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London  
CANADA

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

Middlesex

Rec'd  
Oct. 3

**REGISTERED**

October 1, 2002

[REDACTED]  
846 Lorne Avenue  
London, ON N5W 3K8

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

Re: **Designation of 846 Lorne Avenue, London**  
**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.-3339-218, entitled "A by-law to designate 846 Lorne Avenue to be of historical and architectural value", passed by the Municipal Council of the Corporation of the City of London on September 3, 2002 and registered as Instrument No. ER184610 on September 20, 2002.

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 architectural value.

Linda Rowe  
Manager of Legislative Services  
/edl

Enclosure

cc: Jean Monteith, LACH Chairperson, [REDACTED]  
C. Nelson, Planning Division, Room 603  
L. Fisher, Committee Secretary, Room 308  
R. Cerminara, Building Division, Room 710

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

Bill No. 355  
2002

By-law No. L.S.P.-3339-218

A by-law to designate 846 Lorne Avenue to be of historical and architectural 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 and architectural value or interest;

AND WHEREAS notice of intention to so designate the property known as 846 Lorne 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 architectural value or interest, the real property at 846 Lorne 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 September 3, 2002.



London  
CANADA

CITY OF LONDON  
DOCUMENT CERTIFICATION RECORD

I, Linda Rowe, Manager of Legislative Services 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.-3339-218, entitled "A by-law to designate 846 Lorne Avenue to be of historical and architectural value", passed by the Municipal Council of the Corporation of the City of London on September 3, 2002 and registered as Instrument No. ER184610 on September 20, 2002.

Dated at London, Ontario, this 1<sup>st</sup> day of October, 2002.

  
Linda Rowe,  
Manager of Legislative Services



Anne Marie DeCicco  
Mayor



Linda M. Rowe  
Manager of Legislative Services

First reading - September 3, 2002  
Second reading - September 3, 2002  
Third reading - September 3, 2002

**SCHEDULE "A"**  
**To By-law No. L.S.P.-3339-218**

Plan 352 Blk Pt Lots 51, 58 W/S Ontario

**SCHEDULE "B"**  
**To By-law No. L.S.P.-3339-218**

**REASONS FOR DESIGNATION – 846 Lorne Avenue, LONDON**

**Historical**

The house was built in ca. 1904 probably by John Wilkey, a contractor. He built the more elaborate but similar homes at 885-913 Lorne Avenue in 1902-03. 846 forms part of a row of identical houses on the north side of Lorne Avenue, west of Ontario Street.

**Architectural**

The 12 storey house is a good example of a Late Victorian home constructed of London white brick. The front façade contains a three-sided bay window set to the east corner and overlapping rows of clapboard (decorated with brackets) project over the corner bay window. The centre of the bay is topped by a semi-circular stained glass window. The porch pillars are supported by a rusticated brick foundation. The same decorative bargeboard design appears on the front end gable and the roof of the porch.

The living room, dining room and hallway have the original hardwood floors, high baseboards and trim around windows and doors. The hardwood floors in the living room and dining room are surrounded by a 18" hardwood border. The original staircase is decorated by a floral design on the side of the staircase under the risers.

**Contextual Reasons**

As stated in "Heritage Places: a Description of Potential Heritage Conservation Districts in the City of London", the streetscape on Lorne Ave. in old London East represents one of the largest concentrations of lower-middle and working class tract housing in London. On the north side of Lorne Avenue, 846 - 858, comprise two slightly different building plans and, with the distinctive corner home at 509 Ontario Street, form part of a largely intact example of a harmonious streetscape. These are simpler in style compared to 885-913 Lorne Avenue, on the south side, which were built between 1902-03.