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# THE CORPORATION OF THE CITY OF LONDON



April 16, 1986

REGISTERED MAIL

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

Re: Designation of: 137 Windermere Road  
527 Princess Avenue  
The Ontario Heritage Act, R.S.O. 1980, c. 337

Please find enclosed a certified copy of the by-law designating each of the above mentioned properties, passed by the Municipal Council of the Corporation of the City of London on March 3, 1986.

*R.J. Tolmie /wgr*

R. J. Tolmie  
Secretary  
Board of Control

RJT/wr  
encl.

Bill No. 120  
1986

By-law No. L.S.P.-2878-103

A by-law to designate 527 Princess  
Avenue of historic value.

WHEREAS pursuant to The Ontario Heritage Act, R.S.O. 1980, c. 337,  
the Council of the 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 527 Princess Avenue having been duly published and served, and no notice of  
objection was received to such designation;

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

1. There is designated as being of historic value or interest the  
real property, more particularly described in Schedule "A" hereto, at  
527 Princess 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 March 3, 1986.

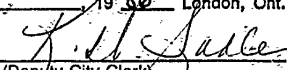


T. C. Gosnell  
Mayor



K. W. Sadler  
Deputy City Clerk

First Reading - March 3, 1986  
Second Reading - March 3, 1986  
Third Reading - March 3, 1986

I, K. W. Sadler, Deputy City Clerk of the Corporation of the City of Lon- don hereby certify the above to be a true copy of	
By-Law No. <u>LS.A-2878-103</u> of the City of London, passed on	
<u>MARCH 3</u>	19 <u>86</u> London, Ont.
<u>APRIL 17, 1986</u>	
Date	(Deputy City Clerk)

SCHEDULE "A"

to By-law No. L.S.P.-2878-103

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 Number twenty-six, Twenty-seven and Twenty-eight, on the west side of William Street, according to plan and subdivision made for the late John Slater, Esq., deceased, and registered in the Registry Office for the said City of London, as Number 177, more particularly described as follows:

COMMENCING on the South side of Princess Avenue (formerly Bond Street) at the Northwesterly angle of said Lot Twenty-six;

THENCE southerly along the westerly limit of said Lots Twenty-six, Twenty-seven and Twenty-eight One Hundred and Ten Feet;

THENCE Easterly parallel to Princess Avenue Fifty Feet (50');

THENCE Northerly parallel to the said Westerly boundary of said Lots One Hundred and Ten Feet (110') to the Northerly boundary of said Lot Twenty-six, being south side of Princess Avenue;

THENCE Westerly along the Northerly boundary of said Lot Twenty-six, Fifty Feet (50') to the place of beginning, as in Instrument No. 405721.

SCHEDULE "B"

to By-law No. L.S.P.-2878-103

Architectural Reasons

Erected in 1899-1900 for the noted portrait photographer, Frank Cooper, 527 Princess Avenue is recognized by local architectural historians as one of London's finest Late Victorian domestic structures. One of the important features of this massive two-and-one-half storey, white brick house is its asymmetrical plan. Five tall chimneys loom over the irregular, steeply pitched hipped slate roof. The front elevation is dominated by a three storey, fortress-like, corner tower, topped by a conical roof at the peak of which is a finial; the third storey windows are banded above by cut stone and below by brick dentil moulding in continuous extension of the heads and sills; curved glass fills the windows. The tower is contrasted by a similarly massive two-and-one-half storey projection, crowned by a pediment gable topped by a finial and enclosing an unusually decorative and elaborate Palladian window. The cornice is decorated with dentil moulding. The large plate glass windows of the projection contain stained glass transoms, the first storey window of which is supported within a semi-circular cut stone arch with a central key stone. Below, a segmental cut stone arch frames the basement window. The entire house rests on a cut stone block foundation.

The main double leaf centre door features beveled, cut glass panels and a transom set within panelled, recessed reveals. From the centre door, a prominent classical verandah curves around part of the east side elevation. In the profusion of decorative detail, it enhances the building's overall design. A decorative pediment gable highlights the verandah entrance above which is a balcony surrounded by a railing. Another balcony, once roofed, is located over the verandah's rear portion along the east elevation. The cornice frieze features a decorative swag pattern with dentil moulding above. Slender, sharply tapered fluted columns, resting on cut stone block piers, support the verandah roof. A spindled railing connects the piers and contrasts with the heavy cut stone block railing on either side of the verandah setps.

On the west elevation prominent design elements include a semi-circular arched window, which formerly lit the grand staircase (now removed), and a gablet through which one of the tall chimneys projects. Another two-and-one-half storey projection dominates the east elevation. Similar to the projection of the front elevation, it is crowned by gable (topped by a finial) and is decorated by dentil moulding.

Although the interior suffered drastic alteration during the building's years as a boarding house, the ornate fireplaces of the east and west parlours and the east front and west front bedrooms remain intact. Handsome, wood panelled, sliding doors separate the parlours and the former dining room from the uncommonly wide centre hallway.