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London
CANADA

June 11, 2024

Ontario Heritage Trust
VIA E-MAIL

RECEIVED
2024/06/12
(YYYY/MM/DD)
Ontario Heritage Trust



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

TAKE NOTICE that the Council of The Corporation of the City of London at its meeting on June 4, 2024 passed the attached by-law No. L.S.P.-3516-141 to designate 244 Base Line Road East as being of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*.

Any person who objects to the by-law may appeal to the Ontario Land Tribunal by serving a notice of appeal on the Tribunal and City Clerk within 30 days of the date of publication of the notice of passing of the by-law. A notice of appeal must set out the objection to the by-law and reasons in support of the objection, accompanied by the fee charged by the Tribunal. Further details, including forms and prescribed fees can be found on the OLT website: <https://olt.gov.on.ca>.

If no notice of appeal is given, the by-law will come into force and be registered in the Land Registry Office against the property affected by the by-law.

Publication Date: June 13, 2024
Last Date for Objection: July 13, 2024

Evelina Skalski
Deputy City Clerk
/kg

Encl.

cc: Heritage Planners, Heritage@london.ca

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-leded 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