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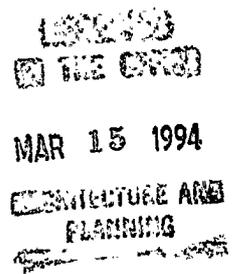
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# THE CORPORATION OF THE CITY OF LONDON



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



## REGISTERED

March 7, 1994

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

Re: Designation of Various Properties  
The Ontario Heritage Act, R.S.O. 1990, c. 0.18

Please find enclosed a certified copy of the following by-laws:

1. By-law No. L.S.P.-3233-469, entitled "A by-law to designate 76 Colborne Street to be of architectural and historical value.", passed by the Municipal Council of The Corporation of the City of London on February 7, 1994 and registered as Instrument No. 939073 on February 14, 1994;
2. By-law No. L.S.P.-3232-468, entitled "A by-law to designate 516 Grosvenor Street to be of architectural value.", passed by the Municipal Council of The Corporation of the City of London on February 7, 1994 and registered as Instrument No. 334873 on February 14, 1994;
3. By-law No. L.S.P.-3231-467, entitled "A by-law to designate 372 Kains Road to be of architectural and historical value.", passed by the Municipal Council of The Corporation of the City of London on February 7, 1994 and registered as Instrument No. 334874 on February 14, 1994;
4. By-law No. L.S.P.-3230-466, entitled "A by-law to designate 288 St. James Street to be of architectural and contextual value.", passed by the Municipal Council of The Corporation of the City of London on February 7, 1994 and registered as Instrument No. 334872 on February 14, 1994;

300 DUFFERIN AVENUE, P.O. BOX 5035, LONDON, ONTARIO N6A 4L9  
TELEPHONE: (519) 661-4530 FAX: (519) 661-4892

5. By-law No. L.S.P.-3235-471, entitled "A by-law to designate 815 Talbot Street to be of historical, contextual and architectural value.", passed by the Municipal Council of The Corporation of the City of London on February 7, 1994 and registered as Instrument No. 334875 on February 14, 1994; and
6. By-law No. L.S.P.-3234-470, entitled "A by-law to designate 176 York Street to be of architectural and historical value.", passed by the Municipal Council of The Corporation of the City of London on February 7, 1994 and registered as Instrument No. 939072 on February 14, 1994.

*for C. Geraghty*  
N. Dianne Mollard  
Assistant Secretary  
Board of Control  
/crg

Encl.



# CITY OF LONDON BY-LAW CERTIFICATION RECORD

I, K. W. Sadler, City Clerk

of the Corporation of the City of London, hereby certify that the By-law hereunder is a true  
copy of By-law No. L.S.P.-3230-466

of the City of London, passed on February 7 19 94.

DATED at London, Ontario this 7th day of March 19 94.

[Signature]  
Signature

Bill No. 81  
1994

By-law No. L.S.P.-3230-466

A by-law to designate 288 St. James Street to be  
of architectural and contextual value.

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 or architectural value or interest;

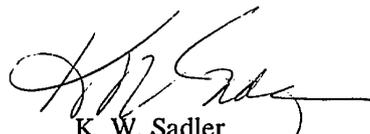
AND WHEREAS notice of intention to so designate the property known as 288 St. James Street has been duly published and served and no notice of objection to such designation has been received;

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

1. There is designated as being of architectural and contextual value or interest, the real property at 288 St. James 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, R.S.O. 1990.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on February 7, 1994.

  
T. C. Gosnell  
Mayor

  
K. W. Sadler  
City Clerk

First reading - February 7, 1994  
Second reading - February 7, 1994  
Third reading - February 7, 1994

**SCHEDULE "A"**

To By-law No. L.S.P.-3230-466

ALL AND SINGULAR thta 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 that part of Lots Numbers Sixty and Sixty-one on the North side of St. James Street, in the City of London according to Registered Plan Number 242, more particularly described as follows:

COMMENCING on the North side of St. James Street at the Southwest angle of said Lot Number Sixty-one;

THENCE Easterly along the North side of St. James Street, 45 feet;

THENCE Northerly parallel with the side lines of the said Lot Number Sixty-one, 94 feet;

THENCE Westerly parallel with St. James Street, 45 feet to the Westerly boundary of said Lot Number Sixty-one;

THENCE Southerly along the said Westerly boundary of said Lot Number Sixty-one, 94 feet to St. James Street, the place of beginning.

TOGETHER WITH a right-of-way for all lawful purposes in, over and upon a strip of land 10 feet in width lying immediately to the East of the Westerly boundary of said Lot Number Sixty-one and extending Northerly from the Northerly limit of the lands hereby conveyed to the rear of said Lot.

As in Instrument No. 187181.

## SCHEDULE "B"

To By-law No. L.S.P.-3230-466

### Architectural Reasons

The two-storey buff brick house at 288 St. James Street was built c. 1906 for flour agent A. M. Oldham. It features a hipped roof surmounted by a flat deck, with a gable over a protruding front wing. The gable and the protruding section of the facade form the most ornamental parts of the house. The gable is decorated with shaped shingles, a moulded box bargeboard, and a Palladian window. The three windows below are round-arched, with cement voussoirs that were originally outlined by deep red mortar. The front doorway is adorned with moulded reveals and a row of dentils beneath the transom bar. The front door, the transom, and the vestibule door all feature bevelled glass. Five windows (three in front, one on the side above the stair landing, and one in the transom of the vestibule door) contain their original stained glass. A bay window on the east side of the house is faced with wood; it has moulded panels below the window. The eaves on both the east and south sides of the house are decorated with dentil mouldings.

The original porch had Doric columns and a wooden balustrade on both the first and second storeys. The roof was of wood shingles, with a finial at the peak of the gable.

Inside, the front hall is a good example of turn-of-the-century interior design. It contains the stairway, with panelling and turned newels and balusters, robust classical door and window surrounds, three of the stained-glass windows mentioned above, and, leading to the living room, a large square-arched doorway that can be closed with two seven-panelled solid oak doors.

### Contextual Reasons

The house is part of a streetscape of similarly-styled houses built at the same period, soon after the old Hellmuth Boys' College grounds were subdivided into building lots. The homogeneity of the neighbourhood and the compatibility of the houses with the Church of St. John the Evangelist at the end of the block made the streetscape a favourite on Edwardian postcards. It is part of one of the neighbourhoods described in the "Heritage Places", a guideline document to the Official Plan.