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London
CANADA

300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

Middlesex

RECEIVED
SEP 2 - 2003
CONSERVATION BOARD REVIEW

REGISTERED

August 21, 2003

[REDACTED]

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

Re: Designation of 334 and 336 Princess Avenue
The Ontario Heritage Act, R.S.O. 1990, c. 0.18

Please find enclosed, for your information, a certified copy of By-law No. L.S.P.-3355-163, entitled "A by-law to designate 334 and 336 Princess Avenue to be of historical and contextual value or interest", passed by the Municipal Council of the Corporation of the City of London on July 7, 2003 and registered as Instrument No. ER232435 on July 16, 2003.

The London Advisory Committee on Heritage will be contacting you at a later date to determine whether or not you wish to have a plaque mounted on this building to designate it as a site of historic and contextual value.


Kevin Bain
City Clerk
/pwp

Enclosure

cc: C. Nelson, Planning Division, Room 603
L. Fisher, Committee Secretary - LACH, Room 308
R. Cerminara, Building Division, Room 710

The Corporation of the City of London
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✓ 04/05/05
AC

Bill No. 259
2003

By-law No. L.S.P.-3355-163

A by-law to designate 334 and 336 Princess Avenue to be of historical and contextual value or interest.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. O.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic and contextual value or interest;

AND WHEREAS notice of intention to so designate the property known as 334 and 336 Princess Avenue has been duly published and served and no notice of objection to such designation has been received;

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

1. There is designated as being of historical and contextual value or interest, the real property at the 334 and 336 Princess 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*.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on July 7, 2003.



W.R. Monteith
Deputy Mayor



Linda M. Rowe

Manager of Legislative Services



London
CANADA

CITY OF LONDON
BY-LAW CERTIFICATION RECORD

I, Kevin Bain, City Clerk of The Corporation of the City of London, hereby certify that the document hereunder is a true copy of By-law No. L.S.P.-3355-163 of the City of London, passed July 7, 2003.

Dated at London, Ontario, this 21st day of August 2003.



Kevin Bain, City Clerk

First Reading - July 7, 2003
Second Reading - July 7, 2003
Third Reading - July 7, 2003

SCHEDULE "A"
To By-law No. L.S.P.- 3355-163

Part of Lot 1 on Registered Plan 225(E) in the City of London and County of Middlesex designated as Parts 4, 5 and 6 on Reference Plan 33R-14881 being all of PIN 08266-0061.

Part of Lot 1 on Registered Plan 225(E) in the City of London and County of Middlesex designated as Parts 7, 8 and 9 on Reference Plan 33R-14881 being all of PIN 08266-0062.

SCHEDULE "B"
To By-law No. L.S.P.- 3355-163

Reasons for Designation

334/336 Princess Ave

(revised 5 December 2002)

Historical Reasons

The Princess Avenue houses were constructed at different times around the turn of the 20th century. The double house at 334/336 was built first, completed in 1898, and was occupied by an assortment of residents. In 1913 it was occupied by Stephen Pocock and his family. Mr Pocock was advertising manager for London Shoe Company and he remained in the house with his family until after 1953.

Architectural Reasons

334/336 Princess Avenue

This elaborate two and a half storey Queen Anne influence double house, pressed red brick on a brown sandstone foundation, occupies a prominent corner location. It possess a complex roofline and massing, many dormers and tall corbeled chimneys. Overall, the front elevation presents a richly decorated and detailed face. A significant feature of the house is the two-storey porch and sunroom on the front elevation. The sunroom is a wood pavilion facing south with four sets of three, tall multi-paned windows (6/12) separated by pilasters and surmounted by a five-sided dormer. The roof has a decorative ridge flashing and crenelated elements on the topmost ridge.

Each side of the house has a slightly-projecting façade completed by a highly decorated gable, each with a Palladian window and half-timbering. The wide cornice with brackets which delineates the main body of the house is particularly noticeable. The porch which supports the sunroom runs the full length of the front façade and has a tongue and groove ceiling and floor and is divided by a curved wood barrier. A decorative entablature below the sunroom includes festoons and bulls-eyes. The simple shed porch roof, on either side, is supported by columns (originally all the columns were round) which rest on a rusticated stone foundation with carved stone supports heavily decorated with vines and acanthus leaves.

The paired front doors have a leaded glass transom in a semi-ellipse pattern, with dentil trim. There are three dormers on the east elevation and a side entrance. Both east and west sides have a window unit with a large stained glass transom above three windows separated by pilasters.

Contextual Reasons

This group of buildings is part of a streetscape involving 300 to 336 Princess Avenue and 549 to 585 Waterloo Street. It is also within the potential West Woodfield Conservation District.