



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

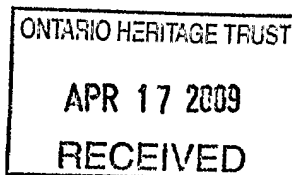
This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

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**.



London
CANADA

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



REGISTERED

April 15, 2009

██████████
458 Simcoe Street
London ON N6B 1K2

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



Re: Designation of 458 Simcoe Street
The Ontario Heritage Act, R.S.O. 1990, c. 0.18

Please find enclosed, for your information, a certified copy of By-law No. L.S.P.-3403-92, entitled "A by-law to designate 458 Simcoe Street to be of historical and contextual value or interest", passed by the Municipal Council of the Corporation of the City of London on March 30, 2009 and registered as Instrument No.ER634641 on April 9, 2009.

The London Advisory Committee on Heritage will be contacting you at a later date to determine whether or not you wish to have a plaque mounted on this building to designate it as a site of historical and contextual value or interest.

Kevin Bain
City Clerk

/rv

Encl.

- c. G. Kotsifas, Building Division, Room 710
D. Menard, Planning Division, Room 603
L. Fisher, Planning Committee Secretary, Room 308

The Corporation of the City of London
Office: 519-661-2500 ext. 0916
Fax: 519-661-4892
rverhoev@london.ca
www.london.ca

Bill No. 140
2009

By-law No. L.S.P.-3403-92

A by-law to designate 458 Simcoe Street to be of historical and contextual value or interest.


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 and contextual value or interest;

AND WHEREAS notice of intention to so designate the property known as 458 Simcoe Street has been duly published and served and no notice of objection to such designation has been received;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. There is designated as being of historical and contextual value or interest, the real property at 458 Simcoe 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 March 30, 2009.



Anne Marie DeCicco-Best
Mayor



Kevin Bain
City Clerk

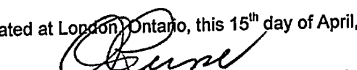


London
CANADA

CITY OF LONDON
BY-LAW CERTIFICATION RECORD

I, James C. Purser, Manager of Records & Information Services, of The Corporation of the City of London, hereby certify that the document hereunder is a true copy of By-law No L.S.P.-3403-92 passed by Municipal Council on March 30, 2009 and registered at the Land Registry Office on April 9, 2009.

Dated at London, Ontario, this 15th day of April, 2009.



James C. Purser
Manager of Records & Information Services

First Reading – March 30, 2009
Second Reading – March 30, 2009
Third Reading – March 30, 2009

SCHEDULE "A"
To By-law No. L.S.P.- 3403-92

Part of Lots 15 and 16, North of East Simcoe Street, on Registered Plan 178(E) in the City of London and County of Middlesex.

SCHEDULE "B"
To By-law No. L.S.P.- 3403-92

Legal Description

458 Simcoe Street is on parts of lots 15 and 16 in Plan 178 in the City of London, on the north side of Simcoe Street between Burwell Street and Maitland Street.

Statement of Cultural Heritage Interest

The house at 458 Simcoe Street is recommended for designation under Part IV of the Ontario Heritage Act because it is an excellent example of the Queen Anne Revival influence in a smaller cottage style and it has had little or no alteration since it was built.

The house was built in 1892 and was first owned by George Kirk who was a teacher at Hamilton Road Public School. In 1895 the house was sold to James Adams who worked for the Grand Trunk Railway. In these early years, this cottage was valued well above the surrounding homes, a point that is illustrated by the 1910 assessment roll showing it valued at \$1,300 compared to \$400 to \$900 for other cottages on Simcoe Street. Sarah, John's widow, was the owner after 1910 and it was held in trust and rented out from 1912 to 1920. In 1921 the house was purchased by Karl (an employee of London Steel Wares) and Sophie Polinski. The Polinskis retained ownership with Sophie keeping the house after Karl died in 1967 until she sold it to [REDACTED] In 2002 the present owner purchased the house as a rental property.

Most of the homes on this part of Simcoe Street are cottages built at least ten years prior and valued much lower than this one. It was built slightly set back from the neighbouring homes and the Queen Anne style sets it apart from the others, mostly Ontario cottages and Italianate influence.

Architectural Reasons

The cottage is built of London white brick but it was painted red very soon after completion. The foundation is brick. Most of the heritage attributes relate to the Queen Anne Revival styling:

- a complex roofline with gables on the front (south) and west sides
- the two gables are similar but simple in the details - plain bargeboards with a projecting panel portion above the windows and scalloped shingles on the remainder
- the projecting panels are both supported by small brackets
- the front gable has three windows while there are two on the west side
- a verandah on the front that extends to the west side and a small porch near the rear west side
- intricate woodwork on the verandah and porch includes elaborately turned columns with heavy brackets under the eaves, decorated with fretwork of turned spindles full length
- the verandah balustrade consists of groups of four turned balusters alternating with decorated square boards
- a sunburst pattern is repeated from the verandah gable to the fretwork at each post and to the square panels in the balustrade
- the double-leaf front door appears to be original; each leaf features a large panel over six small square panels
- all windows have wood sills and lintels
- the wide front window on the main floor has a narrow band of leaded glass below the header
- along the sides, windows are similar, narrow units, doubled below the gable and on the east side and single units further back

Although the woodwork on the house has never been altered, the current owner has undertaken extensive repairs to the verandah area and duplicated the original in the repairs.