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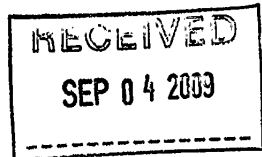
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London  
CANADA

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



September 1, 2009

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



I hereby certify that the Municipal Council, at its session held on August 31, 2009 resolved:

11. That, on the recommendation of the London Advisory Committee on Heritage, notice of the Municipal Council's intention to designate the property located at 320 Princess Street to be of cultural heritage 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 owner of the subject property ( ) has concurred in the above recommendation on the understanding that the land to be included in the designation will be as shown on the assessment roll. (11/20/PC)

L. M. Rowe  
Acting City Clerk  
/hw

cc:

[REDACTED]  
G. Barrett, Manager, Land Use Planning Policy  
D. Menard, Heritage Planner  
L. Fisher, Heritage Register  
R. Verhoeven, Documentation Services Representative  
Chair and Members, London Advisory Committee on Heritage

## Statement of Heritage Significance for 320 Princess Avenue, London, Ontario

### **Description of Property:**

320 Princess Avenue is a two and one half storey white brick house located on Part Lot 3 of Plan 225 in the City of London, on the north side of Princess Avenue, west of Waterloo Street.

### **Statement of Cultural Heritage Value:**

The property is of cultural heritage value for each of the major criteria for significance. It is an outstanding example of Queen Anne architectural styling set in a streetscape of impressive, similarly styled late Victorian homes all carrying connections to successful business men of the era. It is the only white brick house in a streetscape dominated by red brick mansions. Its decorative woodwork detail illustrates a high degree of craftsmanship reflecting Queen Anne design elements. Its connections to both the Smith and Blackwell families give it significant associative value in terms of London's economic and cultural history.

The house was built by Joseph Smith and completed c.1896. Smith also built and lived at 308 Princess. Joseph Smith was a successful and popular cigar manufacturer. One of the salesmen (travelers) for Smith's company was Thomas Blackwell who married Smith's sister Rhoda and moved into 320 Princess where he lived until his death in 1899. The Blackwell family held ownership into the 1930's as Thomas's son, Victor, a London architect lived there from 1913 until 1937. Victor Blackwell, born in 1885, graduated in 1907 from the Massachusetts Institute of Technology trained as an architect. Victor co-founded the architectural firm of Watt and Blackwell in 1911. Watt and Blackwell became one of the largest architectural firms in London designing many public buildings including the McCormick's biscuit factory, the Dominion Public Building, the Canada Trust Building at 220 Dundas Street and Ryerson Public School in the 1930's.

### **Description of Heritage Attributes:**

This house has a unique mix of many intricate patterns in wood trim and decorative detail which captures the observer and draws the interest. Features that embody its Queen Anne style include:

- the multi-gabled roof.
- two front gables with similar pendants and intricate bargeboard patterns with a large gablet at the top of the roof featuring a third pendant and matching finial.
- designs in the gables showing a circle in a square pattern and moulding in the fascia boarding
- sunbursts (wheels) appear in various sizes and configurations with half segments below the pendants, framed by spool-turned moulding and quarter segments anchoring the corners of the gables.
- the half segment pattern is repeated in the upper gablet.

- on the east face, an elegant corbelled chimney rises through a projecting gable which also features a finial.
- two windows on the second floor over the veranda have been changed but others appear to be in original styling.
- on the second storey in the projection under the gable, a double window shows a simple leaded glass window in its upper half.
- the front façade main floor windows feature stained glass transoms; one is semi-circular, the other is rectangular.
- single brick coursing traverses the second storey under two of the eaves brackets, turning upwards around the second floor windows.
- double brick coursing extends between the second storey window sills.
- coursing frames the first floor window similar to the second storey and another double coursing extends from the front window sill.
- a veranda gable has intricate bargeboard of beading and circle in the square on three sides similar to the roof gables.
- a different half-wheel design sits on the circle in the square design within the gable.
- a modified semi-circle design band tops a narrow line of wood separating it from an intricate pattern band of discs and spindles below.
- the veranda posts are spindled and feature single corner brackets at the heads, which include variations on the wheel designs found in the gables.
- the balustrade on the verandah consists of another intricate design of knobs and posts.
- the front doorway features three pane sidelights on each side and a transom.
- the foundation is built of rusticated stone blocks.

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**Owner's Confirmation of this Statement of Cultural Heritage Value**

I am in agreement with the above statement of cultural heritage value and interest for the property at 320 Princess Avenue with respect to its designation under Section 29, Part IV of the Ontario Heritage Act.

\_\_\_\_\_  
(Name)

As the owner of the property at 320 Princess Avenue, I am in support of its designation under Section 29, Part IV of the Ontario Heritage Act.

\_\_\_\_\_  
(Name)

July 10 2009  
(date)

Please return a signed copy and retain the second copy for your records.