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

London
CANADA

ONTARIO HERITAGE TRUST

JUL 27 2012

RECEIVED

REGISTERED

July 26, 2012

1865589 Ontario Inc.
200 Dundas Street
London ON N6A 1G7

Patton Cormier & Associates
c/o Analee J.M. Fernandez
1512-140 Fullarton Street
London ON N6A 5P2

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

RE: DESIGNATION OF 1576 RICHMOND STREET
THE ONTARIO HERITAGE ACT, R.S.O. 1990, c. O.18

Enclosed for your information is the Council Resolution dated June 13, 2012, as notice of the Council of The Corporation of the City of London's intention to designate the property, along with the attached description of the property, Statement of Cultural Heritage Value or Interest & Description of Heritage Attributes, as well as a copy of the Revised Notice of Intention to Designate Place, identified above pursuant to Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18.

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(s) for the objection and all relevant facts.

Catharine Saunders
City Clerk
/rs

D. Menard, Heritage Planner

The Corporation of the City of London
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REVISED

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 properties 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>
1576 Richmond Street	July 28, 2012	August 27, 2012
498 Dufferin Avenue	July 28, 2012	August 27, 2012

Cultural Heritage Value or Interest:

1576 Richmond Street:

The structure is a two storey building, clad with stone and stucco, located on a an irregular shaped lot at the municipal address 1576 Richmond Street, east side, Part Lot 28, Plan 533. The cultural heritage value of this structure is primarily related to its design and physical values as an excellent example of a Tudor Revival style of building. This style of building became popular in suburban settings from the 1920s to the 1940s. The building has historical importance for its associations with the Gillespie family and its relationship to the University of Western Ontario through both Kate & Mary Gillespie members of the Faculty.

498 Dufferin Avenue:

The single family, two and one half story buff brick residence located at 498 Dufferin Avenue is one of the more outstanding residences found in the East Woodfield Heritage District. This residence was designed in the late Queen Anne Style, sometimes Edwardian. Before the house was erected, the lot was formerly part of the lawn and gardens of its neighbour; 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 and the garage probably in the early 1930s.

The detailed reasons for designation of these properties 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.

Catharine Saunders
City Clerk



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

London
CANADA

June 13, 2012

J.M. Fleming
Director, Land Use Planning and City Planner

I hereby certify that the Municipal Council, at its session held on June 12, 2012 resolved:

6. That, on the recommendation of the Director, Land Use Planning and City Planner, with the advice of the Heritage Planner, Notice of Intent to designate the property at 1576 Richmond Street, under Section 29 of the *Ontario Heritage Act*, as a property of cultural heritage value or interest **BE GIVEN** for the attached reasons under the provisions of subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*; it being noted that the owner has not concurred in the above recommendation;

it being noted that the Planning and Environment Committee reviewed and received communications dated May 28, 2012, from [REDACTED] and [REDACTED] with respect to this matter. (2012-D13-00) (6/16/PEC)

C. Saunders
City Clerk
/jb

cc:

[REDACTED]
[REDACTED] 1574 Richmond Street, London, ON N6G 5H7
[REDACTED] 1574 Richmond Street, London, ON N6G 5H7
[REDACTED]
M. Doornbosch, Zelinka Priamo Ltd., 318 Wellington Road, London, ON N6C 4P4
[REDACTED]
[REDACTED]
G. Barrett, Manager, City Planning and Research
D. Menard, Heritage Planner
London Advisory Committee on Heritage

Description of the Property

The structure is a two storey building, clad with stone and stucco., located on an irregular shaped lot at the municipal address 1576 Richmond Street, east side, Part Lot 28, Plan 533.

Statement of Cultural Heritage Value or Interest

The cultural heritage value of this structure is primarily related to its design and physical values as an excellent example of a Tudor Revival style of building, somewhat uncommon in London in terms of its size and setting. Architecturally, this structure exhibits many of the key features typical of this style, in particular, what has been called the "storey book house" and may have been modeled after a similar building in the United Kingdom. The property has been named Wivelsfield Manor. This style of building became popular in suburban settings from the 1920s to the 1940s. The building also has historical importance for its associations with the Gillespie family in particular and its relationship to the University of Western Ontario through both Kate and Mary Gillespie members of the Faculty.

Description of Heritage Attributes

Key exterior attributes that embody the heritage value of the residence as an example of the Tudor Revival Style include its:

- Its composition with its various elements - front projecting gable, north wing and conservatory - reinforcing the sense of a picturesquely segmental building suggesting random additions at various times.
- Steeply pitched slate roofs
- Prominent gable ends on the front, side and rear facades
- Half timbering on the west and south façades set in stucco
- Stone cladding on the front façade both on the projecting front gable and on corner pilasters
- Brick cladding on the north wing and the conservatory walls
- Stone clad chimneys of different heights on the north and south facades
- The recessed front entrance set within a beveled and moulded stone arch.
- A single wood front door featuring a diamond paned window and two side panels with similar panes set in segmental frames following the curve of the stone arch.
- Three -light bay dormers on the front and rear facades
- Small paned windows in the dormers on the front façade, larger windows both singly and in groups featuring similar small panes on the front and side facades
- Windows feature stone lintels and metal muntins
- Copper downspouts with decorative floral elements in metal
- The siting of the building creating a park-like vista as viewed from the street