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# THE CORPORATION OF THE CITY OF LONDON

P.C. McNORGAN  
City Clerk



TELEPHONE  
(519) 679-4530

DEPARTMENT OF THE CITY CLERK

March 21, 1985

REGISTERED

Ministry of Citizenship & Culture  
Heritage Branch  
7th Floor  
77 Bloor Street West  
Toronto, Ontario  
M7A 2R9

Re: Designation of 101-137 Windermere Road  
The Ontario Heritage Act, R.S.O. 1980, c. 337

Please find enclosed, a certified copy of By-law No. L.S.P.-2834-123, entitled "A by-law to designate the Elsie Perrin Williams Estate buildings at 101 Windermere Road of architectural and historic value.", passed by the Municipal Council of The Corporation of the City of London on March 18, 1985.

*Patricia Simon*

*R. J. Tolmie*  
R. J. Tolmie  
Secretary - Board of Control

/pd

Encl.

c.c. - T. Lafrance  
R. Germinara  
H. Pulver

By-law No. L.S.P.-2834-123

A by-law to designate the Elsie Perrin Williams Estate buildings at 101 Windermere Road of architectural and historic value.

WHEREAS pursuant to The Ontario Heritage Act, R.S.O. 1980, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic or architectural value or interest;

AND WHEREAS notice of intention to so designate the buildings at 101 Windermere Road having been duly published and served, no notice of objection was received to such designation;

BE IT THEREFORE ENACTED by the Municipal Council of The Corporation of the City of London, as follows:

1. There is designated as being of architectural and historical value or interest the buildings, more particularly described in Schedule "A" hereto, at 101 Windermere Road, 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 for all properties designated under The Ontario Heritage Act, R.S.O. 1980.
4. By-law No. L.S.P.-2830-87 passed by Council on February 18, 1985, entitled "A by-law to designate the Elsie Perrin Williams Estate buildings at 101 Windermere Road of architectural and historic value." is repealed.
5. This by-law comes into force on the day it is passed.

PASSED in Open Council on March 18, 1985.

M. A. Gleeson  
Mayor

P. C. McNorgan  
City Clerk

First reading - March 18, 1985  
Second reading - March 18, 1985  
Third reading - March 18, 1985

I, P. C. McNorgan, City Clerk of the Corporation of the City of London, hereby certify the above to be a true copy of	
By-Law No. <u>L.S.P.-2834-123</u> of the City of London, passed on	
<u>March 18</u>	19 <u>85</u> London, Ont.
<u>March 20 1985</u>	
Date	(City Clerk)

SCHEDULE "A"

to By-law No. L.S.P.- 2834-123

Gate House

All that portion of Block H Registrar's Compiled Plan 1027 in the City of London in the County of Middlesex in the Province of Ontario and described as follows:

Premising that all bearings herein are astronomic and are referred to the bearing north 68 degrees 12 minutes 40 seconds east of the northerly limit of the said Block H as shown on a plan deposited in the Land Registry Office - Registry Division for Middlesex East (No. 33) as Plan 33R939;

Commencing at a point in the said Block H distant 1515.10 feet measured north 68 degrees 38 minutes 05 seconds east from the northwest corner of the said Block H;

Thence south 22 degrees 02 minutes 40 seconds east 37.80 feet;

Thence north 68 degrees 02 minutes 35 seconds east 33.21 feet;

Thence north 22 degrees 15 minutes 10 seconds west 37.76 feet;

Thence south 68 degrees 06 minutes 50 seconds west 33.07 feet, more or less, to the point of commencement (being part of the lands described thirdly in Instrument 42615).

Main House

All that portion of Block H Registrar's Compiled Plan 1027 in the City of London in the County of Middlesex in the Province of Ontario and described as follows:

Premising that all bearings herein are astronomic and are referred to the bearing north 68 degrees 12 minutes 40 seconds east of the northerly limit of the said Block H as shown on a plan deposited in the Land Registry Office - Registry Division for Middlesex East (No. 33) as Plan 33R939.

Commencing at a point in the said Block H distant 756.38 feet measured north 73 degrees 37 minutes 50 seconds east from the northwest corner of the said Block H;

Thence south 21 degrees 32 minutes 30 seconds east 33.13 feet;

Thence south 83 degrees 28 minutes 35 seconds east 28.65 feet;

Thence north 67 degrees 43 minutes 25 seconds east 38.00 feet;

Thence north 19 degrees 56 minutes 20 seconds west 70.64 feet;

Thence south 68 degrees 33 minutes 20 seconds west 39.76 feet;

Thence south 24 degrees 31 minutes 55 seconds west 35.40 feet, more or less, to the point of commencement (being part of the lands described firstly in Instrument 42615).

Coach House

All that portion of Block H Registrar's Compiled Plan 1027 in the City of London in the County of Middlesex in the Province of Ontario and described as follows:

Premising that all bearings herein are astronomic and are referred to the bearing north 68 degrees 12 minutes 40 seconds east of the northerly limit of the said Block H as shown on a plan deposited in the Land Registry Office - Registry Division for Middlesex East (No. 33) as Plan 33R939.

