the subject property.

I/We wish to amend the above Reasons as follows and consent to the Heritage Designation of the subject property.

SIGNED:

[Redacted Signature]



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



London
CANADA

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

Middleberry



REGISTERED

September 30, 2003

[REDACTED]
317 Wolfe Street
London, ON N6B 2C4

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

**Re: Designation of 317 Wolfe Street
The Ontario Heritage Act, R.S.O. 1990, c. 0.18**

Please find enclosed, for your information, a certified copy of By-law No. L.S.P.-3357-211, entitled "A by-law to designate 317 Wolfe Street to be of historical and contextual value or interest", passed by the Municipal Council of the Corporation of the City of London on September 02, 2003 and registered as Instrument No. ER245122 on September 17, 2003.

The London Advisory Committee on Heritage will be contacting you at a later date to determine whether or not you wish to have a plaque mounted on this building to designate it as a site of historic and contextual value.

Kevin Bain

Kevin Bain
City Clerk
/pwp

Enclosure

cc: C. Nelson, Planning Division, Room 603
L. Fisher, Committee Secretary - LACH, Room 308
R. Cerminara, Building Division, Room 710

The Corporation of the City of London
Office: 519-661-4939
Fax: 519-661-4892
kbain@city.london.on.ca
www.city.london.on.ca

RC
03/05/05

Bill No. 332
2003

By-law No. L.S.P.-3357-211

A by-law to designate 317 Wolfe Street to be of historical and contextual 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 historical and contextual value or interest;

AND WHEREAS notice of intention to so designate the property known as 317 Wolfe Street has been duly published and served and no notice of objection to such designation has been received;

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

1. There is designated as being of historical and contextual value or interest, the real property at the 317 Wolfe Street, more particularly described in Schedule "A" hereto, for the reasons set out in Schedule "B" 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 Foundation and to cause notice of this by-law to be published in the London Free Press, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on September 2, 2003.

Anne Marie DeCicco
Mayor

Kevin Bain
City Clerk



London
CANADA

**CITY OF LONDON
BY-LAW CERTIFICATION RECORD**

First Reading - September 2, 2003
Second Reading - September 2, 2003
Third Reading - September 2, 2003

I, Kevin Bain, City Clerk of The Corporation of the City of London, hereby certify that the document hereunder is a true copy of By-law No. L.S.P.- 3357-211 of the City of London, passed September 02, 2003.

Dated at London, Ontario, this 30th day of September 2003.

Kevin Bain, City Clerk

SCHEDULE "A"
To By-law No. L.S.P.- 3357-211

Part of Lot 22 on Registered Plan 225(E) in the City of London and County of Middlesex as in Instrument 668448 being all of PIN 08266-0036

SCHEDULE "B"
To By-law No. L.S.P.- 3357-211

Reasons for Designation

317 Wolfe Street

Historical and Contextual Reasons

Built in 1902 for William J. Legg, a carriage maker whose business was located on Talbot Street, this two and a half story Queen Anne style house is set in a very attractive streetscape. The very similar house on the next lot (on the corner of Wolfe and Waterloo Streets) was clearly by the same builder.

Architectural Reasons

There are a number of significant features. The façade is restrained and asymmetrical. Windows vary in size and shape. London white brick is used throughout. The double entrance door is heavily carved and has original hardware with a transom of stained glass. Except for those on the third floor, the windows have either shallow or deep-arched voussoirs accented by a narrow band of decorative brick work. The large windows on the second floor at the front have stained glass in the upper pane. The extended neoclassical verandah has columns on rusticated bases and an open balustrade. The porch gable is supported by brackets and has a raised diamond pattern. The ends of the verandah roof are similar but with a square pattern. The square tower is set diagonally on the northwest corner and has a pyramidal roof. The dentil moulding under the eaves of the tower is repeated under the attic gable.



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.

THE CORPORATION OF THE CITY OF LONDON

Middlesex.

P.C. McNORGAN
City Clerk



TELEPHONE
(519) 679-4530

DEPARTMENT OF THE CITY CLERK

December 17, 1985

REGISTERED MAIL

Ministry of Citizenship & Culture
Heritage Branch
7th Floor
77 Bloor Street West
Toronto, Ontario
M7A 2R9

Re: Designation of: 526 - 528 Waterloo Street
308 Princess Avenue
The Ontario Heritage Act, R.S.O. 1980, c. 337

Please find enclosed a certified copy of the by-law designating each of the above mentioned properties, passed by the Municipal Council of The Corporation of the City of London on October 21, 1985 and November 25, 1985 respectively.

