



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.

938

ONTARIO HERITAGE FOUNDATION
DEC 23 2005
RECEIVED



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

London
CANADA

REGISTERED

December 19, 2005

██████████
496 Waterloo Street
London ON N6B 2P7

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

**RE: DESIGNATION OF 496 WATERLOO STREET
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(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18.

Kevin Bain
City Clerk

/rv

cc: Chris Nelson, Planning Division, Room 603

The Corporation of the City of London
Office: 519-661-2500 ext. 4939
Fax: 519-661-4892
rverhoev@london.ca
www.london.ca

390



London
CANADA

**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 property 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>
496 Waterloo Street	December 24, 2005	January 23, 2006
566 Dundas Street	December 24, 2005	January 23, 2006

The detailed reasons for designation of this property 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.

DATED at London, Ontario on December 24, 2005.

Kevin Bain
City Clerk

323



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

London
CANADA

RECEIVED
DEC 13 2005
CONSERVATION REVIEW
BOARD

December 6, 2005

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

I hereby certify that the Municipal Council, at its session held on December 5, 2005 resolved:

10. That, on the recommendation of the London Advisory Committee on Heritage, notice of the Municipal Council's intention to designate the property located at 496 Waterloo Street to be of historical, contextual and architectural value or interest **BE GIVEN** for the attached reasons under the provisions of subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*; it being pointed out that the owner of the subject property, [REDACTED] has concurred in the above recommendation on the understanding that the land to be included in the designation will be as shown on the assessment roll. (10/31/PC)

Kevin Bain
City Clerk
/hw

cc:

[REDACTED]
G. Barrett, Manager, Land Use Planning Policy
C. Nelson, Heritage Planner
D. Menard, Heritage Planner
R. Verhoeven, Documentation Services Representative
Chair and Members, London Advisory Committee on Heritage

Reasons for Designation: 496 Waterloo St.

The house at 496 Waterloo Street is recommended for designation under the Ontario Heritage Act as a building of cultural heritage value.

This red brick house reflects the architectural and historical development of the upper-middle class streetscape which evolved on Waterloo Street in the area close to Victoria Park in the late Victorian-Edwardian period. 496 Waterloo Street is an excellent example of Queen Anne architecture with elements of Romanesque and Neo-Classical design. Both the exterior and interior features of the home show minute attention to design and detail.

Historical Reasons

This house was built in 1893 for Albion Parfitt, a real estate agent/developer who lived there until 1920. The next occupant was Dr. John A. MacGregor, who had an office added to the north side of the building. Dr. MacGregor graduated from the University of Western Ontario Medical School when he was nineteen and had an illustrious medical career in the United States and Canada. The house was occupied by his widow, Mrs. Matilda MacGregor, following Dr. MacGregor's death in 1939, until 1943. A succession of doctors occupied 496 Waterloo Street until 1973.

Architectural Reasons

Exterior:

It is a three-storey pressed red brick building with an irregular steeply pitched gabled roof and a three storey octagonal tower topped by a finial. The verandah has a classical pediment above the west façade main entrance and wraps around the south façade. Corinthian capitals crown the slender verandah columns. Balusters of the verandah are finely turned. The Queen Anne style is seen not only in the roofline but also in the gable details such as the two story bay window facing west topped by a balcony with an unusual lyre shaped woodwork frame. The north facing gable features a Palladian window on the third floor as well as a chimney. The south facing gable features an oriel window with a hood matching that over the balcony on the west side.

Typical of the Queen Anne style are the single brackets supporting the oriel window and the west gable under the eaves. Decorative brick panels are found on the third storey of the tower and on the west gable. Below the panels on the tower is a row of brick brackets. Decorative treatments differ on each of the three gables.

The Romanesque influence is seen in the heavy stone lintels and massive cut stone bases for the verandah columns. Beveled and leaded glass and some stained glass, is used in the south gable on the first and second storey as well as the arched window on the second storey and the semi-circular window on the main floor of the south side of the house. Beveled glass is also used on the main floor tower windows and the transom of the main entrance. The main entrance features recessed double doors with a transom that retains the original gilded address numbers. The

paneled doors are decorated with dentils below the transom and the beveled glass. The door hardware is original.

Interior: General Elements worthy of Preservation - First and Second Floors

The following features are all original to the house except as noted.

- Very elegant hardware throughout
- Some lighting fixtures including one retaining both gas and electrical fittings
- Second floor doorways have transoms with working hardware
- Four fireplaces - two on the main floor and two on the second floor

Woodwork

- Baseboards are high and elaborately detailed
- Doors are tall and paneled in an unusual pattern
- Door frames are wide - elaborate details including cornices
- Vertical indoor shutters throughout, all in working order - raised from the sill
- Bedroom closets lined with tongue and groove hickory

Room by Room Details worthy of Preservation

Main Floor

- Vestibule
 - Floor composed of small tiles
 - Double doors to foyer repeat design of entry doors
 - Light fixture is noteworthy
- Foyer
 - Tower room called a "cozy corner"
 - Strong Eastlake design elements such as the spindle screens separating the space from the vestibule and staircase
 - Scrolled oak staircase posts, spindles, balustrades
 - Two benches, one hiding an ingenious closet, hat and umbrella stand and mirror
 - Oak woodwork throughout
 - Moulding and paneling has beading and dentils
 - Carved newel posts
- Dining Room (originally the parlor) - enter from foyer
 - Glazed pocket doors
 - Fireplace with mirror above a carved mantel surmounting paired posts on carved brackets
 - Beige tiles on the fireplace surround and hearth
- Study (room behind present Dining Room)
 - Fireplace with carved mantel and mirror, mantelpiece with pilasters topped with Ionic Capitals and carved wood overmantel, tiled fireplace surround and hearth
- Sitting Room - behind stair and foyer
 - French doors with transom that opens onto the verandah

- Main Hall
 - Arched doorway from main hall to back hall, which leads to Butler's Pantry
 - Arch supported by pilasters and capitals
- Butler's Pantry
 - Oak tongue and groove woodwork
 - Dentils over glass cabinet
 - Small counter with sink beneath cabinet drawers and enclosed cupboard below
 - Drawer and enclosed cupboards in three sections beside cabinet doors
- Small Sitting Room -- originally the kitchen
 - Hickory tongue and groove walls and ceiling
 - Light fixture in ceiling is noteworthy
 - Door leads to small porch facing Dufferin Street

Second Floor

- Hall
 - Floor inlaid with a darker wood
 - Mirror and wall sconces
- Laundry Room (originally the bathroom)
 - Hickory tongue and groove wainscoting, now painted
- North Bedroom
 - Birdseye maple fireplace mantelpiece
 - Mantel supported by carved brackets
 - Elaborately patterned iron firebox surrounded by patterned tile
- South West Tower Bedroom
 - Fireplace is the dominant feature, similar to north bedroom but larger in scale
 - Patterned iron firebox has divisions between side panels and upper panel
 - Side panels feature a representation of a Greek god and goddess and other designs
 - The tower balcony door can be pushed up to allow access to the balcony on the second floor

Third Floor

- Stair
 - Newel post and rectangular spindles are of a simple, slender design
- Third Floor Room
 - The Palladian window is an excellent source of light for this area
 - Multi-paned balcony door and flanking windows
 - Wide plank tamarack floor

Owner's Declaration

I am in agreement with the Reasons for Designation for 496 Waterloo Street as written above.



Oct 26, 2005
(Date)