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Bill No. 373
1993

By-law No. L.S.P.-3195-271

A by-law to designate 430-432 Waterloo Street to be of architectural and historical value.

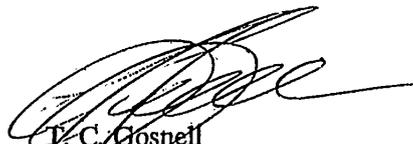
WHEREAS pursuant to The Ontario Heritage Act, R.S.O. 1990, c. 0.18, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic or architectural value or interest;

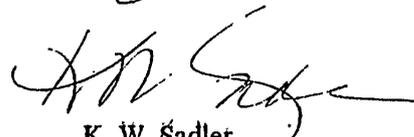
AND WHEREAS notice of intention to so designate the property known as 430-432 Waterloo Street has been duly published and served and no notice of objection to such designation has been received;

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

1. There is designated as being of architectural and historical value or interest, the real property at 430-432 Waterloo 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 June 21, 1993.


P. C. Gosnell
Mayor


K. W. Sadler
City Clerk

First reading - June 21, 1993
Second reading - June 21, 1993
Third reading - June 21, 1993

SCHEDULE "A"

To By-law No. L.S.P.-3195-271

Part Lot 6 on the south side of Queens Avenue East, in the City of London and County of Middlesex more particularly described as:

Commencing at a point in the westerly limit of said lot being the easterly limit of Waterloo Street at a distance of 128 feet southerly from the northerly limit of said lot being also the southerly limit of Queens Avenue;

Thence southerly along the easterly limit of Waterloo Street 58 feet 3 inches to the southwesterly angle of that part of said lot conveyed to George Guy Steele by registered instrument Number 16611;

Thence north seventy-three degrees forty minutes east magnetically 132 feet to the easterly limit of said lot;

Thence northerly along the easterly limit of said lot 58 feet 3 inches more or less to a point in the said easterly limit of said lot distant southerly from the south limit of Queens Avenue 128 feet;

Thence westerly parallel with the southerly limit of Queens Avenue and along the southerly limit of the lands heretofore conveyed to William J. Weekes 132 feet more or less to the place of beginning;

Together with a right-of-way for the Grantee, her heirs and assigns and their servants or agents and to all persons lawfully coming or going from the lands hereby conveyed with or without animals or vehicles in, over and upon a strip of land 10 feet in width extending along the easterly portion of said lot from the land hereby conveyed to the northerly limit of the said lot, in common with all other persons who may now or hereafter have the like right to use the said right-of-way for purposes connected with the use and occupation of other lands adjoining same;

Subject to the right at any time hereafter to build a brick or stone wall on the easterly limit of the said right-of-way of at least 18 inches in thickness and also the right and liberty to build over the said right-of-way at the height from the ground of at least 12 feet of a house or other building;

Being the lands described in Instrument No. 122517.

SCHEDULE "B"

To By-law No. L.S.P.-3195-271

Historical Reasons

The house is associated with the Steele Family. George Guy Steele (1862-1937) was a fruit merchant. He operated a grocery and fruit business in St. Thomas before moving to London in 1895. He purchased the wholesale business of J.R. Shuttleworth in Market Square and he ran the business until he retired in 1916. Steele had the double house built to house both he and his wife at 430 Waterloo, and his daughter (Mrs. George Winfield Hammett) at 432 Waterloo. The house is good example of a substantial middle-class house and the very close familial relationship expressed in this building.

The house has been used as the London Academy of Dance since the early 1960's.

Architectural ReasonsExterior

This red brick Queen Anne double house was built c.1907 and remains virtually intact. The symmetrical house has projecting bay windows and dormers, a porch running the full length of the facade and a centred chimney. The front facade is stepped back giving the roof line and facade depth. The result is an ordered but complex design.

The exterior presents a rich array of detailing. The roofline is dominated by the corbelled chimney, centred between two dormers and set on a roof composed of fish-scale slates. The tongue and groove eaves are embellished by decorative purlins and finished off with a broad, unadorned wood frieze. Two storey bay windows dominate the front facade and the front corners of the bays are embellished with a round brick bead. Each window is finished with sandstone headers and sills. On either side of the bays on the second storey are walk-out windows for ease of access to the porch. The porch entablature with its dentils and small purlins is supported by paired Corinthian columns set on limestone piers. The ground floor porch balustrade curves outward, twice reflecting the bays. At either end of the porch are the entrances to the respective units, each with an oak door with brilliant cut glass. The piers capped in sandstone, step down to enhance the entrance.

The turntable inside the garage would allow the car to be turned 180 degrees so it can be driven in as well as out.

Interior

The interior is remarkably intact. The stylistic treatment can be generally defined as Early Edwardian with an emphasis on a restrained decoration composed of dark wood, cut glass, and rich detailing in the fireplaces, hardware and wall papers. Though both units are similar in detailing and configuration, 432 Waterloo Street is perhaps richer in design as well as being more intact. The area affected by the designating by-law includes the front foyer, living room, dining room and stairwell. Of particular note are the original light fixtures, fireplaces, original wallpapers, and beamed ceiling and wainscoting in the dining room.



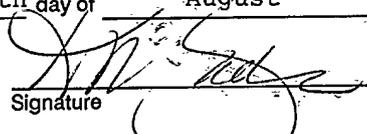
CITY OF LONDON BY-LAW CERTIFICATION RECORD

I, K. 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.-3195-271

of the City of London, passed on June 21, 1993.

DATED at London, Ontario this 4th day of August 1993.


Signature

FORM NO. 0920