R. J. Tolmie
Secretary - Board of Control

/wr
encl.

REGISTERED

DEC 13 1985

By-law No. L.S.P.- 2865-487

Instrument No. 719015

A by-law to designate 308 Princess Avenue of architectural value.

WHEREAS pursuant to The Ontario Heritage Act, R.S.O. 1980, c. 337, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic or architectural value or interest;

AND WHEREAS notice of intention to so designate the property known as 308 Princess Avenue having been duly published and served, no notice of objection was received to such designation;

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

1. There is designated as being of architectural value or interest the real property, more particularly described in Schedule "A" hereto, at 308 Princess Avenue, for the reasons set out in Schedule "B" 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 Foundation and to cause notice of this by-law to be published in the London Free Press, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under The Ontario Heritage Act, R.S.O. 1980.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on November 25, 1985.

M. A. Gleeson
Mayor

P. C. McNorgan
City Clerk

First reading - November 25, 1985
Second reading - November 25, 1985
Third reading - November 25, 1985

I, P. C. McNorgan, City Clerk of the Corporation of the City of London, hereby certify the above to be a true copy of	
By-Law No. <u>L.S.P.-2865-487</u> of the City of London, passed on	
<u>November 25</u>	19 <u>85</u> London, Ont.
<u>December 17/85</u>	 (City Clerk)
Date	

SCHEDULE "A"

to By-law No. L.S.P.- 2865-487

ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of London, in the County of Middlesex, and being composed of all of Lot 4 and the westerly 11 feet of Lot Number 3, on the north side of Princess Avenue, in the said City of London, according to Registered Plan Number 225 and more particularly described as follows:

COMMENCING at a point in the southerly limit of said Lot Number 3, a distance of 43 feet westerly there along from the south-east angle of said Lot 3;

THENCE Northerly and parallel to the westerly limit of said Lot Number 3, a distance of 150 feet to a point in the northerly limit of said Lot Number 3, a distance of 43 feet westerly from the north-east angle of said Lot Number 3;

THENCE westerly along the northern limits of Lots Number 3 and 4, a distance of 65 feet to the north-west angle of Lot 4;

THENCE Southerly along the westerly limit of said Lot 4, a distance of 150 feet to the south-west angle of Lot 4;

THENCE Easterly along the southerly limits of Lots 4 and 3, a distance of 65 feet to the point of commencement as in Instrument Number 655757.

SCHEDULE "B"

to By-law No. L.S.P.- 2865-487

Architectural Reasons:

The particular architectural merit of 308 Princess Avenue lies in its successful combination of a great variety of building materials into a harmonious whole. Unity is lent to the design through a consistent application of similar decorative detail. Designed by Herbert Matthews, the architecture of this large, two-and-one-half storey dwelling can best be described as Late Victorian Eclectic. The front elevation is balanced by two substantial polygonal turrets. The facing materials vary from rock-faced sandstone blocks and red coloured slate for the west turret to rock-faced red sandstone blocks and red brick for the east turret. A bank of red brick and bracketed coursing separates the first and second storeys of the west turret.

A wall of rock-faced red sandstone surrounds the main central doorway and connects the west and east turrets. Two tall, decorated red brick chimneys rise above the roofline. The red slate of the dormers stand out against the grey slate of the roof. A decorative frieze accentuates the cornice line. The turrets are filled with large panes of glass; the transoms of the first storey windows are filled with stained glass. A small, oval stained glass window also appears in the west turret. A sweeping classical verandah, supported on a base of rock-faced red sandstone blocks, extends from the west turret around the east turret. In later years, the verandah was filled in partially by an enclosed two storey sun porch. Entrance is gained by ascending wide stone steps through a columned portico, the pediment of which is decorated with a swag motif (several of the columns have been replaced discreetly by squared posts).

The spindles of the verandah railing are particularly delicate. On the second storey, a semi-circular porch, the cresting of which has been removed, extends out from the house over the verandah. This small porch is supported by slender, elegant pillars. The spindles of the porch frieze match the railing spindles of the verandah below; the porch railing spindles are larger and heavier. The porch formerly shaded a Palladian window. The window was removed when the original interior staircase was replaced by an enclosed apartment staircase. The main double leaf door (the originals of which are in storage) is capped by a heavy entablature. The door is framed by textured and bevelled leaded glass sidelights and transom.

