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THE CORPORATION OF THE CITY OF LONDON



DEPARTMENT OF THE CITY CLERK
K.W. SADLER, CITY CLERK

September 17, 1987

REGISTERED MAIL

Ministry of Citizenship and Culture
Heritage Branch
7th Floor
77 Bloor Street West
Toronto, Ontario
M7A 2R9

RECEIVED
IN THE OFFICE

SEP 22 1987

ARCHITECTURE AND
PLANNING
HERITAGE BRANCH

Re: Designation of 510 Princess Avenue
The Ontario Heritage Act, R.S.O. 1980, c. 337.

Please find enclosed, a certified copy of By-law No. L.S.P.-2969-395, entitled "A by-law to designate 510 Princess Avenue to be of architectural value.", passed by the Municipal Council of The Corporation of the City of London on September 8, 1987.

R. J. Tolmie/cw

fa R. J. Tolmie
Assistant City Clerk

/cw

Encl.

Bill No. 484
1987

By-law No. L.S.P.-2969-395

A by-law to designate 510
Princess Avenue to be of
architectural value.

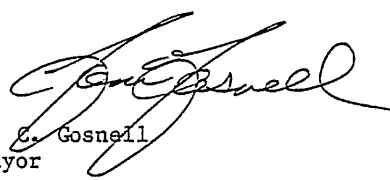
WHEREAS pursuant to The Ontario Heritage Act, R.S.O. 1980, c. 337 the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic or architectural value or interest;


AND WHEREAS notice of intention to so designate the property known as 510 Princess Avenue 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 value or interest the real property, more particularly described in Schedule "A" hereto, at 510 Princess Avenue, 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. 1980.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on September 8, 1987.


T. C. Gosnell
Mayor


K. W. Sadler
City Clerk

First reading - September 8, 1987
Second reading - September 8, 1987
Third reading - September 8, 1987

SCHEDULE "A"

to By-law No. L.S.P.-2969-395

All and singular that certain parcel or tract of land and premises situate lying and being in the City of London, in the County of Middlesex and being composed of part of Lot Number Fifty-four (54), on the east side of Palace Street in the said City of London, according to Registered Plan Number 12, more particularly described as follows:

FIRSTLY: COMMENCING at the south-west angle of said Lot Number Fifty-four (54);
THENCE easterly along the northern limit of Princess Avenue, forty-four feet (44');
THENCE northerly parallel with Palace Street, ninety-six feet (96') more or less to the northern boundary of the said lot;
THENCE westerly along the northern boundary of the said lot forty-four feet (44') more or less to the easterly limit of Palace Street;
THENCE southerly along the easterly limit of Palace Street, ninety-six feet (96') more or less to the place of beginning.

SECONDLY: COMMENCING at a point in the north limit of the said Lot Number 54 distant forty-four feet (44') easterly from Palace Street;
THENCE easterly along the north limit of Lot Number 54, twenty-two feet ten inches (22'10");
THENCE southerly parallel to Palace Street seventeen feet three inches (17'3");
THENCE westerly parallel to the north limit of the lot twenty-two feet ten inches (22'10");
THENCE northerly parallel to Palace Street seventeen feet three inches (17'3") to the place of beginning.

Being the lands in Instrument No. 169688.

SCHEDULE "B"

to By-law No. L.S.P.-2969-395

Architectural Reasons

Built in 1882-83 for Reuben Brummitt, a blacksmith and carriage-spring maker, 510 Princess Avenue represents an uncommonly fine domestic example of 19th century Italianate architecture. The two-and-one-half storey, local white brick house possesses many of the features so typical of the style. Foremost among these elements are the low-pitched, slate-covered, hip roof with wide overhanging eaves supported by large, elaborately carved brackets in pairs, linked by a line of moulded wooden coursing. Three double-linked chimneys and a plain single chimney break the roofline. A small off-centre gable, decorated by an arched bargeboard, protrudes from the cornice of the front elevation; it in turn crowns a shallow projection.

Italianate architecture also features elongated sash windows, which admit ample light to the interior. These may be seen in the several windows of the front elevation: the three segmental windows of the first storey bay, the paired, round-headed windows above and the single segmental window over the porch. The shutters and shutter hardware are original. Cast iron cresting decorates the roof of the bay. A one storey, wooden porch balances the bay (the railings, floor and base have long been removed). It shields a single paneled door with paired arched lights which match the paired windows of the second storey. The door is framed by paneled reveals, sidelights and transom, the latter of which are filled by etched glass. Access to the vestibule is gained through an entrance lobby and an inside door unit, comprising a paneled door, sidelights and a five paneled transom. Etched glass fills all the lights.

The east side elevation likewise features a single storey bay, fringed by cast iron cresting. The shutters and shutter hardware for the three windows of the bay, the single segmental window above, and for the paired windows of the rear kitchen wing remain extant. In recent years a small porch was removed for a conservatory.

Significant design elements of the west side elevation comprise an aesthetically pleasing round-arched window filled with coloured and etched glass, which provides light to the interior stairway. (A small porch once shielded the side entrance.) Attached to cube-shaped, main block of the house is a rear, gable-roofed kitchen wing. The shutters and shutter hardware again appear original. A large, relatively plain bargeboard decorates the gable end.

The house features many elements typical of High Victorian interior decoration. Deeply carved mouldings accentuate the doors and windows of both the living room and dining room. High baseboards wind around both rooms. The wooden living-room fireplace is a remarkable concoction: it is deeply moulded with a mirror above the mantelpiece; the iron grate is set in a green tile surround and hearth. In stark contrast, the dining room fireplace is of marblized stone, centred by an iron grate. The staircase of the vestibule shows an Eastlake influence in its massive reeded newel post with finial, its partly turned and chamfered railing spokes, and the unusual carved bracketing.