



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



London
CANADA

RECEIVED
2024/08/01
(YYYY/MM/DD)
Ontario Heritage Trust

August 1, 2024

Ontario Heritage Trust
(via email)

Re: Designation of 244 Base Line Road East
The Ontario Heritage Act, R.S.O. 1990, c. 0.18

Please find enclosed, for your information, a copy of By-law No. L.S.P.-3516-141, entitled, "A by-law to designate 244 Base Line Road East to be of cultural heritage value or interest.", passed by the Municipal Council of The Corporation of The City of London on June 4, 2024 and registered as Instrument No. ER1587263 on July 23, 2024.

Kathleen Geraghty
Documentation Services Representative

Encl.

Properties

PIN 08380 - 0216 LT
Description PART LOT 1, W/S WORTLEY RD, BEING PART 2, 33R-14676;
LONDON/WESTMINSTER
Address 244 BASE LINE RD EAST
LONDON

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE CITY OF LONDON
Address for Service P.O. Box 5035, London, ON N6A 4L9
This document is being authorized by a municipal corporation Josh Morgan, Mayor & Michael Schulthess, City Clerk.
This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Sachit Tatavarti-Bharatam 300 Dufferin Ave Suite1014, acting for Signed 2024 07 23
P.O. Box 5035 Applicant(s)
London
N6A 4L9

Tel 519-661-4940
Fax 519-661-5530

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

CITY OF LONDON 300 Dufferin Ave Suite1014, P.O. Box 5035 2024 07 23
London
N6A 4L9

Tel 519-661-4940
Fax 519-661-5530

Fees/Taxes/Payment

Statutory Registration Fee \$69.95
Total Paid \$69.95

Bill No. 189
2024

By-law No. L.S.P.-3516-141

A by-law to designate 244 Base Line Road
East to be of cultural heritage 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 cultural heritage value or interest;

AND WHEREAS notice of intention to so designate the property known as 244 Base Line Road East has been duly published and served and no notice of objection to such designation has been received;

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

1. The real property at 244 Base Line Road East, more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached 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 Trust and to cause notice of this by-law to be published once in a newspaper of general circulation in The City of London, to the satisfaction of the City Clerk, and to enter the description of the aforesaid property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law shall come into force and be deemed to come into force in accordance with Section 29(12) and 29(18) of the *Ontario Heritage Act, R.S.O. 1990*.

PASSED in Open Council on June 4, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.



Josh Morgan
Mayor



Michael Schulthess
City Clerk

First Reading – June 4, 2024
Second Reading – June 4, 2024
Third Reading – June 4, 2024

SCHEDULE "A"
To By-law No. L.S.P.-3516-141

Legal Description

PART LOT 1, W/S WORTLEY RD, BEING PART 2 33R-14676; LONDON /
WESTMINSTER
(PIN: 08380-0216)

SCHEDULE “B”
To By-law No. L.S.P.-3516-141

Statement for Designation

The property at 244 Base Line Road East is of significant cultural heritage value or interest because of its physical or design values, and its contextual values.

Criteria 1: the house on the property at 244 Base Line Road East has design value or physical value because it is a representative example of a Tudor Revival house.

Criteria 7: the property at 244 Base Line Road East has contextual value because it is important in defining the character of the Old South neighbourhood of London.

Heritage Attributes

Heritage attributes which support and contribute to the physical or design value of the property as a representative example of a Tudor Revival house:

- Asymmetrical massing, with frontispiece gable
- Complex roof shape, including steeply pitched gables
- Use of reddish brown and brown rug brick exterior cladding, including masonry detailing
- Secondary use parging or stuccoed finish, including half-timbering, exterior cladding
- Large, tapered fieldstone chimney as a dominant feature of the south elevation
- Diamond or quarry-leaded casement windows
- Three-lite windows in the east gable, south gable, and adjacent to the front doorway
- Oriel projection on the east façade with windows, supported by brackets and clad in parging or stucco half-timbering
- Recessed front doorway on the south elevation
- Painted wood front door with exposed, oversized hinge hardware, six-lite window, knocker, mail slot, and hardware

The double-wide metal overhead garage door is not considered to be a heritage attribute. The parged concrete stoop is not considered to be a heritage attribute.

Heritage attributes which support and contribute to the contextual value of the property in defining the character of Old South:

- Location on the northwest corner of Base Line Road East and Wortley Road
- Unobstructed views to the south elevation and east elevation of the house from Base Line Road East and Wortley Road