The side elevations are faced with red brick supported by rock-faced red sandstone block foundations. The grey slate roof and decorative frieze continues from the front elevation. A two storey bay graces the west elevation as does a single bay (with four stained glass transoms) the east elevation.

The interior has three rooms of particular note. The original dining room, now the living room, features a coved and panelled ceiling bordered with heavy molding. The room is encircled with high panelled wainscoting; the door frames are also deeply molded and have mitred corners. The massive carved wood fireplace, with its fluted Ionic columns and tiled hearth and surround, is particularly striking. The bay window, flanked by fluted pilasters, contains four tall windows capped by stained glass transoms; interior shutters fold into the reveals. The sitting room ceiling has an intricate border of low relief work and a centre medallion. A pierced coved cornice, decorated with foliage relief, proceeds around the entire room. Another massive carved wood fireplace, with an inset bevelled mirror above the mantel shelf, dominates the room. The moldings around the doors and windows are similar to those in the former dining room and compliment the deep baseboard molding. Interior shutters fold into window reveals. A five panelled door links this room to the former dining room. With the exception of a black marble fireplace (now in the second storey study), the parlour repeats the same features as the sitting room.



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



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

London
CANADA

ONTARIO HERITAGE TRUST

JUL 27 2012

100-111-1011

REGISTERED

July 24, 2012

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

██████████
670 Oxford Street East
London ON N5Y 3J4

**Re: Designation of 320 Princess Avenue
The Ontario Heritage Act, R.S.O.1990, c. 0.18**

Please find enclosed, for your information, a certified copy of By-law No. L.S.P.-3412-2, entitled "A by-law to designate 320 Princess Avenue to be of Historical and Cultural value", passed by the Municipal Council of the Corporation of The City of London on December 14, 2009 and registered as Instrument No. ER684848 on January 12, 2010.

The London Advisory Committee on Heritage will be contacting you at a later date to determine whether or not you wish to have a plaque mounted on this building to designate it as a site of Historical and Cultural value.

Catharine Saunders
City Clerk

/rs

Encl.
cc : D. Menard, Planning Division

The Corporation of the City of London
Office: 519-661-2500 ext. 0916
Fax: 519-661-4892
rszwec@london.ca
www.london.ca

Bill No. 2
2010

By-law No. L.S.P.-3412-2

A by-law to designate 320 Princess Avenue to be of historical and contextual 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 historic and contextual value or interest;

AND WHEREAS notice of intention to so designate the property known as 320 Princess Avenue has been duly published and served and no notice of objection to such designation has been received;

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

1. There is designated as being of historical and contextual value or interest, the real property at 320 Princess Avenue, more particularly described in Schedule "A" hereto, for the reasons set out in Schedule "B" 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 Foundation and to cause notice of this by-law to be published in the London Free Press, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on December 14, 2009.



Anne Marie DeCicco-Best
Mayor



Catharine Saunders
City Clerk



London
CANADA

CITY OF LONDON

I, James C. Purser, Manager of Records Information of The Corporation of the City of London, hereby certify that the document hereunder is a true copy of By-law No. L.S.P.-3412-2 passed by Municipal Council on December 14, 2009.

Dated at London, Ontario, this 24th day of July, 2012.



James C. Purser
Manager of Records Information

First Reading – December 14, 2009
Second Reading – December 14, 2009
Third Reading – December 14, 2009

SCHEDULE "A"
To By-law No. L.S.P.- 3412-2

Part of Lot 3 on Registered Plan 225(E) in the City of London and County of Middlesex as in Instrument 712981.

SCHEDULE "B"
To By-law No. L.S.P.- 3412-2

Statement of Heritage Significance for 320 Princess Avenue, London, Ontario

Description of Property:

320 Princess Avenue is a two and one half storey white brick house located on Part Lot 3 of Plan 225 in the City of London, on the north side of Princess Avenue, west of Waterloo Street.

Statement of Cultural Heritage Value:

The property is of cultural heritage value for each of the major criteria for significance. It is an outstanding example of Queen Anne architectural styling set in a streetscape of impressive, similarly styled late Victorian homes all carrying connections to successful business men of the era. It is the only white brick house in a streetscape dominated by red brick mansions. Its decorative woodwork detail illustrates a high degree of craftsmanship reflecting Queen Anne design elements. Its connections to both the Smith and Blackwell families give it significant associative value in terms of London's economic and cultural history.

