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# THE CORPORATION OF THE CITY OF LONDON



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

## REGISTERED

October 26, 1990

Ontario Heritage Foundation  
2nd Floor, 77 Bloor St. W.  
Toronto, Ontario  
M7A 2R9

Re: Designation of 412 Dufferin Avenue  
The Ontario Heritage Act, R.S.O. 1980, c. 337

Please find enclosed, a certified copy of By-law No. L.S.P.-3099-374, entitled "A by-law to designate 412 Dufferin Avenue to be of architectural value", passed by the Municipal Council of The Corporation of the City of London on October 15, 1990 and registered as Instrument No. 879166 on October 25, 1990.

*for*   
R.J. Tolmie  
Assistant City Clerk

/ds

Enc.

ONTARIO HERITAGE  
FOUNDATION

NOV 1 1990

By-law No. L.S.P.-3099-374

A by-law to designate 412 Dufferin Avenue to be of 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 or architectural value or interest;

AND WHEREAS notice of intention to so designate the property known as 412 Dufferin Avenue 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 architectural value or interest, the real property at 412 Dufferin Avenue, more particularly described in Schedule "A" hereto, 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 October 15, 1990.

  
T. C. Gosnell  
Mayor

  
K. W. Sadler  
City Clerk

First reading - October 15, 1990  
Second reading - October 15, 1990  
Third reading - October 15, 1990

## **SCHEDULE "A"**

To By-law No. L.S.P.-3099-374

Part of Lot Number 42, on the east side of Colborne Street according to Registered Plan Number 187 in the City of London and County of Middlesex which part of said lot may be more particularly described as follows:

Commencing at a point in the south limit of said Lot 42 being also the north side of Dufferin Avenue distant easterly thirty-five feet (35') from the south-west angle of said Lot 42 being also the intersection of the easterly limit of Colborne Street with the northerly limit of Dufferin Avenue;

Thence easterly along the said south limit of Lot 42 thirty-five feet (35');

Thence northerly parallel with the west limit of Lot 42 being also the east limit of Colborne Street one hundred feet (100'), more or less to the northerly limit of Lot 42;

Thence westerly along the northerly limit of said Lot 42 thirty-five feet (35');

Thence southerly parallel with the west limit of Lot 42, one hundred feet (100') more or less to the place of beginning as in Instrument Number 781279.

## **SCHEDULE "B"**

To By-law No. L.S.P.-3099-374

The property at 412 Dufferin Avenue dates back to 1907 and is an excellent illustration of a middle class Edwardian residence. It is a 2 storey red brick dwelling with a stone foundation, a steep multiple gable roof and an offset left entrance way.

The Edwardian influence is exemplified by the complicated massing of this structure. A small turret-dormer combines with bracketing to enliven the roof line. In addition there is a projected bay on the west side of the building as well as two small bay windows. The front facade is enhanced by an attractive porch with a wood railing and columns and a front oval window with stained glass and keystone ornamentation. There are two front gables one of which has decorated bargeboard. The brackets along the roof line are accentuated by a cut-out pattern. Leaded glass enlivens the windows throughout this dwelling.

The original slate roof has been removed and replaced by asphalt with the exception of the sides of the turret-dormer.

Interior elements of note are the extensive use of leaded glass throughout, the two fireplaces on the main floor and the fireplace on the second floor.