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

London
CANADA

REGISTERED

September 28, 2012

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

[REDACTED]
498 Dufferin Avenue
London ON N6B 2A2

Re: Designation of 498 DUFFERIN AVENUE
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.-3426-264, entitled, "A by-law to designate 498 Dufferin Avenue to be of historical and contextual value or interest.", passed by the Municipal Council of the Corporation of The City of London on August 28, 2012 and registered as Instrument No. ER843373 on September 6, 2012.

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.

Catharine Saunders
City Clerk

/rs

Encl.

cc : G. Kotsifis, Building Division
D. Menard, Planning Division
H. Lysynski, City Clerks Office

The Corporation of the City of London
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Bill No. 364
2012

By-law No. L.S.P.-3426-264

A by-law to designate 498 Dufferin Avenue 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 498 Dufferin Avenue 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 498 Dufferin Avenue 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 August 28, 2012.


Joe Fontana
Mayor


Catharine Saunders
City Clerk

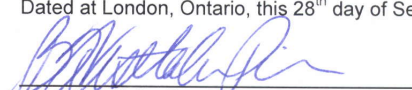


London
CANADA

CITY OF LONDON

I, **Barb Westlake-Power, 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. L.S.P.-3426-264 passed by Municipal Council on August 28, 2012.

Dated at London, Ontario, this 28th day of September.


Barb Westlake-Power
Manager of Legislative Services

First Reading – August 28, 2012
Second Reading – August 28, 2012
Third Reading – August 28, 2012

SCHEDULE "A"
To By-law No. L.S.P.-3426-264

Part of Lot 17 on Registered Plan 177(E) in the City of London and County of Middlesex as in Instrument 796136.

SCHEDULE "B"
To By-law No. L.S.P.- 3426-264

REASONS FOR DESIGNATION:

Statement of Significance of 498 Dufferin Avenue

Legal Description of Property

498 Dufferin Avenue is a two and one half story buff brick residence on Plan 177, Part Lot 17 E/S Prospect. The residence is located on the northeast corner of Dufferin Avenue and Prospect Street in the City of London, County of Middlesex.

Statement of Cultural Significance

The single family, two and one half story residence located at 498 Dufferin Avenue is recommended for designation under Part IV of the Ontario Heritage Act as a building of cultural significance.

498 Dufferin Avenue is one of the more outstanding residences found in the East Woodfield Heritage District. To quote Michael Baker in *Woodfield to the Core*, (London, 2007), "Woodfield is the best preserved part of a large [mainly high income] residential area that once surrounded the downtown to the north and east, stretching from the north branch of the Thames, east to Adelaide Street, and south to the CNR tracks." The neighbourhood began to change after World War II and "the old homes were subdivided or converted to offices and other commercial uses... Fortunately for Woodfield..., however, the neighbourhood was rediscovered in the 1970s, new residents and the neighbourhood association they formed began to rebuild the cohesive community that the area had once known." 498 Dufferin is one example of this favourable trend. The attic story of the house was converted into an apartment in the early 1980s. Later in the same decade, the then owners returned the occupancy to a single family house retaining the attic story as a guest suite.

498 Dufferin Avenue was built in 1907 for James D. Smith, a commercial traveler, who moved from 500 Queens Avenue next door. Before the house was erected, the lot was formerly part of the lawn and gardens of its neighbor; this may explain why such a large house is accommodated on a narrow lot. The verandah and garage are later additions -- the veranda in the early 1920s, the garage probably in the early 1930s.

Description of Heritage Attributes

This two and one half story residence was designed in the late Queen Anne style, sometimes described as Edwardian. Queen Anne style houses of the first two decades of the 20th century exhibit far less detail than their architectural predecessors of the last two decades of the 19th century and feature numerous allusions to classical architecture (columns, etc.). The important architectural features on this structure comprise:

- A high pitched gable roof on the front elevation and, unusually, a hip roof on the rear elevation, which accommodates a large hip roof dormer. Both the roof and dormer are clad in the original decorative slate. The gable end frames a double pair of square headed windows in Tudor half timbering.
- A prominent cornice unifies the house on all elevations; the undecorated frieze is bordered by a string course of dentils above and classically inspired cove like coursing below. Two sets of widely space eaves brackets punctuate both ends of the front elevation cornice.
- Buff brick construction including the tall heavily corbelled chimney stack on the west side elevation, which extends downward to the ground and slightly projects from the wall surface; the cornice raps around the chimney and immediately below the cornice, expands step- wise with each of the three steps capped by a triangular rough cut stone block.
- With one exception, all of the window heads and sills of the house are cast in rough cut stone as are the doors of the front and east side elevations. On the east side elevation, an art nouveau inspired stained glass window lights the front hall of the house. The front door encompasses a particularly large single glass pane. The transoms over the front door and front window shaded by the veranda are of clear glass.
- The house rests on a foundation of large rough cut stone blocks, which also provide support for the veranda.
- The most distinguishing feature of the house is the massive dutch gable protruding upward through the cornice of the west side elevation; it encompasses a round headed window with a radiating brick vouissour, which springs from two rough cut stone blocks terminated at the apex by a rough cut stone keystone.
- Classical architectural elements dominate the veranda and include the columns and a gable encompassing a central sunburst design over the steps. Paired, widely spaced eaves brackets mimic the similar eaves brackets of the front elevation cornice.
- Although built later, the garage is constructed of the same buff bricks as the house. The parapet is topped by clay tiles.