The house was built by Joseph Smith and completed c.1896. Smith also built and lived at 308 Princess. Joseph Smith was a successful and popular cigar manufacturer. One of the salesmen (travelers) for Smith's company was Thomas Blackwell who married Smith's sister Rhoda and moved into 320 Princess where he lived until his death in 1899. The Blackwell family held ownership into the 1930's as Thomas's son, Victor, a London architect lived there from 1913 until 1937. Victor Blackwell, born in 1885, graduated in 1907 from the Massachusetts Institute of Technology trained as an architect. Victor co-founded the architectural firm of Watt and Blackwell in 1911. Watt and Blackwell became one of the largest architectural firms in London designing many public buildings including the McCormick's biscuit factory, the Dominion Public Building, the Canada Trust Building at 220 Dundas Street and Ryerson Public School in the 1930's.

Description of Heritage Attributes:

This house has a unique mix of many intricate patterns in wood trim and decorative detail which captures the observer and draws the interest. Features that embody its Queen Anne style include:

- the multi-gabled roof.
- two front gables with similar pendants and intricate bargeboard patterns with a large gablet at the top of the roof featuring a third pendant and matching finial.
- designs in the gables showing a circle in a square pattern and moulding in the fascia boarding
- sunbursts (wheels) appear in various sizes and configurations with half segments below the pendants, framed by spool-turned moulding and quarter segments anchoring the corners of the gables.
- the half segment pattern is repeated in the upper gablet.
- on the east face, an elegant corbelled chimney rises through a projecting gable which also features a finial.
- two windows on the second floor over the veranda have been changed but others appear to be in original styling.
- on the second storey in the projection under the gable, a double window shows a simple leaded glass window in its upper half.
- the front façade main floor windows feature stained glass transoms; one is semi-circular, the other is rectangular.
- single brick coursing traverses the second storey under two of the eaves brackets, turning upwards around the second floor windows.
- double brick coursing extends between the second storey window sills.
- coursing frames the first floor window similar to the second storey and another double coursing extends from the front window sill.
- a veranda gable has intricate bargeboard of beading and circle in the square on three sides similar to the roof gables.
- a different half-wheel design sits on the circle in the square design within the gable.
- a modified semi-circle design band tops a narrow line of wood separating it from an intricate pattern band of discs and spindles below.
- the veranda posts are spindled and feature single corner brackets at the heads, which include variations on the wheel designs found in the gables.
- the balustrade on the verandah consists of another intricate design of knobs and posts.
- the front doorway features three pane sidelights on each side and a transom.
- the foundation is built of rusticated stone blocks.



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



London
CANADA

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

Nicholas

RECEIVED
SEP 2 - 2003
CONSERVATION REVIEW
BOARD

RECU/RECEIVED
25 -08- 2003

REGISTERED

August 21, 2003



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

**Re: Designation of 322 Princess Avenue
The Ontario Heritage Act, R.S.O. 1990, c. 0.18**

Please find enclosed, for your information, a certified copy of By-law No. L.S.P.-3354-162, entitled "A by-law to designate 322 Princess Avenue to be of historical and contextual value or interest", passed by the Municipal Council of the Corporation of the City of London on July 7, 2003 and registered as Instrument No. ER232434 on July 16, 2003.

The London Advisory Committee on Heritage will be contacting you at a later date to determine whether or not you wish to have a plaque mounted on this building to designate it as a site of historic and contextual value.

Kevin Bain

Kevin Bain
City Clerk
/pwp

Enclosure

cc: C. Nelson, Planning Division, Room 603
L. Fisher, Committee Secretary - LACH, Room 308
R. Cerminara, Building Division, Room 710

The Corporation of the City of London
Office: 519-661-4939
Fax: 519-661-4892
kbain@city.london.on.ca
www.city.london.on.ca

J 04/05/05

Bill No. 258
2003

By-law No. L.S.P.-3354-162

A by-law to designate 322 Princess Avenue to be of historical and contextual 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 historic and contextual value or interest;


AND WHEREAS notice of intention to so designate the property known as 322 Princess Avenue has been duly published and served and no notice of objection to such designation has been received;

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

1. There is designated as being of historical and contextual value or interest, the real property at the 322 Princess Avenue, more particularly described in Schedule "A" hereto, for the reasons set out in Schedule "B" 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 Foundation and to cause notice of this by-law to be published in the London Free Press, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on July 7, 2003.


