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

Middlesex

London
CANADA

REGISTERED

March 30, 2006

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

██████████
496 Waterloo Street
London ON N6B 2P7

**Re: Designation of 496 Waterloo 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.-3379-50, entitled "A by-law to designate 496 Waterloo Street to be of historical and contextual value, passed by the Municipal Council of the Corporation of the City of London on February 6, 2006 and registered as Instrument No ER416642 on March 6, 2006.

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 value.

James C. Purser
Deputy Clerk

/rv

Encl.

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

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Bill No. 80
2006

By-law No. L.S.P.-3379-50

A by-law to designate 496 Waterloo 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 496 Waterloo 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 the 496 Waterloo 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 February 6, 2006.



Thomas C. Gosnell
Deputy Mayor



Kevin Bain
City Clerk



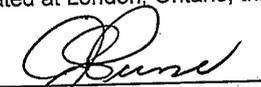
London
CANADA

CITY OF LONDON
BY-LAW CERTIFICATION RECORD

I, James C. Purser, Manager of Records and Information Services, of The Corporation of the City of London, hereby certify that the document hereunder is a true copy of By-law No. L.S.P.-3379-50 which was passed by Municipal Council on February 6, 2006.

First Reading - February 6, 2006
Second Reading - February 6, 2006
Third Reading - February 6, 2006

Dated at London, Ontario, this 30th day of March, 2006.



James C. Purser
Manager of Records and Information Services

SCHEDULE "A"
To By-law No. L.S.P.- 3379-50

Part of Lot 1 on Registered Plan 240(E) in the City of London and County of Middlesex as in Instrument 883219.

SCHEDULE "B"
To By-law No. L.S.P.- 3379-50

Reasons for Designation - 496 Waterloo Street

(revised 15 September 2005)

The house at 496 Waterloo Street is recommended for designation under the Ontario Heritage Act as a building of cultural heritage value.

This red brick house reflects the architectural and historical development of the upper-middle-class streetscape which evolved on Waterloo Street in the area close to Victoria Park in the late Victorian-Edwardian period. 496 Waterloo Street is an excellent example of Queen Anne architecture with elements of Romanesque and Neo-Classical design. Both the exterior and interior features of the home show minute attention to design and detail.

Historical Reasons

This house was built in 1893 for Albion Parfitt, a real estate agent/developer who lived there until 1920. The next occupant was Dr. John A. MacGregor, who had an office added to the north side of the building. Dr. MacGregor graduated from the University of Western Ontario Medical School when he was nineteen and had an illustrious medical career in the United States and Canada. The house was occupied by his widow, Mrs. Matilda MacGregor, following Dr. MacGregor's death in 1939, until 1943. A succession of doctors occupied 496 Waterloo Street until 1973.

Architectural Reasons

Exterior:

It is a three storey pressed red brick building with an irregular steeply pitched gabled roof and a three storey octagonal tower topped by a finial. The verandah has a classical pediment above the west façade main entrance and wraps around the south façade. Corinthian capitals crown the slender verandah columns. Balusters of the verandah are finely turned. The Queen Anne style is seen not only in the roofline but also in the gable details such as the two story bay window facing west topped by a balcony with an unusual lyre shaped woodwork frame. The north facing gable features a Palladian window on the third floor as well as a chimney. The south facing gable features an oriel window with a hood matching that over the balcony on the west side.

Typical of the Queen Anne style are the single brackets supporting the oriel window and the west gable under the eaves. Decorative brick panels are found on the third storey of the tower and on the west gable. Below the panels on the tower is a row of brick brackets. Decorative treatments differ on each of the three gables.

The Romanesque influence is seen in the heavy stone lintels and massive cut stone bases for the verandah columns. Bevelled and leaded glass and some stained glass, is used in the south gable on the first and second storey as well as the arched window on the second storey and the semi-circular window on the main floor of the south side of the house. Bevelled glass is also used on the main floor tower windows and the transom of the main entrance. The main entrance features recessed double doors with a transom that retains the original gilded address numbers. The paneled doors are decorated with dentils below the transom and the beveled glass. The door hardware is original.

Interior: General Elements worthy of Preservation - First and Second Floors

The following features are all original to the house except as noted.

- Very elegant hardware throughout
- Some lighting fixtures including one retaining both gas and electrical fittings
- Second floor doorways have transoms with working hardware
- Four fireplaces - two on the main floor and two on the second floor

Woodwork

- Baseboards are high and elaborately detailed
- Doors are tall and paneled in an unusual pattern
- Door frames are wide - elaborate details including cornices
- Vertical indoor shutters throughout, all in working order - raised from the sill
- Bedroom closets lined with tongue and groove hickory

Room by Room Details worthy of Preservation

Main Floor

- Vestibule
 - Floor composed of small tiles
 - Double doors to foyer repeat design of entry doors
 - Light fixture is noteworthy
- Foyer
 - Tower room called a "cozy corner"
 - Strong Eastlake design elements such as the spindle screens separating the space from the vestibule and staircase
 - Scrolled oak staircase posts, spindles, balustrades
 - Two benches, one hiding an ingenious closet, hat and umbrella stand and mirror
 - Oak woodwork throughout
 - Moulding and paneling has beading and dentils
 - Carved newel posts
- Dining Room (originally the parlor) - enter from foyer
 - Glazed pocket doors
 - Fireplace with mirror above a carved mantel surmounting paired posts on carved brackets
 - Beige tiles on the fireplace surround and hearth
- Study (room behind present Dining Room)
 - Fireplace with carved mantel and mirror, mantelpiece with pilasters topped with Ionic Capitals and carved wood overmantel, tiled fireplace surround and hearth
- Sitting Room - behind stair and foyer
 - French doors with transom that opens onto the verandah
- Main Hall
 - Arched doorway from main hall to back hall, which leads to Butler's Pantry
 - Arch supported by pilasters and capitals
- Butler's Pantry
 - Oak tongue and groove woodwork
 - Dentils over glass cabinet
 - Small counter with sink beneath cabinet drawers and enclosed cupboard below
 - Drawer and enclosed cupboards in three sections beside cabinet doors
- Small Sitting Room - originally the kitchen
 - Hickory tongue and groove walls and ceiling
 - Light fixture in ceiling is noteworthy
 - Door leads to small porch facing Dufferin Street

Second Floor

- Hall
 - Floor inlaid with a darker wood
 - Mirror and wall sconces
- Laundry Room (originally the bathroom)
 - Hickory tongue and groove wainscoting, now painted
- North Bedroom
 - Birdseye maple fireplace mantelpiece
 - Mantel supported by carved brackets
 - Elaborately patterned iron firebox surrounded by patterned tile
- South West Tower Bedroom
 - Fireplace is the dominant feature, similar to north bedroom but larger in scale
 - Patterned iron firebox has divisions between side panels and upper panel
 - Side panels feature a representation of a Greek god and goddess and other designs
 - The tower balcony door can be pushed up to allow access to the balcony on the second floor

Third Floor

- Stair
 - Newel post and rectangular spindles are of a simple, slender design
- Third Floor Room
 - The Palladian window is an excellent source of light for this area
 - Multi-paned balcony door and flanking windows
 - Wide plank tamarack floor