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→ Lois Chipper

THE CORPORATION OF THE CITY OF LONDON



DEPARTMENT OF THE CITY CLERK
K.W. SADLER, CITY CLERK

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ARCHITECTURE AND
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February 5, 1988

REGISTERED MAIL

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

Re: Designation of 39 Carfrae Street
The Ontario Heritage Act, R.S.O. 1980, c. 337

Please find enclosed, a certified copy of By-law No. L.S.P.-2978-65, entitled "A by-law to designate 39 Carfrae Street to be of historic and architectural value", passed by the Municipal Council of The Corporation of the City of London on February 1, 1988 and registered as instrument no. 792735 on February 3, 1988.

for 
R.J. Tolmie
Assistant City Clerk

/ds

Enc

Bill No. 85
1988

By-law No. L.S.P.-2978-65

A by-law to designate 39 Carfrae Street to be of historic and architectural value.

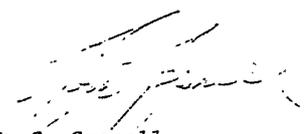
WHEREAS pursuant to The Ontario Heritage Act, R.S.O. 1980, c. 337 the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic and architectural value or interest;

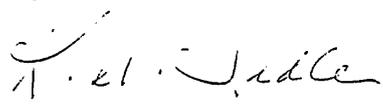
AND WHEREAS notice of intention to so designate the property known as 39 Carfrae Street has been duly published and served and no notice of objection to such designation has been received.

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

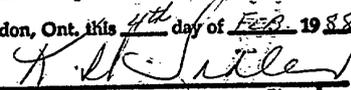
1. There is designated as being of historic and architectural value or interest the real property, more particularly described in Schedule "A" hereto, at 39 Carfrae Street, for the reasons set out in Schedule "B" hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered 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, R.S.O. 1980.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on February 1, 1988.


T. C. Gosnell
Mayor


K. W. Sadler
City Clerk

First reading - February 1, 1988
Second reading - February 1, 1988
Third reading - February 1, 1988

J.W. SADLER CITY CLERK
of the Corporation of the City of London, hereby certify that
the By-law hereunder
is a true copy of By-law No. L.S.P.-2978-65
of the City of London, passed on FEB 7 1988
DATED at London, Ont. this 4th day of FEB 1988

Signed

SCHEDULE "A"

to By-law No. L.S.P.-2978-65

All of Lot 5, Registered Plan 451(4th), in the City of London and County of Middlesex.

SCHEDULE "B"

to By-law No. L.S.P.-2978-65

Historical Reasons

"Carfrae Cottage" was built ca. 1860 for Robert Carfrae (1804-81), who was born in Leith, Scotland, trained as a carpenter, and came from Toronto to London in 1827 to help build the old London District (Middlesex County) Court House. In 1834 Carfrae had received the grant of a large tract of land on the east side of Wortley Road, which included much of the area of present Carfrae Street and Carfrae Crescent, as a Crown grant. At the time of his death, he was the oldest inhabitant of London and had become quite prosperous through land speculation. The property went to his wife, Sara, who lived there until her death in 1902. Although the size of the property was much reduced, the house remained with family descendants until 1944.

Architectural Reasons

"Carfrae Cottage" is a fine example of traditional Ontario cottage architecture. The one-and-one-half storey, hip roof, double brick, white stuccoed domestic dwelling rests on a rubble stone foundation. The classic simplicity of the balanced three bay design is enhanced by the Gothic Revival detailing of the steep central gable, with pierced decorative bargeboards and primitive pointed attic window head. The two six-over-six sash windows flanking the central entrance are accentuated by label surrounds. The two vertical panel door, probably original, is delineated by pilasters, sidelights and transom. The simple porch, although an addition, fails to detract from the original structure (indications remain of a verandah at floor level along the west elevation). The chimneys have been rebuilt and changed above the roofline. The present kitchen wing appears to be a later addition.

The centre hallway of the interior is enhanced by wooden ceiling, baseboard and door mouldings. The room to the east of the hallway is probably the most original in terms of its decorative features. These include the elegant wood mantelpiece, window and door mouldings and paneling beneath the windows. Although the fireplace of the west room is a later restoration, the window and door mouldings and including the single panel beneath the window of the front elevation and the moulding surround of the French doors of the west elevation, are apparently original.

"Carfrae Cottage" stands as an indication of the high degree of merit of residential design and construction in Ontario ca. 1860 as executed on a modest scale.