W.R. Monteith
Deputy Mayor


Linda M. Rowe
Manager of Legislative Services



London
CANADA

CITY OF LONDON
BY-LAW CERTIFICATION RECORD

First Reading - July 7, 2003
Second Reading - July 7, 2003
Third Reading - July 7, 2003

I, Kevin Bain, City Clerk of The Corporation of the City of London, hereby certify that the document hereunder is a true copy of By-law No. L.S.P.-3354-162 of the City of London, passed July 7, 2003.

Dated at London, Ontario, this 21st day of August 2003.


Kevin Bain, City Clerk

SCHEDULE "A"
To By-law No. L.S.P.- 3354-162

All of Lot 2 on Registered Plan 225(E) in the City of London and County of Middlesex being all of PIN 08266-0044.

SCHEDULE "B"
To By-law No. L.S.P.- 3354-162

Reasons for Designation

322 Princess Ave

(revised 5 December 2002)

Historical Reasons

322 Princess was built later, in 1905, and was first occupied by James R. Shuttlesworth, a hat manufacturer who owned J.R. Shuttlesworth & Son. The Shuttlesworth family remained in the house until 1928.

Architectural Reasons

322 Princess Avenue

This house is a red brick two and a half storey Queen Anne style. The façade is broken horizontally by ashlar block belt courses and is enlivened by two gables and one dormer. The house has a very steeply-pitched roof with metal flashings and three tall, corbeled chimneys. A classically-inspired porch with columns, entablature and dentils rests on a rusticated stone foundation. The gables surmount two-storey bay windows, each flanked by brackets (4 in all) just below the gables. At the rear, there are two gables with shingle roofs.

Contextual Reasons

This group of buildings is part of a streetscape involving 300 to 336 Princess Avenue and 549 to 585 Waterloo Street. It is also within the potential West Woodfield Conservation District.



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



London
CANADA

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

Address

RECEIVED
SEP 2 - 2003
CONSERVATION REVIEW
BOARD

REGISTERED

August 21, 2003

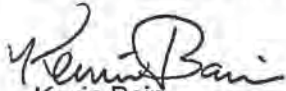


Ontario Heritage Foundation
10 Adelaide Street East
Toronto ON
M5C 1J3

**Re: Designation of 334 and 336 Princess Avenue
The Ontario Heritage Act, R.S.O. 1990, c. 0.18**

Please find enclosed, for your information, a certified copy of By-law No. L.S.P.-3355-163, entitled "A by-law to designate 334 and 336 Princess Avenue to be of historical and contextual value or interest", passed by the Municipal Council of the Corporation of the City of London on July 7, 2003 and registered as Instrument No. ER232435 on July 16, 2003.

The London Advisory Committee on Heritage will be contacting you at a later date to determine whether or not you wish to have a plaque mounted on this building to designate it as a site of historic and contextual value.


Kevin Bain
City Clerk
/pwp

Enclosure

cc: C. Nelson, Planning Division, Room 603
L. Fisher, Committee Secretary - LACH, Room 308
R. Cerminara, Building Division, Room 710

The Corporation of the City of London
Office: 519-661-4939
Fax: 519-661-4892
kbain@city.london.on.ca
www.city.london.on.ca

04/05/05


Bill No. 259
2003

By-law No. L.S.P.-3355-163

A by-law to designate 334 and 336 Princess Avenue to be of historical and contextual 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 historic and contextual value or interest;

AND WHEREAS notice of intention to so designate the property known as 334 and 336 Princess Avenue has been duly published and served and no notice of objection to such designation has been received;

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

1. There is designated as being of historical and contextual value or interest, the real property at the 334 and 336 Princess Avenue, more particularly described in Schedule "A" hereto, for the reasons set out in Schedule "B" 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 Foundation and to cause notice of this by-law to be published in the London Free Press, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on July 7, 2003.


