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**London**  
CANADA

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



REGISTERED

July 25, 2007

[REDACTED]

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

**RE: DESIGNATION OF 324 WOLFE STREET  
THE ONTARIO HERITAGE ACT, R.S.O. 1990, c. O.18**

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Enclosed for your information is notice of the Council of The Corporation of the City of London's intention to designate the property identified above pursuant to Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18.

Kevin Bain  
City Clerk

/jn

cc: Don Menard, Heritage Planner

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



London  
CANADA

## NOTICE OF INTENTION TO DESIGNATE PLACE OF ARCHITECTURAL AND/OR HISTORICAL VALUE

NOTICE IS HEREBY GIVEN that the Council of The Corporation of the City of London intends to designate as a place of architectural, historic and/or contextual value or interest the following property in accordance with the *Ontario Heritage Act, R.S.O. 1990*:

<u>Property Descriptions</u>	<u>Publication Date</u>	<u>Last Date For Objection</u>
324 Wolfe Street	July 28, 2007	August 28, 2007

324 Wolfe Street has specific exterior and interior architectural features that embody an example of late Victorian transitional structure.

The detailed reasons for designation of this property can be seen in or obtained from the Office of the City Clerk, Room 308, City Hall, 300 Dufferin Avenue, London, Ontario N6A 4L9 during normal office hours (8:30 a.m. to 4:30 p.m. Monday to Friday). Any person who objects to any intended designation must, **within thirty days** after the date of the first publication, serve on the City Clerk a notice of objection in writing, setting out the reason for the objection and all relevant facts. The *Ontario Heritage Act* provides that where a notice of objection has been served, the Council shall refer the matter to the Conservation Review Board for a hearing.

DATED at London, Ontario on July 20, 2007.

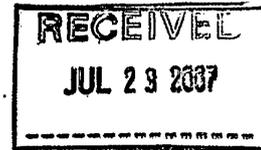
Kevin Bain  
City Clerk

**PLEASE PUBLISH IN THE LONDON FREE PRESS LEGAL SECTION – Saturday, July 28, 2007.**



London  
CANADA

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



July 17, 2007

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

I hereby certify that the Municipal Council, at its session held on July 16, 2007 resolved:

16. That, on the recommendation of the London Advisory Committee on Heritage, notice of the Municipal Council's intention to designate the property located at 324 Wolfe Street **BE GIVEN** for the attached reasons under the provisions of subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.29*; it being noted that the owner of the subject property [REDACTED] has 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. It is further recommended that the owner be requested to apply for an HER zone to be applied to the property upon completion of the designation process. (16/19/PC)



Kevin Bain  
City Clerk  
/hw

cc: R. Panzer, General Manager of Planning and Development  
G. Barrett, Manager, Land Use Planning Policy  
D. Menard, Heritage Planner  
L. Fisher, Heritage Register  
J. Nethercott, Documentation Services Representative  
Chair and Members, London Advisory Committee on Heritage

2  
LACH  
Added

2007 D13-00

CITY CLERK	No. 2289
Subject	324 WOLFE ST
Date	JUN 05 2007
Ref.	LACH HERBA

**Statement of Significance: 324 Wolfe Street**

May 30, 2007

**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 (Plan 225, Part Lot 23) in the West Woodfield area of the city of London.

**Statement of Cultural Heritage Value or Interest**

324 Wolfe Street is worthy of designation under clause 29 (1) of the Ontario Heritage Act 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 the 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 bevelled glass and a transom with bevelled glass and the street address painted on the glass.
- Original vestibule door with bevelled 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.

CITY OF LONDON  
PLANNING DEPARTMENT

RECEIVED  
FILE NO.  
PREPARED  
SUBJECT  
DATE

JUN - 6 2007

DM

**Owners' confirmation of the above Statement of Significance**

We are in agreement with the Statement of Significance for our property at 324 Wolfe Street as described.



\_\_\_\_\_  
(Name)

June 4, 2017  
(Date)

\_\_\_\_\_  
(Date)