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THE CORPORATION OF THE CITY OF LONDON

Middlesex.

P.C. McNORGAN
City Clerk



TELEPHONE
(519) 679-4530

DEPARTMENT OF THE CITY CLERK

December 17, 1985

REGISTERED MAIL

Ministry of Citizenship & Culture
Heritage Branch
7th Floor
77 Bloor Street West
Toronto, Ontario
M7A 2R9

Re: Designation of: 526 - 528 Waterloo Street
308 Princess Avenue
The Ontario Heritage Act, R.S.O. 1980, c. 337

Please find enclosed a certified copy of the by-law designating each of the above mentioned properties, passed by the Municipal Council of The Corporation of the City of London on October 21, 1985 and November 25, 1985 respectively.

R. J. Tolmie
Secretary - Board of Control

/wr
encl.

REGISTERED

DEC 13 1985

By-law No. L.S.P.- 2865-487

Instrument No. 719015

A by-law to designate 308 Princess Avenue of architectural value.

WHEREAS pursuant to The Ontario Heritage Act, R.S.O. 1980, c. 337, 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 Princess Avenue having been duly published and served, no notice of objection was received to such designation;

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

1. There is designated as being of architectural value or interest the real property, more particularly described in Schedule "A" hereto, at 308 Princess Avenue, 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, R.S.O. 1980.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on November 25, 1985.

M. A. Gleeson

M. A. Gleeson
Mayor

P. C. McNorgan

P. C. McNorgan
City Clerk

First reading - November 25, 1985
Second reading - November 25, 1985
Third reading - November 25, 1985

I, P. C. McNorgan, City Clerk of the Corporation of the City of London, hereby certify the above to be a true copy of	
By-Law No. <u>L.S.P.-2865-487</u> of the City of London, passed on	
<u>November 25</u>	19 <u>85</u> London, Ont.
<u>December 17/85</u>	<i>P. C. McNorgan</i> (City Clerk)
Date	

SCHEDULE "A"

to By-law No. L.S.P.- 2865-487

ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of London, in the County of Middlesex, and being composed of all of Lot 4 and the westerly 11 feet of Lot Number 3, on the north side of Princess Avenue, in the said City of London, according to Registered Plan Number 225 and more particularly described as follows:

COMMENCING at a point in the southerly limit of said Lot Number 3, a distance of 43 feet westerly there along from the south-east angle of said Lot 3;

THENCE Northerly and parallel to the westerly limit of said Lot Number 3, a distance of 150 feet to a point in the northerly limit of said Lot Number 3, a distance of 43 feet westerly from the north-east angle of said Lot Number 3;

THENCE westerly along the northern limits of Lots Number 3 and 4, a distance of 65 feet to the north-west angle of Lot 4;

THENCE Southerly along the westerly limit of said Lot 4, a distance of 150 feet to the south-west angle of Lot 4;

THENCE Easterly along the southerly limits of Lots 4 and 3, a distance of 65 feet to the point of commencement as in Instrument Number 655757.

SCHEDULE "B"

to By-law No. L.S.P.- 2865-487

Architectural Reasons:

The particular architectural merit of 308 Princess Avenue lies in its successful combination of a great variety of building materials into a harmonious whole. Unity is lent to the design through a consistent application of similar decorative detail. Designed by Herbert Matthews, the architecture of this large, two-and-one-half storey dwelling can best be described as Late Victorian Eclectic. The front elevation is balanced by two substantial polygonal turrets. The facing materials vary from rock-faced sandstone blocks and red coloured slate for the west turret to rock-faced red sandstone blocks and red brick for the east turret. A bank of red brick and bracketed coursing separates the first and second storeys of the west turret.

A wall of rock-faced red sandstone surrounds the main central doorway and connects the west and east turrets. Two tall, decorated red brick chimneys rise above the roofline. The red slate of the dormers stand out against the grey slate of the roof. A decorative frieze accentuates the cornice line. The turrets are filled with large panes of glass; the transoms of the first storey windows are filled with stained glass. A small, oval stained glass window also appears in the west turret. A sweeping classical verandah, supported on a base of rock-faced red sandstone blocks, extends from the west turret around the east turret. In later years, the verandah was filled in partially by an enclosed two storey sun porch. Entrance is gained by ascending wide stone steps through a columned portico, the pediment of which is decorated with a swag motif (several of the columns have been replaced discreetly by squared posts).

The spindles of the verandah railing are particularly delicate. On the second storey, a semi-circular porch, the cresting of which has been removed, extends out from the house over the verandah. This small porch is supported by slender, elegant pillars. The spindles of the porch frieze match the railing spindles of the verandah below; the porch railing spindles are larger and heavier. The porch formerly shaded a Palladian window. The window was removed when the original interior staircase was replaced by an enclosed apartment staircase. The main double leaf door (the originals of which are in storage) is capped by a heavy entablature. The door is framed by textured and bevelled leaded glass sidelights and transom.

The side elevations are faced with red brick supported by rock-faced red sandstone block foundations. The grey slate roof and decorative frieze continues from the front elevation. A two storey bay graces the west elevation as does a single bay (with four stained glass transoms) the east elevation.

The interior has three rooms of particular note. The original dining room, now the living room, features a coved and panelled ceiling bordered with heavy molding. The room is encircled with high panelled wainscoting; the door frames are also deeply molded and have mitred corners. The massive carved wood fireplace, with its fluted Ionic columns and tiled hearth and surround, is particularly striking. The bay window, flanked by fluted pilasters, contains four tall windows capped by stained glass transoms; interior shutters fold into the reveals. The sitting room ceiling has an intricate border of low relief work and a centre medallion. A pierced coved cornice, decorated with foliage relief, proceeds around the entire room. Another massive carved wood fireplace, with an inset bevelled mirror above the mantel shelf, dominates the room. The moldings around the doors and windows are similar to those in the former dining room and compliment the deep baseboard molding. Interior shutters fold into window reveals. A five panelled door links this room to the former dining room. With the exception of a black marble fireplace (now in the second storey study), the parlour repeats the same features as the sitting room.