W.R. Monteith
Deputy Mayor


Linda M. Rowe
Manager of Legislative Services

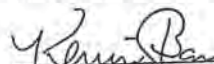


London
CANADA

CITY OF LONDON
BY-LAW CERTIFICATION RECORD

I, Kevin Bain, City Clerk of The Corporation of the City of London, hereby certify that the document hereunder is a true copy of By-law No. L.S.P.-3355-163 of the City of London, passed July 7, 2003.

Dated at London, Ontario, this 21st day of August 2003.


Kevin Bain, City Clerk

First Reading - July 7, 2003
Second Reading - July 7, 2003
Third Reading - July 7, 2003

SCHEDULE "A"
To By-law No. L.S.P.- 3355-163

Part of Lot 1 on Registered Plan 225(E) in the City of London and County of Middlesex designated as Parts 4, 5 and 6 on Reference Plan 33R-14881 being all of PIN 08266-0061.

Part of Lot 1 on Registered Plan 225(E) in the City of London and County of Middlesex designated as Parts 7, 8 and 9 on Reference Plan 33R-14881 being all of PIN 08266-0062.

SCHEDULE "B"
To By-law No. L.S.P.- 3355-163

Reasons for Designation
334/336 Princess Ave

(revised 5 December 2002)

Historical Reasons

The Princess Avenue houses were constructed at different times around the turn of the 20th century. The double house at 334/336 was built first, completed in 1898, and was occupied by an assortment of residents. In 1913 it was occupied by Stephen Pocock and his family. Mr Pocock was advertising manager for London Shoe Company and he remained in the house with his family until after 1953.

Architectural Reasons

334/336 Princess Avenue

This elaborate two and a half storey Queen Anne influence double house, pressed red brick on a brown sandstone foundation, occupies a prominent corner location. It possess a complex roofline and massing, many dormers and tall corbeled chimneys. Overall, the front elevation presents a richly decorated and detailed face. A significant feature of the house is the two-storey porch and sunroom on the front elevation. The sunroom is a wood pavilion facing south with four sets of three, tall multi-paned windows (6/12) separated by pilasters and surmounted by a five-sided dormer. The roof has a decorative ridge flashing and crenelated elements on the topmost ridge.

Each side of the house has a slightly-projecting façade completed by a highly decorated gable, each with a Palladian window and half-timbering. The wide cornice with brackets which delineates the main body of the house is particularly noticeable. The porch which supports the sunroom runs the full length of the front façade and has a tongue and groove ceiling and floor and is divided by a curved wood barrier. A decorative entablature below the sunroom includes festoons and bulls-eyes. The simple shed porch roof, on either side, is supported by columns (originally all the columns were round) which rest on a rusticated stone foundation with carved stone supports heavily decorated with vines and acanthus leaves.

The paired front doors have a leaded glass transom in a semi-ellipse pattern, with dentil trim. There are three dormers on the east elevation and a side entrance. Both east and west sides have a window unit with a large stained glass transom above three windows separated by pilasters.

Contextual Reasons

This group of buildings is part of a streetscape involving 300 to 336 Princess Avenue and 549 to 585 Waterloo Street. It is also within the potential West Woodfield Conservation District.



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.

By-law No. L.S.P.-3277-53

A by-law to designate 532 Waterloo Street (east side between Princess Avenue and Central Avenue) to be of architectural and contextual value.


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 historic or architectural value or interest;

AND WHEREAS notice of intention to so designate the property known as 532 Waterloo Street (east side between Princess Avenue and Central Avenue) has been duly published and served and no notice of objection to such designation has been received;

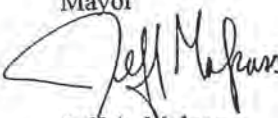
The Municipal Council of The Corporation of the City of London enacts as follows:

1. There is designated as being of architectural and contextual value or interest, the real property at 532 Waterloo Street, more particularly described in Schedule "A" hereto, for the reasons set out in Schedule "B" 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 Foundation and to cause notice of this by-law to be published in the London Free Press, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on March 3, 1997.



Dianne Haskett
Mayor



Jeff A. Malpass
Acting City Clerk

First reading - March 3, 1997
Second reading - March 3, 1997
Third reading - March 3, 1997

SCHEDULE "A"

To By-law No. L.S.P.-3277-53

Part Lot 6, Plan 173(E), S/T & T/W in the City of London and County of Middlesex as in Instrument No. 625926 being all of PIN 08270-0092.

