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London
CANADA

ONTARIO HERITAGE TRUST

OCT 05 2017

RECEIVED

October 2, 2017



329 Victoria St
London ON
N6A 2C6

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

**RE: DESIGNATION OF 329 VICTORIA ST
THE ONTARIO HERITAGE ACT, R.S.O. 1990, c. O.18**

Enclosed for your information is notice of the Council of The Corporation of the City of London's intention to designate the property identified above pursuant to Section 29(1) 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 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. Publication Date: October 5, 2017. Last Date for Objection: November 6, 2017.

Catharine Saunders
City Clerk

/mc

cc: Kyle Gonyou, Heritage Planner

encl.

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Statement of Cultural Heritage Value or Interest – 329 Victoria Street

Legal Description

Description of Property

329 Victoria Street is located in a residential neighbourhood on the south side of the street. Waterloo Street is located to the east, Renwick Avenue to the west and Cheapside Street runs parallel to Victoria Street on the most southern end of the block. Contextually the residential block works to form part of a large area of London, known as Old North.

The property is located outside of the original 1826 survey of the town site of London. As London grew, so too did the boundaries. In 1840, Old London, was annexed; the annexation extended north to Huron Street, east to Adelaide Street, and west to the Thames River.

Victoria Street is a wide, two-way street, which runs in an east-west direction from the Thames River to Boulee Street; lighting, curbs, sidewalks and mature trees are present throughout the streetscape. The property has a rectangular lot and is evenly set back from the neighbouring houses. The property includes a detached one-and-a-half storey brick residential building, with a one storey attached brick garage. The property was built between 1928-1930. A paved driveway is located on the east edge of the property line.

Statement of Cultural Heritage Value or Interest

The property located at 329 Victoria Street, London, Ontario is of significant cultural heritage value because of its physical or design value, its historical value, and its contextual value.

The built features of the property consists of a one-and-half storey, brick residential structure with attached one story brick garage. Built between 1929-1930, the house was originally occupied by local banker Burton Manning. It was subsequently purchased by the prominent educator Herbert B. Beal who played a significant role in the development of vocational educational curriculum within London. H. B. Beal and his wife, Agnes, moved to this property upon his retirement.

The key resource has a combination of architectural features and design elements that make it unique while still contributing to the character of Old North. These are best represented in the prominent stone chimney and arched umbrage front entrance way. The remaining refined, but modest, design features and the individuality of the property helps contribute to the residential character of the neighbourhood and is representative of a time period of residential growth in north London.

Heritage Attributes

The heritage attributes which support or contribute to the cultural heritage value or interest of 329 Victoria Street include:

- The one and half storey residential building with attached one storey brick garage;
- The setback of the house from the street
- The varied roofline and overall massing of the building
- The hipped roof with overhanging eaves, molded wooden soffit and simple decorative frieze;
- The small hipped roof which covers the main floor double window; the overhanging roof has a wooden cover soffit and decorative wooden dentils
- The gable peak and decorative half round wood window with a brick header voussoir found in the gable peak;
- Awning with modillions above the windows in the western bay of the building;
- The large stone chimney located centrally on the façade;
- All original double hung, 4-over-1, wooden windows with rectangular openings, decorative wooden trim on the façade;

- The two original double hung, wooden, 6-over-3, dormer windows found on the east and west elevation;
- The original wooden shutters which are two thirds louvered and solid panel on top and hardware;
- The arched style entrance, with raised brick motif
- The wrought iron railing and terra cotta tile located at entranceway; and
- The single wooden front entrance door with rectangular transom with white decorative stain glass pane.