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

London
CANADA

ONTARIO HERITAGE TRUST

JUL 27 2012

2012-07-27

REGISTERED

July 26, 2012

[REDACTED]
498 Dufferin Avenue
London ON N6B 2A2

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

RE: **DESIGNATION OF 498 DUFFERIN AVENUE**
THE ONTARIO HERITAGE ACT, R.S.O. 1990, c. O.18

Enclosed for your information is the Council Resolution dated April 11, 2012, as notice of the Council of The Corporation of the City of London's intention to designate the property, along with the attached description of the property, Statement of Cultural Heritage Value or Interest & Description of Heritage Attributes, as well as a copy of the Revised Notice of Intention to Designate Place, identified above pursuant to Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18.

Any person who objects to any intended designation must, **within thirty days** after the date of the first publication, serve on the City Clerk a notice of objection in writing, setting out the reason(s) for the objection and all relevant facts.


Catharine Saunders
City Clerk

/rs

cc: D. Menard, Heritage Planner

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REVISED

**NOTICE OF INTENTION TO DESIGNATE PLACE
OF ARCHITECTURAL AND/OR HISTORICAL VALUE**

NOTICE IS HEREBY GIVEN that the Council of The Corporation of the City of London intends to designate as a place of architectural, historic and/or contextual value or interest the following properties in accordance with the *Ontario Heritage Act, R.S.O. 1990*:

<u>Property Descriptions</u>	<u>Publication Date</u>	<u>Last Date For Objection</u>
1576 Richmond Street	July 28, 2012	August 27, 2012
498 Dufferin Avenue	July 28, 2012	August 27, 2012

Cultural Heritage Value or Interest:

1576 Richmond Street:

The structure is a two storey building, clad with stone and stucco, located on a an irregular shaped lot at the municipal address 1576 Richmond Street, east side, Part Lot 28, Plan 533. The cultural heritage value of this structure is primarily related to its design and physical values as an excellent example of a Tudor Revival style of building. This style of building became popular in suburban settings from the 1920s to the 1940s. The building has historical importance for its associations with the Gillespie family and its relationship to the University of Western Ontario through both Kate & Mary Gillespie members of the Faculty.

498 Dufferin Avenue:

The single family, two and one half story buff brick residence located at 498 Dufferin Avenue is one of the more outstanding residences found in the East Woodfield Heritage District. This residence was designed in the late Queen Anne Style, sometimes Edwardian. Before the house was erected, the lot was formerly part of the lawn and gardens of its neighbour; this may explain why such a large house is accommodated on a narrow lot. The verandah and garage are later additions, the veranda in the early 1920s and the garage probably in the early 1930s.

The detailed reasons for designation of these properties can be seen in or obtained from the Office of the City Clerk, Room 308, City Hall, 300 Dufferin Avenue, London, Ontario N6A 4L9 during normal office hours (8:30 a.m. to 4:30 p.m. Monday to Friday). Any person who objects to any intended designation must, **within thirty days** after the date of the first publication, serve on the City Clerk a notice of objection in writing, setting out the reason for the objection and all relevant facts. The *Ontario Heritage Act* provides that where a notice of objection has been served, the Council shall refer the matter to the Conservation Review Board for a hearing.

Catharine Saunders
City Clerk

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Statement of Significance of 498 Dufferin Avenue

Legal Description of Property

498 Dufferin Avenue is a two and one half story buff brick residence on Plan 177, Part Lot 17 E/S Prospect. The residence is located on the northeast corner of Dufferin Avenue and Prospect Street in the City of London, County of Middlesex.

Statement of Cultural Significance

The single family, two and one half story residence located at 498 Dufferin Avenue is recommended for designation under Part IV of the Ontario Heritage Act as a building of cultural significance.

498 Dufferin Avenue is one of the more outstanding residences found in the East Woodfield Heritage District. To quote Michael Baker in *Woodfield to the Core*, (London, 2007), "Woodfield is the best preserved part of a large [mainly high income] residential area that once surrounded the downtown to the north and east, stretching from the north branch of the Thames, east to Adelaide Street, and south to the CNR tracks." The neighbourhood began to change after World War II and "the old homes were subdivided or converted to offices and other commercial uses...Fortunately for Woodfield..., however, the neighbourhood was rediscovered in the 1970s, new residents and the neighbourhood association they formed began to rebuild the cohesive community that the area had once known." 498 Dufferin is one example of this favourable trend. The attic story of the house was converted into an apartment in the early 1980s. Later in the same decade, the then owners returned the occupancy to a single family house retaining the attic story as a guest suite.

498 Dufferin Avenue was built in 1907 for James D. Smith, a commercial traveler, who moved from 500 Queens Avenue next door. Before the house was erected, the lot was formerly part of the lawn and gardens of its neighbor; this may explain why such a large house is accommodated on a narrow lot. The verandah and garage are later additions -- the veranda in the early 1920s, the garage probably in the early 1930s.

Description of Heritage Attributes

This two and one half story residence was designed in the late Queen Anne style, sometimes described as Edwardian. Queen Anne style houses of the first two decades of the 20th century exhibit far less detail than their architectural predecessors of the last two decades of the 19th century and feature numerous allusions to classical architecture (columns, etc.). The important architectural features on this structure comprise:

- A high pitched gable roof on the front elevation and, unusually, a hip roof on the rear elevation, which accommodates a large hip roof dormer. Both the roof and dormer are clad in the original decorative slate. The gable end frames a double pair of square headed windows in Tudor half timbering.

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- A prominent cornice unifies the house on all elevations; the undecorated frieze is bordered by a string course of dentils above and classically inspired cove like coursing below. Two sets of widely spaced eaves brackets punctuate both ends of the front elevation cornice.
- Buff brick construction including the tall heavily corbelled chimney stack on the west side elevation, which extends downward to the ground and slightly projects from the wall surface; the cornice wraps around the chimney and immediately below the cornice, expands step-wise with each of the three steps capped by a triangular rough cut stone block.
- With one exception, all of the window heads and sills of the house are cast in rough cut stone as are the doors of the front and east side elevations. On the east side elevation, an art nouveau inspired stained glass window lights the front hall of the house. The front door encompasses a particularly large single glass pane. The transoms over the front door and front window shaded by the veranda are of clear glass.
- The house rests on a foundation of large rough cut stone blocks, which also provide support for the veranda.
- The most distinguishing feature of the house is the massive dutch gable protruding upward through the cornice of the west side elevation; it encompasses a round headed window with a radiating brick vouissour, which springs from two rough cut stone blocks terminated at the apex by a rough cut stone keystone.
- Classical architectural elements dominate the veranda and include the columns and a gable encompassing a central sunburst design over the steps. Paired, widely spaced eaves brackets mimic the similar eaves brackets of the front elevation cornice.
- Although built later, the garage is constructed of the same buff bricks as the house. The parapet is topped by clay tiles.