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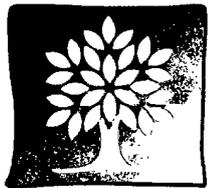
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CONSERVATION REVIEW  
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CITY OF



LONDON  
CANADA

*The Forest City*

**REGISTERED**

December 11, 2000

JEFF MALPASS  
Deputy City Manager

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

**Re: Designation of Various Properties**  
**The Ontario Heritage Act, R.S.O. 1990, c. O.18**

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

- ✓ 1. By-law No. L.S.P.-3315-157, entitled "A by-law to designate 353 Richmond Street to be of historical and architectural value.", passed by the Municipal Council of The Corporation of the City of London on September 5, 2000 and registered as Instrument No. ER75623 on September 13, 2000;
- ✓ 2. By-law No. L.S.P.-3316-158, entitled "A by-law to designate 55 Centre Street to be of historical and architectural and value.", passed by the Municipal Council of The Corporation of the City of London on September 5, 2000 and registered as Instrument No. ER75624 on September 13, 2000;
- ✓ 3. By-law No. L.S.P.-3318-193, entitled "A by-law to designate 513 Talbot Street to be of historical and architectural value.", passed by the Municipal Council of The Corporation of the City of London on October 16, 2000 and registered as Instrument No. ER82341 on November 1, 2000;
- ✓ 4. By-law No. L.S.P.-3320-207, entitled "A by-law to designate 1 Dundas Street to be of historical and architectural value.", passed by the Municipal Council of The Corporation of the City of London on November 6, 2000 and registered as Instrument No. ER85803 on November 27, 2000;

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Ontario Heritage Foundation

December 11, 2000

Page 2

- ✓ 5. By-law No. L.S.P.-3321-208 entitled "A by-law to designate 850 Highbury Avenue to be of historical and architectural value.", passed by the Municipal Council of The Corporation of the City of London on November 6, 2000 and registered as Instrument No. ER85796 on November 27, 2000;
- ✓ 6. By-law No. L.S.P.-3322-209, entitled "A by-law to designate 398 Piccadilly Street to be of historical and architectural value.", passed by the Municipal Council of The Corporation of the City of London on November 6, 2000 and registered as Instrument No. ER85799 on November 27, 2000;
- ✓ 7. By-law No. L.S.P.-3319-198, entitled "A by-law to designate 1040 Waterloo Street to be of historical and architectural value.", passed by the Municipal Council of The Corporation of the City of London on October 16, 2000 and registered as Instrument No. ER83376 on November 8, 2000.

*Smaller -*

*for* Cathie L. Best  
Deputy City Clerk  
/sm  
Encl.

Bill No. 365  
2000

By-law No. L.S.P.-3322-209

A by-law to designate 398 Piccadilly Street to be of historical and architectural 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 398 Piccadilly 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 historical and architectural value or interest, the real property at 398 Piccadilly 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 November 6, 2000.



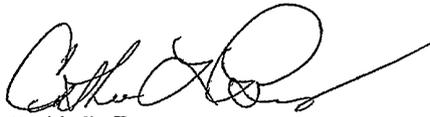
**CITY OF LONDON BY-LAW  
CERTIFICATION RECORD**

I, C. L. Best, Deputy 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.-3322-209 of the City of London, passed on November 6, 2000.

  
Dianne Haskett  
Mayor

Dated at London, Ontario, this 11th day of December, 2000.

  
\_\_\_\_\_  
Signature

  
Cathie L. Best  
Deputy City Clerk

Form No. 0926

First reading - November 6, 2000  
Second reading - November 6, 2000  
Third reading - November 6, 2000

**SCHEDULE "A"**  
To By-law No. L.S.P.-3322-209

Pt Lots 16,17 w/s Colborne Street RP33R2176 Part 1  
t/w 849391 as amended by 860317

**SCHEDULE "B"**  
To By-law No. L.S.P.- 3322-209

**Reasons for Designation**

398 Piccadilly Street

(North-West corner of Piccadilly and Colborne Streets)

Historical Reasons

398 Piccadilly Street was long associated with the Richter family. The dwelling's first occupant was John George Richter (1854-1932), long a prominent member of London's financial community. On his death he was President of The London Life Insurance Company and The Ontario Loan and Debenture Company. Richter first became involved with London Life in 1883 when Joseph Jeffery, president of the company appointed him manager. He led an outstanding career, propelling a struggling financial concern to a position of prominence in the Canadian insurance industry. His daughter, Mabel Richter, survived him in the house until her death in 1976.

The occupancy of the house by the Richters for over seventy-five years and the respect by the subsequent owners for its historical and architectural integrity has resulted in the unaltered preservation of the dwelling's exterior and interior features.

Architectural Reasons

Exterior

Designed by London architect Herbert E. Matthews c. 1903, 398 Piccadilly Street is a typical, large, late Victorian house distinguished in its exterior architectural features by a particularly fine corner bandshell verandah.

Two-and-one-half stories in height and built of red brick, the house is capped by a steep pitched, multi-gabled, patterned slate roof. Four decorative brick chimneys protrude through the roof. A Palladian window is encapsulated within the front elevation gable, steeped back from which is a gablet containing a small, round headed window. A plain boxed cornice encircles the entire house. Most of the second storey, double hung, sash windows are set within square openings with cut stone heads and sills. The main front elevation doorway is balanced by a large plate glass picture window with a transom above. Entry is gained through a double leaf door with a clear glass above; each leaf contains a large rectangular pane of bevelled glass trimmed by egg and dart patterned moulding; the original hardware remains.

The verandah is the dominant design feature of the house, stretching the entire length of the front elevation and half way around the east side elevation. It is supported on a foundation of rough cast cut stone blocks. Columns grouped in threes frame the verandah's entrances, which are delineated by enclosed pediments. A rather heavy balustrade encloses the verandah. The corner bandshell is likewise supported by multiple columns. The tall pointed finial protruding from the conical roof and the Eastlake inspired spindlework are also noteworthy features of the bandshell.

In addition to the side extension of the verandah, the east elevation is dominated by a two storey wing capped by a gable and enclosing a palladian window. A door off the verandah gives access to the rear parlour. An interesting feature of the east elevation is a recessed porch between the wing and a rear one storey kitchen, noteworthy for a pair of cut stone brackets and spindled balustrade.

The enclosed gable and palladian window of the west elevation match that of the east elevation. A multiplicity of window shapes enliven this elevation as well, some containing stained glass (note the round headed stained glass window incongruously encased in the chimney).