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THE CORPORATION OF THE CITY OF LONDON



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


REGISTERED

October 23, 1992

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

Re: Designation of 813 Talbot Street
The Ontario Heritage Act, R.S.O. 1990, c. 0.18

Please find enclosed, a certified copy of By-law No. L.S.P.-3170-301, entitled "A by-law to designate 813 Talbot Street to be of architectural value", passed by the Municipal Council of The Corporation of the City of London on October 19, 1992 and registered as Instrument No. 284438 on October 22, 1992.

 R. J. Tolmie
Assistant City Clerk

/ss

Enc.



CITY OF LONDON BY-LAW CERTIFICATION RECORD

I, K. W. Sadler, City Clerk

of the Corporation of the City of London, hereby certify that the By-law hereunder is a true
copy of By-law No. L.S.P.-3170-301

of the City of London, passed on October 19 1992.

DATED at London, Ontario this 23rd day of October 1992.


Signature

FORM NO. 0920

By-law No. L.S.P.-3170-301

A by-law to designate 813 Talbot Street to be of architectural value.

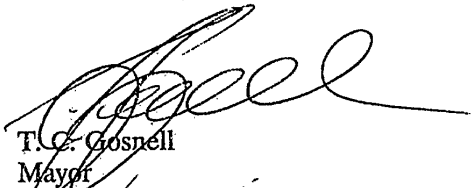
WHEREAS pursuant to The Ontario Heritage Act, R.S.O. 1990, c. 0.18, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic or architectural value or interest;

AND WHEREAS notice of intention to so designate the property known as 813 Talbot Street has been duly published and served and no notice of objection to such designation has been received;

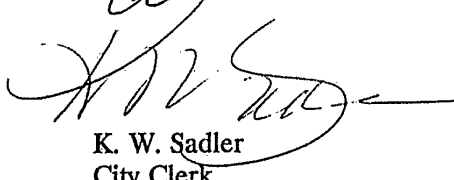
The Municipal Council of The Corporation of the City of London enacts as follows:

1. There is designated as being of architectural value or interest, the real property at 813 Talbot 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, R.S.O. 1990.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on October 19, 1992.



T. C. Gosnell
Mayor



K. W. Sadler
City Clerk

First reading - October 19, 1992
Second reading - October 19, 1992
Third reading - October 19, 1992

SCHEDULE "A"

To By-law No. L.S.P.-3170-301

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

FIRSTLY

Parts of Lots Number 7 and 8, according to Registered Plan Number 252, and Part of Lot Number 19 west of Talbot Street and being more particularly described as:

COMMENCING in the easterly limit of the said Lot 7 a distance of Two feet Four inches (2'4") northerly from the southeast angle of said Lot 7;

THENCE westerly in a parallel direction with the southerly boundary of said Lot Number 7, one hundred and fifty feet (150');;

THENCE northerly parallel with the easterly limit of the said Lot 7 a distance of Thirty-seven feet (37');

THENCE easterly in a parallel direction with the southerly boundary of said Lot Number Eight to a point distant 31.16 feet westerly of the easterly limit of said Lot Eight;

THENCE southerly parallel to the westerly limit of the said Lot 8 a distance of 1.10 feet to a point;

THENCE easterly in a straight line a distance of 21.13 feet more or less to a point in a line drawn parallel to the said easterly limit of Lot 8 and distant 10.03 feet westerly therefrom;

THENCE northerly along the said last-mentioned line a distance of 1.33 feet more or less to a point distant 3.5 feet northerly from the southeast angle of said Lot 8, and distant 10.03 feet westerly from the easterly limit of the said Lot 8;

THENCE easterly in a parallel direction with the southerly boundary of said Lot Number 8 to the easterly limit of the said Lot 8;

THENCE southerly along the easterly limit of Lots Number 8 and 7, thirty-seven feet to the place of beginning.

SECONDLY

That part of the original allowance for Great Talbot Street, Crown Plan 30 (closed by By-law No. S.-474-40 of the Corporation of the City of London registered as number 91876 (W)) more particularly described as follows:

COMMENCING at a point in the easterly limit of Lot 8 according to Registered Plan 252 for the City of London distant 37 feet northerly measured along the easterly limits of Lots 7 and 8 according to said Registered Plan 252 from a point in the easterly limit of said Lot 7 distant 2 feet 4 inches northerly therealong from the southeasterly angle of said Lot 7;

THENCE southerly along the easterly limits of said Lots 8 and 7 to a point 2 feet 4 inches northerly therealong from the southeasterly angle of said Lot 7;

THENCE easterly at right angles to the easterly limit of said Lot 7 to a point in a line drawn parallel to the easterly limit of Great Talbot Street and distant 117 feet westerly therefrom;

THENCE northerly along the said line drawn parallel to the easterly limit of Great Talbot Street and distant 117 westerly therefrom to a point therein which would be intersected by a line drawn at right angles to the easterly limit of said Lot 8 and through the place of commencement;

THENCE westerly in a straight line to the place of commencement.

As in Instrument 656805.

SCHEDULE "B"

To By-law No. L.S.P.-3170-301

808, 810, 811, 812, 813, 815, 817, 825, 831 Talbot Street (between Oxford and St. James Sts.) and 126 Sydenham Street (between Talbot St. and St. George St.)

Historical and Contextual Reasons

The properties on Talbot Street between Oxford and St. James Streets and 126 Sydenham represent a diversity of architectural styles and incremental urban development. Many mature trees enhance this streetscape. The buildings were constructed between the early 1870s and the late 1930s, with some more recent infills (eg. 817 Talbot). Stylistically the buildings fall into distinct periods with Italianate and Queen Anne dominating the east side of Talbot reflecting development from the 1880s to 1905, and Arts and Crafts and Colonial Revival on the west side reflecting development between 1910 and 1940. The west of the street developed later because the land was owned by an agricultural society which operated the old Western Fair Agricultural Building (demolished) which occupied the site of 837 Talbot Street.

Many of the buildings in the area are associated with the Harvey family, particularly Alexander Harvey. Harvey arrived in London in 1855, having immigrated from Ireland. He purchased much of the land along this stretch of Talbot street around 1872. He was described in the City Directories of the period as a builder and after 1898 as vice president of Webster Harvey Ltd., suppliers of coal wood and cement. Alexander Harvey built and occupied 802 Talbot Street in 1886 and began building many of the houses in the area. It is believed that he oversaw the construction of 801, 803, 810, 811, 812 and 813 Talbot Street over the years. Some of the houses such as 810 and 812 were built for members of the Harvey family, in this case his two daughters. Harvey was noted for having personally planted streets of trees in North London. Many members of the Harvey, and through marriage, Foreman and Escott families, continued to live on the street well into the 1980s.

Architectural Reasons

The house at 813 Talbot Street was built c.1912 by Alexander Harvey; it has references to Arts and Crafts influences. This two and a half storey building is pared down to its basic elements with a mix of stucco (roughcast) and brick, adding diversity to a simple design. The entry porch relates well to the building proportions. The original roof material was composition board.