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*Lois Clappin*

THE CORPORATION OF THE CITY OF LONDON



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

RECEIVED  
IN THE OFFICE  
OCT 06 1988  
ARCHITECTURE AND  
PLANNING  
HERITAGE BRANCH

REGISTERED

October 3, 1988

Ministry of Culture & Communications  
Heritage Branch  
7th Floor, 77 Bloor Street West  
TORONTO, Ontario  
M7A 2R9

Re: Designation of 195 Elmwood Avenue  
The Ontario Heritage Act, R.S.O. 1980, c. 337

Please find enclosed, a certified copy of By-law No. L.S.P.-3003-326, entitled "A by-law to designate 195 Elmwood Avenue to be of historic and architectural value", passed by the Municipal Council of The Corporation of the City of London on September 6, 1988 and registered as Instrument No. 815375 on September 27, 1988.

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

Enc

/ds

*4th*

Bill No. 439  
1988

By-law No. L.S.P.-3003-326

A by-law to designate 195  
Elmwood 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 195 Elmwood 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, more particularly described in Schedule "A" hereto, at 195 Elmwood Avenue, 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 September 6, 1988.



T. C. Gosnell  
Mayor



K. W. Sadler  
City Clerk

First reading - September 6, 1988  
Second reading - September 6, 1988  
Third reading - September 6, 1988

SCHEDULE "A"

to By-law No. L.S.P.-3003-326

ALL AND SINGULAR that 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 parts of Lots Numbers Seven, Eight and Nine, on the West side of Ridout Street South (formerly Queen Street) in the said City of London, according to Plan Number One, and which may be more particularly described as follows, namely:

COMMENCING at the North-west angle of said Lot Number Seven;

THENCE Easterly along the South side of Elmwood Avenue, Sixty Feet; being also the northerly limit of said Lot 7;

THENCE Southerly parallel with the Westerly boundary of said Lots, Two hundred and nineteen feet;

THENCE Westerly parallel with the South limit of said Lot Number Nine, Sixty feet more or less to the West limit of said Lot Number Nine, and

THENCE Northerly along the West limits of said Lots Numbers Nine, Eight and Seven, Two hundred and nineteen feet more or less to the place of beginning. (as in Instrument 596371)

## SCHEDULE "B"

to By-law No. L.S.P.-3003-326

### Architectural Reasons

The property at 195 Elmwood Avenue East is an uncommonly fine example of the Italianate-style town house so popular in London for much of the last half of the nineteenth century. The refined quality of its design detailing reflects the considerable talent of its architect, the nationally recognized George F. Durand.

The two-and-one-half storey, white brick house exhibits many of the architectural features common to Italianate forms. These include a low-pitched hip roof, in this instance broken by a centre gable, a three bay front elevation and side hall plan. Characteristically, the centre bay is built out into a projecting frontispiece. The centre gable, which crowns the frontispiece, is decorated by an elaborately detailed bargeboard, the finial of which is missing. The cornice of the house is further enhanced by paired eaves brackets and the cross-patterned brickwork of the frieze (the cornice of the original two storey kitchen wing is plain). A linked brick chimney with decorative top and chambered corners protrudes through the cornice of the east elevation (a matching west elevation chimney has been removed) and through the cornice of the rear elevation of the main block of the house. The segmentally arched sash windows of the house contain either one- or two-paned glazing. The window openings are capped by brick corbelled surrounds frequently featuring elaborate carved keystones. The east elevation features a single storey bay, which admits generous amounts of light to the dining room. Above the small, round arched, first storey window on the west elevation is a massive, round arched window opening, crowned by a corbelled brick surround and containing a pair of round arched, single paned sash windows with a bull's-eye window above and between them, combining etched and coloured glass. The entire house rests on a brick foundation plinth. The verandah, which is not original to the house, shades a multi-paneled, deeply moulded, double leaf door with etched glass transom and corbelled brick surround and elaborately carved keystone above. The multi-paneled, single leaf door of the west elevation is also a noteworthy design element of the dwelling.

The first storey of the interior contains several features of heritage importance. The side hall is entered through a double leaf interior doorway (stained glass recently replaced the original etched glass), the hardware of which remains extant. The hallway is dominated by an arch, supported by matching cast plaster corbels, and an elaborate Eastlake-style staircase featuring a rounded newel post, turned spindles and bracketed risers. The air of elegance is completed by the plaster ceiling and cornice mouldings and deeply moulded high baseboards. Similar to the parlour, the dining room has ceiling and cornice mouldings, deeply moulded high baseboards and a multi-paneled door, providing entrance to the rear portion of the hallway; moulding also surrounds the windows of the bay.