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CITY OF



LONDON
CANADA

The Forest City

REGISTERED

September 15, 2000

JEFF MALPASS
Deputy City Manager

Ontario Heritage Foundation
10 Adelaide Street East
Toronto ON M5C 1J3

RE: DESIGNATION OF 398 PICCADILLY STREET
THE ONTARIO HERITAGE ACT, R.S.O. 1990, c. O.18

Enclosed for your information is notice of the Council of The Corporation of the City of London's intention to designate the property identified above pursuant to Subsection 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18.

C Cathie L. Best
Deputy City Clerk
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Encl.

Corporate Services Dept.
300 Dufferin Avenue
Room 308
PO Box 5035
London, ON N6A 4L9

Office: (519) 661-6400
Fax: (519) 661-4892

www.city.london.on.ca

Middleton

(Tree
Logo)

**NOTICE OF INTENTION TO DESIGNATE PLACE
OF ARCHITECTURAL AND/OR HISTORICAL VALUE**

NOTICE IS HEREBY GIVEN that the Council of The Corporation of the City of London intends to designate as a place of architectural, historic and/or contextual value or interest the following properties in accordance with the *Ontario Heritage Act, R.S.O. 1990*:

<u>Property Descriptions</u>	<u>Publication Date</u>	<u>Last Date For Objection</u>
850 Highbury Avenue	September 16, 2000	October 16, 2000
398 Piccadilly Street	September 16, 2000	October 16, 2000
305 Queens Avenue	September 16, 2000	October 16, 2000
513 Talbot Street	September 16, 2000	October 16, 2000

The detailed reasons for designation of these properties can be seen in or obtained from the Office of the City Clerk, Room 308, City Hall, 300 Dufferin Avenue, London, Ontario N6A 4L9 during normal office hours (8:30 a.m. to 4:30 p.m. Monday to Friday). Any person who objects to any intended designation must, **within thirty days** after the date of the first publication, serve on the City Clerk a notice of objection in writing, setting out the reason for the objection and all relevant facts. The *Ontario Heritage Act* provides that where a notice of objection has been served, the Council shall refer the matter to the Conservation Review Board for a hearing.

DATED at London, Ontario on September 16, 2000.

Cathie L. Best
Deputy City Clerk

LONDON FREE PRESS LEGAL SECTION - September 16, 2000

The Corporation of the City of London
Corporate Services Department



JEFF MALPASS
Deputy City Manager

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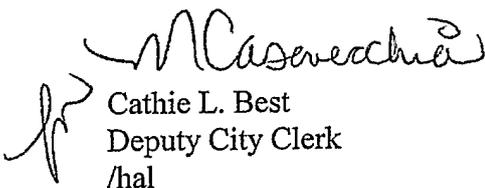
September 6, 2000



S. Carlyle
216 - 700 Richmond Street
London ON N6A 5C7

I hereby certify that the Municipal Council, at its session held on September 5, 2000 resolved:

13. That, on the recommendation of the London Advisory Committee on Heritage, notice of the Municipal Council's intentions to designate the property located at 398 Piccadilly Street to be of historical and architectural value or interest **BE GIVEN** for the attached reasons under the provisions of subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*; it being pointed out that the owners have concurred in this recommendation on the understanding that the land to be included in the designation will be as shown on the assessment roll. (13/18/PC)


Cathie L. Best
Deputy City Clerk
/hal

attach.

cc:

[REDACTED]
Ontario Heritage Foundation, 77 Bloor Street West, 2nd floor, Toronto, M7A 2R9
V. A. Coté, Commissioner of Planning and Development, Room 708
J. Fleming, Planning Administrator - Policy, Room 609
S. Manders, Documentation Clerk*
Chair and Members, London Advisory Committee on Heritage

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REASONS FOR DESIGNATION

398 Piccadilly Street

(North-West corner of Piccadilly and Colborne Streets)

Historical Reasons

398 Piccadilly Street was long associated with the Richter family. The dwelling's first occupant was John George Richter (1854-1932), long a prominent member of London's financial community. On his death he was President of The London Life Insurance Company and The Ontario Loan and Debenture Company. Richter first became involved with London Life in 1883 when Joseph Jeffery, president of the company appointed him manager. He led an outstanding career, propelling a struggling financial concern to a position of prominence in the Canadian insurance industry. His daughter, Mabel Richter, survived him in the house until her death in 1976.

The occupancy of the house by the Richters for over seventy-five years and the respect by the subsequent owners for its historical and architectural integrity has resulted in the unaltered preservation of the dwelling's exterior and interior features.

Architectural Reasons

Exterior

Designed by London architect Herbert E. Matthews c. 1903, 398 Piccadilly Street is a typical, large, Late Victorian house distinguished in its exterior architectural features by a particularly fine corner bandshell verandah.

Two-and-one-half stories in height and built of red brick, the house is capped by a steep pitched, multi-gabled, patterned slate roof. Four decorative brick chimneys protrude through the roof. A Palladian window is encapsulated within the front elevation gable, steeped back from which is a gablet containing a small, round headed window. A plain boxed cornice encircles the entire house. Most of the second storey, double hung, sash windows are set within square openings with cut stone heads and sills. The main front elevation doorway is balanced by a large plate glass picture window with a transom above. Entry is gained through a double leaf door with a clear glass above; each leaf contains a large rectangular pane of bevelled glass trimmed by egg and dart patterned moulding; the original hardware remains.

The verandah is the dominant design feature of the house, stretching the entire length of the front elevation and half way around the east side elevation. It is supported on a foundation of rough cast stone blocks. Columns grouped in threes frame the verandah's entrances, which are delineated by enclosed pediments. A rather heavy balustrade encloses the verandah. The corner bandshell is likewise supported by multiple columns. The tall pointed finial protruding from the conical roof and the Eastlake inspired spindlework are also noteworthy features of the bandshell.

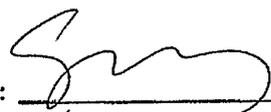
In addition to the side extension of the verandah, the east elevation is dominated by a two storey wing capped by a gable and enclosing a palladian window. A door off the verandah gives access to the rear parlour. An interesting feature of the east elevation is a recessed porch between the wing and a rear one-storey kitchen, noteworthy for a pair of cut stone brackets and spindled balustrade.

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The enclosed gable and palladian window of the west elevation match that of the east elevation. A multiplicity of window shapes enliven this elevation as well, some containing stained glass (note the round headed stained glass window incongruously encased in the chimney).

I/We hereby approve the above Reasons and consent to the Heritage Designation of the subject property.

I/We wish to amend the above Reasons as follows and consent to the Heritage Designation of the subject property.

SIGNED: 
Susan Carlyle