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Middlebury

THE CORPORATION OF THE CITY OF LONDON

JEFF A. MALPASS
CITY CLERK

Telephone: (519) 661-4500
Fax: (519) 661-4892



Suite 308
City Hall
P.O. Box 5035
300 Dufferin Avenue
London, ON N6A 4L9

DEPARTMENT OF THE CITY CLERK

August 31, 1998

REGISTERED

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

Re: Designation of Various Properties
The Ontario Heritage Act, R.S.O. 1990, c. O.18

Please find enclosed a certified copy of the following by-laws:

- ✓ 1. By-law No. L.S.P.-3288-244, entitled "A by-law to designate 421 Central Avenue to be of architectural and contextual value.", passed by the Municipal Council of The Corporation of the City of London on August 4, 1998 and registered as Instrument No. 534380 on August 27, 1998; and
- ✓ 2. By-law No. L.S.P.-3289-245, entitled "A by-law to designate 330 Clarence Street to be of architectural value.", passed by the Municipal Council of The Corporation of the City of London on August 4, 1998 and registered as Instrument No. 534371 on August 27, 1998.

Jeff A. Malpass
Jeff A. Malpass
City Clerk

/crg
Encl.

✓

Bill No. 259
1998

By-law No. L.S.P.-3288-244

A by-law to designate 421 Central Avenue to be of architectural and contextual value.

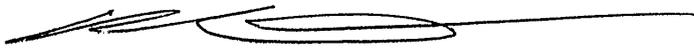
WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic or architectural value or interest;

AND WHEREAS notice of intention to so designate the property known as 421 Central Avenue has been duly published and served and no notice of objection to such designation has been received;

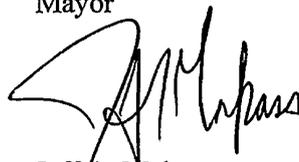
The Municipal Council of The Corporation of the City of London enacts as follows:

1. There is designated as being of architectural and contextual value or interest, the real property at 421 Central 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 August 4, 1998.



Dianne Haskett
Mayor



Jeff A. Malpass
City Clerk

First reading - August 4, 1998
Second reading - August 4, 1998
Third reading - August 4, 1998

SCHEDULE "A"

To By-law No. L.S.P.-3288-244

Part Lot 21, Plan 12(E), as instrument 801716, being PIN 08273-0030

SCHEDULE "B"

To By-law No. L.S.P.-3288-244

Reasons for Designation 421 Central Avenue

Architectural Reasons

421 Central Avenue built in 1897 is a 1½ storey white brick Queen Anne influenced house on a clay brick foundation faced at the front and part of the sides with rusticated concrete bricks. A wide projecting bay on the west side is surmounted by a gable. The front gable has return eaves ending in brackets, excellent decorative woodwork and fish-scale shingles. The side gable has more modest woodwork plus fish-scale shingles.

There are prominent contrasting decorated concrete brick voussoirs above the front door, front window and west side windows. The present front door is not original: hinge marks on the doorcase indicate a double-leaf door. The stained glass transom light has the house number in it.

The large semi-circular headed windows, one in the front facade and one in the side bay, have their original stained glass transom lights. There is a smaller semi-circular headed stained glass window in the vestibule. The front gable has an unusual window arrangement: two windows separated by a panel of decorative woodwork all framed as a single unit.

Interior

Most of the window frames, door frames and doors are original. The two principal windows have detailed panelling below. There are two pocket doors, one double, one very wide and possibly a third still concealed by alterations. They are multi panel, with a grained finish, and original fittings. The high baseboards in the front part of the house are original. Decorated brass doorknobs, plates, and cast hinges are on the vestibule door.

Contextual Reasons

Part of a complete blockfront streetscape of eight houses of similar style, just outside the Woodfield Heritage District.