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



February 3, 2009

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

I hereby certify that the Municipal Council, at its session held on February 2, 2009 resolved:

2. That, on the recommendation of the London Advisory Committee on Heritage (LACH), notice of the Municipal Council's intention to designate the property located at 458 Simcoe Street to be of cultural heritage 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 noted that the owner of the subject property (██████) 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. (2/3/PC)

Kevin Bain  
City Clerk  
/hw

cc: ████████ 458 Simcoe Street, London, ON N6B 1K2  
R. Panzer, General Manager of Planning and Development  
G. Barrett, Manager, Land Use Planning Policy  
D. Menard, Heritage Planner  
L. Fisher, Heritage Register  
R. Verhoeven, Documentation Services Representative  
Chair and Members, London Advisory Committee on Heritage



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

**London**  
CANADA  
REGISTERED



February 17, 2009

[REDACTED]  
458 Simcoe Street  
London ON N6B 1K2



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

**RE: DESIGNATION OF 458 SIMCOE STREET  
THE ONTARIO HERITAGE ACT, R.S.O. 1990, c. O.18**

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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: Don Menard, Heritage Planner

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

## Draft Statement of Significance for 458 Simcoe Street

### 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 or Value

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 [REDACTED] keeping the house after Karl died in 1967 until [REDACTED] in 1984. In 2001 the present owner purchased the house.

Most of the homes on this part of Simcoe Street are cottages built at least ten years prior. 458 Simcoe was built slightly set back from the neighbouring homes and its Queen Anne style sets it apart from the others, mostly Ontario cottages or Italianate influenced homes.

### 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 not been altered, the current owner has undertaken extensive repairs to the verandah area and duplicated the original in the repairs.

### Owner(s) Declarations

I / ~~We~~ agree with the above statement of significance as written with respect to the designation of this property under the Ontario Heritage Act.

[Redacted Signature]

\_\_\_\_\_  
(Owner's Name)

I / ~~We~~ consent to the designation of this property under Section 29 (1) of the Ontario Heritage Act.

[Redacted Signature]

\_\_\_\_\_  
(Owner's Name)

\_\_\_\_\_  
(Date)

I ~~We~~ am / ~~are~~ the legal owners of the property at 458 Simcoe Street, London, Ontario.

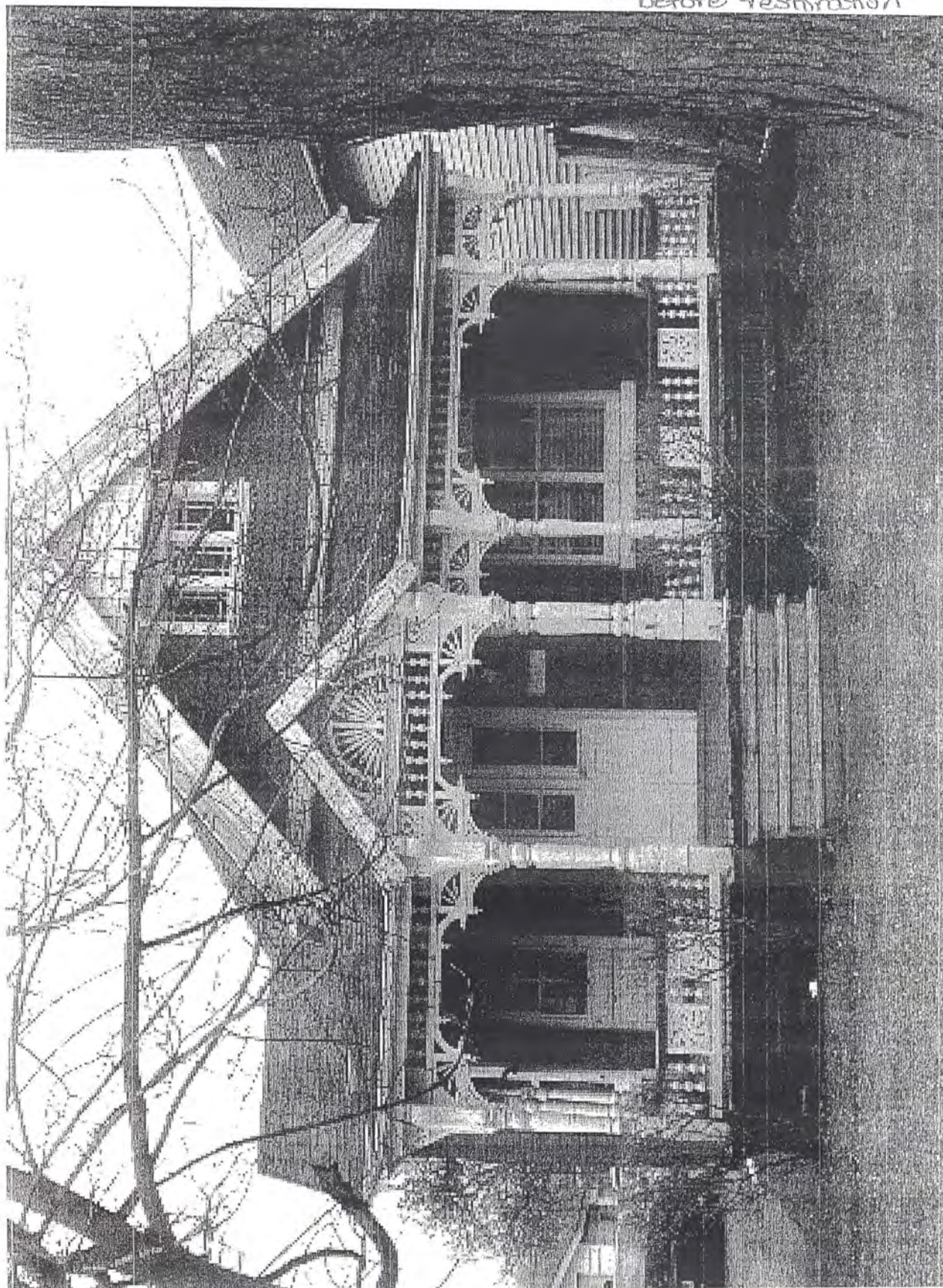
[Redacted Signature]

\_\_\_\_\_  
(Owner's Name)

\_\_\_\_\_  
(date)



- before restoration





Restored

