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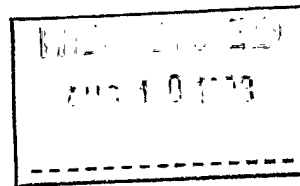
THE CORPORATION OF THE CITY OF LONDON

JEFF A. MALPASS
CITY CLERK

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RECEIVED

MAY 28 2007



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CONSERVATION REVIEW
BOARD
DEPARTMENT OF THE CITY CLERK


REGISTERED

August 6, 1998

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

Re: Designation of 308-312 Queens Avenue
The Ontario Heritage Act, R.S.O. 1990, c. O.18

Please find enclosed, a certified copy of By-law No. L.S.P.-3287-232, entitled "A by-law to designate 308-312 Queens Avenue to be of architectural and contextual value.", passed by the Municipal Council of The Corporation of the City of London on July 13, 1998 and registered as Instrument No. 528702 on July 16, 1998.

for 
Jeff A. Malpass
City Clerk
/crg

Encl.



CITY OF LONDON BY-LAW CERTIFICATION RECORD

I, Jeff A. Malpass, City Clerk

of the Corporation of the City of London, hereby certify that the By-law hereunder is a true
copy of By-law No. L.S.P.-3287-232

of the City of London, passed on July 13 19 98.

DATED at London, Ontario this 6th day of August 19 98.

Signature

Bill No. 251
1998

By-law No. L.S.P.-3287-232

A by-law to designate 308-312 Queens Avenue to be of architectural and contextual value.

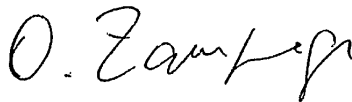
WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic or architectural value or interest;

AND WHEREAS notice of intention to so designate the property known as 308-312 Queens 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 308-312 Queens 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 13, 1998.



Orlando Zamprogna
Acting Mayor



Jeff A. Malpass
City Clerk

First reading - July 13, 1998
Second reading - July 13, 1998
Third reading - July 13, 1998

SCHEDULE "A"

To By-law No. L.S.P.-3287-232

Part Lot 3, Lots 1 & 2 E/S Picton Street, Plan 151(E), designated as Part 1, 33R-11091,
being PIN 08265-0014.

SCHEDULE "B"

To By-law No. L.S.P.-3287-232

Reasons for Designation
308-312 Queens Avenue
(northeast corner of Picton Street)

Architectural Reasons

The building at 308-312 Queens Avenue is a two and a half storey terrace built circa 1881. Originally four units, it is believed to be the only terrace remaining in London in the Second Empire style. The characteristic mansard roof is sheathed in the original patterned slate. The roof gable dormers remain as does the corner 2½ storey bay, which is very unusual. An oversized dormer on the east side of the front elevation matches the top of the corner bay. A heavy corbelled brick cornice demarcates the transition from roof to wall. One corbelled chimney remains, another has been cut off. Window openings are both arched and flat with wood sills. There are 3 one storey bay windows. The building has undergone alterations over the years including the original brick being painted and replacement of original door casings, doors and windows.

Contextual Reasons

The terrace building at 308-312 Queens Avenue is part of a nineteenth century streetscape extending from Wellington to Colborne Streets. This streetscape forms the southern most edge of the potential West Woodfield Heritage Conservation District.