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By-law No. L.S.P.-3215-350

A by-law to designate 290 Piccadilly Street to be
of architectural and contextual value.

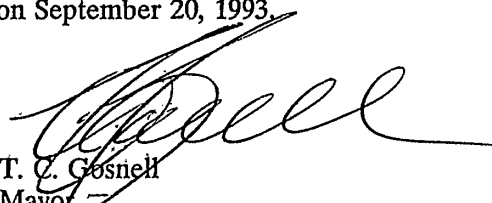
WHEREAS pursuant to the Ontario Heritage Act, R.S.O. 1990, c. 0.18, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic or architectural value or interest;

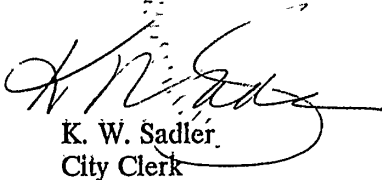
AND WHEREAS notice of intention to so designate the property known as 290 Piccadilly Street has been duly published and served and no notice of objection to such designation has been received;

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

1. There is designated as being of architectural and contextual value or interest, the real property at 290 Piccadilly Street, 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. 1990.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on September 20, 1993.


T. C. Gosnell
Mayor


K. W. Sadler
City Clerk

First reading - September 20, 1993
Second reading - September 20, 1993
Third reading - September 20, 1993

SCHEDULE "A"

To By-law No. L.S.P.-3215-350

Part Lot 3 and Part Lot 4, North side of Piccadilly Street, Plan 191, in the City of London, in the County of Middlesex, more particularly described as follows:

COMMENCING at a point in the Southerly limit of said Lot 4 which point is distant 35 feet measured Easterly along the said Southerly limit from the said Southwest angle of said Lot 4;

THENCE Easterly along the Southerly limit of said Lots 4 and 3, a distance of 40 feet 6 inches to a point;

THENCE Northerly parallel to the Easterly limit of said Lot 3 to a point in the Northerly limit of said Lot 3, which point is distant 31 feet 6 inches measured Easterly along the said Northerly limit from the Northwest angle of said Lot 3;

THENCE Westerly along the Northerly limit of said Lots 3 and 4 a distance of 40 feet 6 inches to a point in the Northerly limit of said Lot 4, which point is distant 35 feet measured Easterly along the said Northerly limit from the Northwest angle of said Lot 4;

THENCE Southerly parallel to the Westerly limit of said Lot 4 to the place of beginning.

As in Instrument Number 885144.

SCHEDULE "B"

To By-law No. L.S.P.-3215-350

Architectural Reasons

This pre-1882 two and a half storey High Victorian townhouse has a wealth of detail. Constructed of white brick, it has corbelled parapet walls with matching chimneys. The front façade has a Gothic Revival gable with bargeboard; doorcase with triple arched design; and a projecting bay at ground level. The original segmental arched windows with brick voussoirs remain unaltered. These arches feature keystones in a wheat sheaf pattern like those on 288 Piccadilly Street. The other unusual feature is the round arched window with original shutters on the west wall. There are also two stained glass windows; in the dining room and inner entrance transom. The original roof was constructed of wood shingles. The drop pendant on the gable appears altered and suggests there was originally a finial.

Contextual Reasons

290 Piccadilly Street is part of a notable streetscape. It is twinned to the house to its immediate west, (288 Piccadilly Street). Both homes originally were plain Victorian townhouses, and both have been altered. Other structures of historical or architectural importance are in the immediate vicinity. Shanly Town House (301 Piccadilly Street) and Piccadilly Court (305 Piccadilly Street) are fine examples of Georgian Revival architecture.



CITY OF LONDON BY-LAW CERTIFICATION RECORD

I, J. A. Malpass, Assistant 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.-3215-350

of the City of London, passed on September 20 19 93.

DATED at London, Ontario this 21st day of October 19 93.

Signature