SCHEDULE "B"

To By-law No. L.S.P.-3277-53

532 Waterloo Street (east side between Princess and Central)

Architectural Reasons

Built circa 1875 this two storey vernacular building has both Georgian and Italianate influences. It was originally built as a double house, each residence having a side hall plan and three bays wide. Though not uncommon at the time, the six bay width gives this simple domestic structure an uncharacteristic monumentality. Constructed of white brick the house has many features typical of London architecture of the late 19th century including the double brackets at the eaves, tall corbelled chimneys at either end (only two extant - south elevation), brick framed by pilasters and arched windows with voussoirs. The eaves trough is copper and the original roof material was probably slate. There has been an alteration to the front entry, having combined the two entries into one entrance and built outward incorporating period brick and one of the original doorframes.

Contextual Reasons

Identified as part of the proposed West Woodfield Heritage Conservation District.



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



London
CANADA

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

Middlesex

RECEIVED
SEP 2 - 2003
CONSERVATION REVIEW
BOARD

REC'D / RECEIVED
25 -08- 2003

REGISTERED

August 21, 2003



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

Re: Designation of 549 Waterloo Street
The Ontario Heritage Act, R.S.O. 1990, c. 0.18

Please find enclosed, for your information, a certified copy of By-law No. L.S.P.-3356-164, entitled "A by-law to designate 549 Waterloo Street to be of historical and contextual value or interest", passed by the Municipal Council of the Corporation of the City of London on July 7, 2003 and registered as Instrument No. ER232436 on July 16, 2003.

The London Advisory Committee on Heritage will be contacting you at a later date to determine whether or not you wish to have a plaque mounted on this building to designate it as a site of historic and contextual value.

Kevin Bain
Kevin Bain
City Clerk
/pwp

Enclosure

cc: C. Nelson, Planning Division, Room 603
L. Fisher, Committee Secretary - LACH, Room 308
R. Cerminara, Building Division, Room 710

The Corporation of the City of London
Office: 519-661-4939
Fax: 519-661-4892
kbain@city.london.on.ca
www.city.london.on.ca

04/06/05
RC

Bill No. 260
2003

By-law No. L.S.P.-3356-164

A by-law to designate 549 Waterloo Street to be of historical and contextual 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 historic and contextual value or interest;

AND WHEREAS notice of intention to so designate the property known as 549 Waterloo Street has been duly published and served and no notice of objection to such designation has been received;

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

1. There is designated as being of historical and contextual value or interest, the real property at the 549 Waterloo Street, more particularly described in Schedule "A" hereto, for the reasons set out in Schedule "B" 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 Foundation and to cause notice of this by-law to be published in the London Free Press, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on July 7, 2003.


W.R. Monteith
Deputy Mayor


Linda M. Rowe
Manager of Legislative Services



London
CANADA

CITY OF LONDON
BY-LAW CERTIFICATION RECORD

First Reading - July 7, 2003
Second Reading - July 7, 2003
Third Reading - July 7, 2003

I, Kevin Bain, City Clerk of The Corporation of the City of London, hereby certify that the document hereunder is a true copy of By-law No. L.S.P.-3356-164 of the City of London, passed July 7, 2003.

Dated at London, Ontario, this 21st day of August 2003.


Kevin Bain, City Clerk

SCHEDULE "A"
To By-law No. L.S.P.- 3356-164

Part of Lot 1 on Registered Plan 225(E) in the City of London and County of Middlesex designated as Part 3 on Reference Plan 33R-14881 being all of PIN 08266-0063.

SCHEDULE "B"
To By-law No. L.S.P.- 3356-164

Reasons for Designation

549 Waterloo St.

(revised 5 December 2002)

Historical Reasons

The building at 549 Waterloo Street was built later still, in 1912. It was originally known as the Waterloo Apartments and typifies apartment buildings that were built in the period.

Architectural Reasons

549 Waterloo Street

This three storey red brick building is a good example of apartments built during the period. Tudor characteristics are mainly conveyed in the tall projecting frontispiece with inset stone diamonds, panels and insets, and capped with a tin cornice defining the flat roof. The central bay is balanced by an apartment unit on either side, with inset balconies on all three levels. The balconies are defined by columns and balustrades. The original 9/1 and 12/1 windows are noteworthy.

Contextual Reasons

This group of buildings is part of a streetscape involving 300 to 336 Princess Avenue and 549 to 585 Waterloo Street. It is also within the potential West Woodfield Conservation District.