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# THE CORPORATION OF THE CITY OF LONDON

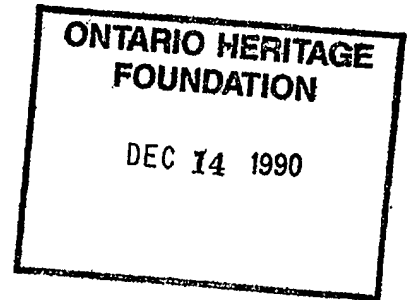


DEPARTMENT OF THE CITY CLERK  
K.W. SADLER, CITY CLERK

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DEC 14 1990

ARCHITECTURE AND  
PLANNING  
HERITAGE BRANCH



REGISTERED

December 10, 1990

Ontario Heritage Foundation  
2nd Floor, 77 Bloor St. W.  
Toronto, Ontario  
M7A 2R9

Re: Designation of 529 Princess Avenue  
The Ontario Heritage Act, R.S.O. 1980, c. 337

Please find enclosed, a certified copy of By-law No. L.S.P.-3104-15, entitled "A by-law to designate 529 Princess Avenue to be of architectural value", passed by the Municipal Council of The Corporation of the City of London on December 3, 1990 and registered as Instrument No. 881595 on December 6, 1990.

*R.J. Tolmie*

R.J. Tolmie  
Assistant City Clerk

/ds

Enc.

By-law No. L.S.P.-3104-15

A by-law to designate 529 Princess Avenue to be of architectural and historical 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 and architectural value or interest;

AND WHEREAS notice of intention to so designate the property known as 529 Princess 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:

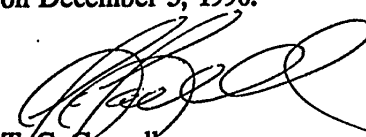
1. There is designated as being of architectural and historical value or interest, the real property at 529 Princess Avenue, more particularly described in Schedule "A" hereto, for the reasons set out in Schedule "B" hereto.

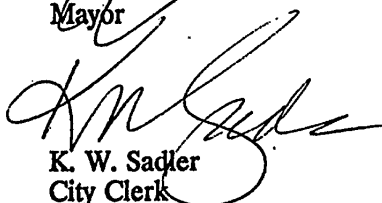
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.

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, R.S.O. 1980.

4. This by-law comes into force on the day it is passed.

PASSED in Open Council on December 3, 1990.

  
T. C. Gosnell  
Mayor

  
K. W. Sadler  
City Clerk

First reading - December 3, 1990  
Second reading - December 3, 1990  
Third reading - December 3, 1990

**SCHEDULE "A"**  
**To By-law No. L.S.P.-3104-15**

Part of Lots numbers twenty-six (26) and twenty-seven (27) and twenty-eight (28) on the west side of William Street according to Registered Plan Number one hundred and seventy-seven (177) in the City of London and County of Middlesex, more particularly described as Part one (1) according to deposited plan 33R-5554.

**SCHEDULE "B"**  
**To By-law No. L.S.P.-3104-15**

The exterior of 529 Princess Avenue is a fine example of Italianate architecture. Built in 1880 for Dr. John Salter, this two and half storey, white brick house possesses many fine Italianate features. The house is an important contributor to the streetscape 527, 529, 534 Princess Avenue.

**Historical Reasons**

Dr. John Salter (1802-1881) came to London as a apothecary in 1835 and opened a shop on Ridout Street and later Clarence and Dundas. He was surgeon to the British Garrison during the Rebellion of 1837 and one of London's first dentists. Dr. Salter was also editor of The London Times, a conservative newspaper. Under Salter's editorship the paper continually expressed opposition to capital punishment and debtors' prison, and his influence contributed to the legislative changes in the 1850s.

Originally Salter's estate, registered in 1854, encompassed a large area including much of the Western Fair grounds, then called "Salter's Grove" a remnant of the Carolinian forest which also held huge oak and pine trees. Prospect Avenue was initially named Salter Street. The house was acquired by Maxwell D. Fraser in 1884. Fraser was a partner in the prominent law firm of Fraser and Fraser. Maxwell Fraser was a professor of Law at the University of Western Ontario and a noted barrister and solicitor. Fraser owned much land in North London, and Harrison Avenue was named after his son. The house was passed to his son Harrison Fraser who was also a barrister and solicitor in the family firm. Harrison spent his winters at 529 Princess and his summers at "Park Farm" on Meadowlily Road until his death in 1981. "Park Farm" was left to the City.

**Architectural Reasons**

The original portion of the house is in an Italianate style with a side hall plan. There is a centre Gothic gable with a decorative bargeboard over a projecting central bay. The house features a frieze with paired brackets, detailed stone keystones and attractive double doors and attractive chimneys. All shutters are original and still functional. The slate shingles on the roof are from Scotland. A significant renovation around 1900 resulted in a substantial addition to the back of the building. This latter addition imitates many Italianate features of the earlier house. The presence of two large Queen Anne Gables indicates its later period.

The interior of the house includes many fine elements. The living room features a white marble fireplace, ceiling medallion and cornice with picture rail as well as panelling under the windows. A very large square arch with original bi-folding doors separates the living room and the original dining room now a library. The pine doors into these two rooms from the hall are three panelled. The library features large built-in wood book shelves with glass doors, mirror and fireplace on the south wall which were part of the 1900 addition and an impressive bay window on the east side. The present dining room, part of the 1900 addition, has panelled ceiling, attractive fireplace and light fixtures in both centre of the room and in the adjacent alcove. The front hall is of interest with its plaster arch with centre masks and the panelled front door with bevelled glass panes in a floral design. The staircase with its cherrywood balustrade and spindles and panelling is impressive. On the second floor there is a white marble fireplace and archway with plaster moulding in a grape bunch motif in the north bedroom. As well there is an Eastlake fireplace in the southeast bedroom with tiles showing scenes from Shakespearean plays and a patterned blue and brown tiled fireplace in the bedroom in the bay window.

Throughout the house there are original baseboards with window and door surrounds.