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300 Dufferin Avenue
P.O. Box 5035
London, ON
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London
CANADA
REGISTERED

October 3, 2007

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

Sinkut Development Corporation
[REDACTED]

Re: Designation of 324 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.-3394-202, entitled "A by-law to designate 167 Dundas 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 17, 2007 and registered as Instrument No.ER532806 on September 28, 2007.

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 Contextual value or interest.

Linda Rowe
Deputy Clerk

/jn

Encl.

cc : R. Cerminara, Building Division, Room 710
D. Menard, Planning Division, Room 603
L. Fisher, Committee Secretary, Room 308

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Bill No. 325
2007

By-law No. L.S.P.-3394-202

A by-law to designate 324 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 historic and contextual value or interest;

AND WHEREAS notice of intention to so designate the property known as 324 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 324 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 17, 2007.



Anne Marie DeCicco-Best
Mayor



Linda Rowe
Deputy Clerk



London
CANADA

CITY OF LONDON
BY-LAW 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. LSP.-3394-202 passed by Municipal Council on September 17, 2007.

First Reading – September 17, 2007
Second Reading – September 17, 2007
Third Reading – September 17, 2007

Dated at London, Ontario, this 3rd day of October, 2007.



Linda Rowe
Manager of Legislative Services

SCHEDULE "A"
To By-law No. L.S.P.-3394-202

Part of Lot 23 on Registered Plan 225(E) in the City of London and County of Middlesex as in Instrument 836062.

SCHEDULE "B"
To By-law No. L.S.P.-3394-202

Reasons for Designation

Description of Property

324 Wolfe Street is a two and one half storey, painted buff brick building with partial siding located at the northwest corner of Wolfe and Waterloo Streets in the West Woodfield area of the City of London.

Statement of Cultural Heritage Value or Interest

324 Wolfe Street is worthy of designation primarily in relation to its contextual value. It contributes significantly in anchoring the intersection of Wolfe and Waterloo streets with a building similar in age, style and massing to a Queen Anne style building on the southwest corner and to the majority of the structures to the west on both sides of Wolfe Street. In the context of the buildings near it on Waterloo Street, it is equally important for maintaining the heritage character of the streetscape through its style and massing.

The building today has undergone substantial alterations from its original appearance when it was built c. 1898. Most notably, an original, open, two storey verandah has now been enclosed. New windows have been provided and a large fire escape has been attached on the north side. However, the structure's overall appearance continues to reflect the transition from traditional Queen Anne flamboyance to the more restrained, less decorated and more regular appearance of the Edwardian era. Notwithstanding the alterations to accommodate its use as a multi-residential structure, the building retains many original elements which contribute to its design value.

324 Wolfe was built by Thomas Higgins, a London businessman. When Higgins died in 1913, his wife continued to reside there until her death. A son, John C. Higgins, owned the property until 1945 when it was sold and then converted into apartments. John Higgins was an early member of McIlwraith Field Naturalist Society and a published author.

Description of Heritage Attributes

Specific exterior and interior architectural features that embody the heritage value of 324 Wolfe Street as an example of a late Victorian transitional structure include:

- Its original footprint emphasizing through its size its relationship to the streetscape, not including the recently added fire escape and a later basement covered entrance.
- Its picturesque roofline with dormers on each façade with the dormers framed by Doric pilasters and decorated with fish scale shingling.
- A wood cornice with dentils and mouldings on its frieze.
- Stone lintels above the first floor and basement windows.
- Original corbelled, panelled chimneys.
- Grooved, square, porch posts with adapted Doric capitals on the second storey.
- Rusticated stone foundation.
- Fish scale slate roof on the main roof and gables.
- Double leaf front entrance doors one with beveled glass and a transom with beveled glass and the street address painted on the glass.
- Original vestibule door with beveled glass and two interior lobby doors (9'6" x 3'4").
- Lobby ceiling with plaster crown moulding and baseboards with deep moulding.
- Lobby staircase with squared newel post.