Commencing at a point in the said Block H distant 884.38 feet measured north 89 degrees 09 minutes 05 seconds east from the northwest corner of the said Block H;

Thence south 20 degrees 59 minutes 55 seconds east 37.83 feet;

Thence north 68 degrees 41 minutes 10 seconds east 56.94 feet;

Thence north 22 degrees 51 minutes 35 seconds west 37.66 feet;

Thence south 68 degrees 52 minutes 30 seconds west 55.72 feet, more or less, to the point of commencement (being part of the lands described firstly in Instrument 42615).

## SCHEDULE "B"

to By-law No. L.S.P.- 2834-123

### Architectural Reasons (Coach House)

Although built to serve the everyday function of a carriage shed and horse barn, the Windermere Coach House is a remarkably successful translation of the utilitarian into an aesthetically pleasing structure. The front elevation reveals a building of one and one half stories, however, its placement on the slope of a hill extends the rear elevation to two and one half stories, allowing outside access to a full basement storey. Here the horses were stabled. Constructed of local white brick, the building rests on a foundation of rubble stone, stuccoed over in imitation of stone blocks. Corner pilasters of brick and a balanced arrangement of multi-paned windows contribute to the pleasing overall proportions of the Coach House. The structure is covered by a cross gable roof with shingled gable ends. The centrally placed cupola with its arrow weather vane adds a touch of whimsy, yet also serves in a practical way to ventilate the interior. Only the modifications to the central door for the housing of automobiles reveals any compromise to the 20th century.

### Historical Reasons (Coach House)

Erected in the 1870's, the Windermere Coach House is the oldest of the three buildings which are located on the Windermere Estate. It remains the only surviving structure from the era previous to the Perrins and the Williams when "Windermere" was owned by the Glass family, who lived in London and summered at the estate, then in London Township. Now possibly the oldest of its kind in London, and certainly among the few left standing, it functioned as a coach house and horse barn until modified in recent years for automobiles and storage.

### Architectural Reasons (Main House)

The main house at "Windermere" was built in 1916 and was designed by John M. Moore, an important regional architect, civil engineer, and surveyor. The house is a well-conceived example of the Spanish Colonial Revival, a style that was popular in the 1910's and 1920's. More commonly found in the southern United States, the style had appeal to clients in both the southern United States and Canada. In London, only a few houses were built that fully utilized the vocabulary of that style; "Windermere" is one of these. The two-storied house is distinguished by a low pitched tile roof and plastered exterior walls. Window openings stand in sharp relief against the lightly toned stucco. In the centre of the facade an arcaded portal supports an inset balcony. The interior of the house is distinguished by gumwood trim, beamed ceilings, and fireplaces with glazed tile surrounds. The 1929 addition of the Great Hall by the same architect is in strict conformity with the style of the original building.

As a whole, the house recalls the late Victorian fascination with historic revivals and is a tribute to the family who built it and the architect who designed it.

### Historic Reasons (Main House)

"Windermere", located in a wood and pleasantly landscaped park of 68 acres, was one of many country estates built by wealthy Londoners during the 19th and early 20th centuries. Most Londoners associate the house with Mrs. Elsie Perrin Williams and her faithful housekeeper, Miss Harriet Corbett, to whom she left a life interest in her estate. On Elsie's marriage in 1903 to Dr. Hadley Williams, a noted surgeon and University of Western Ontario Medical School professor, her father, Daniel S. Perrin, a prominent London biscuit manufacturer, gave "Windermere" to them as a wedding present. In 1916 Elsie had the previous house pulled down and replaced by the present structure. On her death in 1934 (two years after that of her

husband), the house remained the residence of Miss Harriett Corbett until her decease, as a reward for serving Mrs. Williams for nine years. With Miss Corbett's death in 1979, the property and buildings, as a stipulation of Elsie Perrin Williams' will, passed to the City. Portions of the monetary residue were used to build a new public library (presently the Elsie Perrin Williams Memorial Library and Art Museum on Queens Avenue) and the 1941 addition to Victoria Hospital.

#### Architectural Reasons (Gate House)

The gate house at the "Windermere" estate is purported to have been designed in 1895 by Elsie Perrin Williams, when she was only fifteen years of age. It functioned as a lodge for the grounds keeper. The design is much influenced by the 19th century picturesque English cottage tradition. This is seen in particular in the imitation half timbering with shingled infill, which appears in the gable ends of the bell-cast cross-gable roof and as a cornice frieze surrounding the house on three sides. A lightly toned stucco covers only the first storey stuccoed addition on the rear elevation was built at a later date. Elongated windows appear in groups of three in the first storey and in two strings of four in the gable ends of the north and south elevations. The gable end of the front elevation projects from the cottage to form the roof of a porch and is supported by two large turned posts with ornamental shingle brackets. The interior is highly unusual: the walls and ceilings throughout are sheathed in beaded tongue and groove boards (with the exception of the side exit hallway and bathroom which are tongue and groove only).

The gate house, in relation to the main house, the coach house and the estate as a whole, reflects the taste of the Victorian period and, typical of large estates in Great Britain, it may be regarded as a picturesque element in the landscape.