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THE CORPORATION OF THE CITY OF LONDON



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

REGISTERED

July 27, 1989

Ministry of Culture & Communications
Heritage Branch
7th Floor, 77 Bloor St. W.
Toronto, Ontario
M7A 2R9

Re: Designation of 486 Dufferin Avenue
The Ontario Heritage Act, R.S.O. 1980, c. 337

Please find enclosed, a certified copy of By-law No. L.S.P.-3027-248, entitled "A by-law to designate 486 Dufferin Avenue to be of architectural value", passed by the Municipal Council of The Corporation of the City of London on July 4, 1989 and registered as Instrument No. 842622 on July 25, 1989.

for *D. Seeley*
R.J. Tolmie
Assistant City Clerk

/ds

Enc

By-law No. L.S.P.-3027-248

A by-law to designate 486 Dufferin Avenue
to be of architectural value.

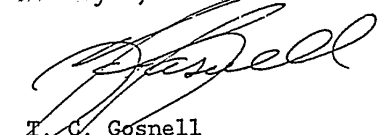
WHEREAS pursuant to The Ontario Heritage Act, R.S.O. 1980, c. 337, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic or architectural value or interest;


AND WHEREAS notice of intention to so designate the property known as 486 Dufferin 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 at 486 Dufferin 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, R.S.O. 1980.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on July 4, 1989


T. C. Gosnell
Mayor


K. W. Sadler
City Clerk

First reading - July 4, 1989
Second reading - July 4, 1989
Third reading - July 4, 1989

SCHEDULE "A"

to By-law No. L.S.P.-3027-248

The east half of Lot 16 on the north side of Dufferin Avenue, Registered Plan 177, in the City of London and County of Middlesex, as in Instrument No. 792293.

SCHEDULE "B"

to By-law No. L.S.P.-3027-248

Architectural Reasons:

Exterior

486 Dufferin Avenue was built in 1902 for George A. Mathewson, an executive with the London Free Press and later the London Advertiser. It is one of the city's finer examples of Queen Anne style architecture and, as such, is a prominent landmark in its neighbourhood. Two-and-one-half storeys in height and constructed of London white brick, the house is dominated by a commanding three-and-one-half storey corner turret, topped by an unusually ornate skirted finial. The building is crowned by a moderate-pitched gable roof, covered in patterned slate. At the peak of the roof is a gablet encasing a bull's-eye window set in a scroll-like moulding. The gable set atop the shallow projection of the front elevation repeats this same detailing. The cornice of the front elevation is decorated with single brackets and the side elevations with brackets in pairs. Many of the double hung sash windows have cut stone sills and brick voussoirs highlighted with red-stained mortar. Original shutters flank many of the windows (several shutters are missing, however).

The verandah extends across the front elevation, curving around the turret and extending part way along the east side elevation. The columns are supported by panelled base supports to which are anchored the spindled balustrades. In a rare instance of preservation, the stained wooden ceiling of the verandah remains extant. Entrance to the front of the house is gained through a double leaf panelled door with a single etched glass panel set in each door; an etched glass transom above encases the street number 486.

A two storey bay is an attractive element in the design of the east side elevation and a large gable dormer adorns the west side. The west side, which has undergone minor alterations, features an original gable dormer.

Interior

The interior decorative elements are of particular interest, retaining a uniform pattern throughout the house. Oddly, the style appears to be of an earlier era than the 1902 construction date of the house.

The living room features deeply encased door, window and high baseboard mouldings (more in keeping with High Victorian interior design). The tall windows of the corner turret admit abundant light into this formal living space. Multi-panelled sliding doors divide the living room from the front hallway and from the dining room. The principal focus of the room is a particularly handsome fireplace, the mantel of which is "supported" by two modified Ionic columns; the metal grate is set in a surround of patterned tile, which is repeated in the hearth.

The dining room mouldings duplicate the mouldings of the living room. A multi-panelled door, inset with coloured glass panels and similar transom above, leads to the verandah.

The entrance hallway is typically the most elaborate in terms of its decorative detail. The multi-panelled double-leaf door, which divides the hallway from the vestibule, contains a central art nouveau floral pattern surrounded by a frame of bevelled and stained glass which in their floral pattern illustrate an art nouveau design. Similar glass panels decorate the transom above and a window in the closet behind the staircase (the closet divides what was formerly a hallway extending to the rear portion of the house). Both the vestibule and hallway feature the same door, window and high baseboard mouldings common throughout the house. A spindled balustrade leads up from a heavily moulded newel post to a similar newel post and balustrade upstairs. A highly unusual feature is the stairway's panelled ceiling.

Upstairs, the door, window and high baseboard mouldings repeat the designs common to the rest of the interior. Likewise, all the doors are of the same multi-panelled design. Etched glass transoms are set above most of the doors. Single multi-panelled doors, inset with coloured glass panels and transom above, provide access to a verandah balcony both from the southeast front bedroom and the central east bedroom. The southeast front bedroom with the turret contains a fireplace with a relatively simple wooden mantel and a metal insert with tiles surround and hearth.