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CONSERVATION REVIEW
BOARD



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

REGISTERED

September 15, 2006

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


403 Huron Street
London ON N5Y 4J2

**Re: Designation of 403 Huron Street
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.-3386-597, entitled "A by-law to designate 403 Huron Street to be of historical and contextual value, passed by the Municipal Council of the Corporation of the City of London on August 28, 2006 and registered as Instrument No ER456828 on September 12, 2006.

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 historical value.

Sincerely,


Kevin Bain
City Clerk

/rv

Encl.

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

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Bill No. 397
2006

By-law No. L.S.P.-3386-597

A by-law to designate 403 Huron Street to be of historical and contextual value or interest.

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 and contextual value or interest;

AND WHEREAS notice of intention to so designate the property known as 403 Huron Street 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 403 Huron 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*.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on August 28, 2006.



Anne Marie DeCicco-Best
Mayor



Kevin Bain
City Clerk



London
CANADA

CITY OF LONDON
BY-LAW CERTIFICATION RECORD

I, James C. Purser, Manager of Records and Information Services, 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.-3386-597 passed by Municipal Council on August 28, 2006.

Dated at London, Ontario, this 14th day of September, 2006.



James C. Purser
Manager of Records and Information Services

First Reading - August 28, 2006
Second Reading - August 28, 2006
Third Reading - August 28, 2006

SCHEDULE "A"
To By-law No. L.S.P.-3386-597

Part of Lot 45, East of Colborne Street, in the City of London and County of Middlesex as in Instrument 880124.

SCHEDULE "B"
To By-law No. L.S.P.-3386-597

Reasons for Designation - 403 Huron Street

(revised 10 April 2006)

403 Huron Street is recommended for designation under Part IV of the Ontario Heritage Act as a building of cultural heritage value. It is an important example of the integration of a number of styles popular in the first half of the twentieth century.

Historical Reasons

This house was built in 1939 by Harry Sifton, founder of what is now Sifton Properties Ltd., when he was building custom houses early in his business career. It was the second house to be built on the block of Huron Street east of Colborne. It was built for J. Harold Gillies, Vice President and Treasurer of Silverwood Dairies, who occupied the home for a number of years.

Architectural Reasons

403 Huron Street has strong Georgian Revival elements with some Romanesque Revival influence. The Georgian Revival Style is reflected in the symmetrical appearance. It has three bays on the main floor and five bays on the second storey. The front façade is finished in rusticated stone with the remainder of the building covered in variegated light-coloured brick. It has a gable roof with a row of modillions under the eaves. The windows on the second floor are rectangular with eight over twelve panes and the windows on the main floor have fifteen over fifteen small panes. The lower windows have segmental headings with a single curved smooth stone on either side of a similar keystone. There are wood panels beneath the windows on the main floor. The smooth curved stone tops the Romanesque doorway. The semi-circular area below the doorway arch is filled with radiating wood paneling. There are four pilasters, one on each side of the sidelights, which are decorated with horizontal bands below and on the capital. A band of dentils decorates the lintel and the top of the sidelights. There are two dormer windows with gable heading in line with the windows on the main floor. Renovations of the dormers included installation of pilasters matching those at the front door.

On the west side of the house there are two small windows in the gable, two symmetrically placed nine over nine windows on the main floor and one similar on the second floor. On the east façade there are two small windows in the gable, two nine over nine windows on the second floor and two similar windows on the main floor. Both sides have returned eaves. There is one low chimney at the east end of the house just in front of the top of the gable.

The attached double garage is unusual for the time of construction.

The interior features a number of beautifully crafted details. The entry features a vestibule with a wide arch leading to the paneled main hall. The elegant staircase is entered from the west side up two steps to a landing and continuing southwards up with wainscoting to the second storey. The banister is finely made with square spindles ending on the main floor in a spiral design. On the exposed side of the stairway, decorative wood panels under the treads match the wainscoting.

There are crown mouldings in the main rooms, built-in book cases at the south end of the living room with enclosed cupboards below. The dining room features two corner cupboards with rounded backs and with an enclosed lower section in the north facing wall. There is also a plaster medallion in the dining room ceiling.

Contextual Reasons

403 Huron Street is one of a grouping of custom built houses on the north edge of London built for the upper-middle class during the Depression. This grouping of houses along Huron Street east of Colborne reflects the social economic stability of the growth of the city as London moved into the post World War II period.