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THE CORPORATION OF THE CITY OF LONDON



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

1994
MAR 15 1994
CITY OF LONDON
CITY CLERK
PLANNING

REGISTERED

March 7, 1994

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

Re: Designation of Various Properties
The Ontario Heritage Act, R.S.O. 1990, c. 0.18

Please find enclosed a certified copy of the following by-laws:

1. By-law No. L.S.P.-3233-469, entitled "A by-law to designate 76 Colborne Street to be of architectural and historical value.", passed by the Municipal Council of The Corporation of the City of London on February 7, 1994 and registered as Instrument No. 939073 on February 14, 1994;
2. By-law No. L.S.P.-3232-468, entitled "A by-law to designate 516 Grosvenor Street to be of architectural value.", passed by the Municipal Council of The Corporation of the City of London on February 7, 1994 and registered as Instrument No. 334873 on February 14, 1994;
3. By-law No. L.S.P.-3231-467, entitled "A by-law to designate 372 Kains Road to be of architectural and historical value.", passed by the Municipal Council of The Corporation of the City of London on February 7, 1994 and registered as Instrument No. 334874 on February 14, 1994;
4. By-law No. L.S.P.-3230-466, entitled "A by-law to designate 288 St. James Street to be of architectural and contextual value.", passed by the Municipal Council of The Corporation of the City of London on February 7, 1994 and registered as Instrument No. 334872 on February 14, 1994;

5. By-law No. L.S.P.-3235-471, entitled "A by-law to designate 815 Talbot Street to be of historical, contextual and architectural value.", passed by the Municipal Council of The Corporation of the City of London on February 7, 1994 and registered as Instrument No. 334875 on February 14, 1994; and
6. By-law No. L.S.P.-3234-470, entitled "A by-law to designate 176 York Street to be of architectural and historical value.", passed by the Municipal Council of The Corporation of the City of London on February 7, 1994 and registered as Instrument No. 939072 on February 14, 1994.

for C. Geraghty
N. Dianne Mollard
Assistant Secretary
Board of Control
/crg

Encl.



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.-3235-471

of the City of London, passed on February 7 19 94.

DATED at London, Ontario this 7th day of March 19 94.


Signature

FORM NO. 0920

Bill No. 86
1994

By-law No. L.S.P.-3235-471

A by-law to designate 815 Talbot Street to be of historical, contextual and 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;

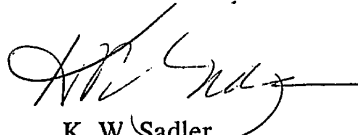
AND WHEREAS notice of intention to so designate the property known as 815 Talbot Street has been duly published and served and no notice of objection to such designation has been received;

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

1. There is designated as being of historical, contextual and architectural value or interest, the real property at 815 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 February 7, 1994.


T. C. Goshnell
Mayor


K. W. Sadler
City Clerk

First reading - February 7, 1994
Second reading - February 7, 1994
Third reading - February 7, 1994

SCHEDULE "A"

To By-law No. L.S.P.-3235-471

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 8 and 9, according to Registered Plan Number 252, Part of Lot 19 on the west side of Talbot Street and Part of the original allowance for Great Talbot Street, more particularly described as follows:

COMMENCING at a point in the new westerly limit of Talbot Street as established by By-law of the Corporation of the City of London Number S.-474-40 and which was registered in the Registry Office for the City of London as Number 91876 for the West Division, distant 415.75 feet southerly from the northerly limit of Lot 22 on the west side of Talbot Street;

THENCE westerly parallel to the said northerly limit of Lot 22 on the west side of Talbot Street a distance of 165 feet to a point in Lot 19 on the west side of Talbot Street;

THENCE southerly parallel to the easterly limit of the said Lot 19 a distance of 38.88 feet to a point;

THENCE easterly parallel to the said northerly limit of Lot 22 on the west side of Talbot Street a distance of 118.57 feet to a point in Lot 8, Plan 252;

THENCE southerly parallel to the easterly limit of the said Lot 19 a distance of 1.10 feet to a point;

THENCE easterly parallel to the said northerly limit of Lot 22 on the west side of Talbot Street a distance of 21.13 feet to a point;

THENCE northerly parallel to the easterly limit of the said Lot 19 a distance of 1.33 feet more or less to a point in a line distant 3.5 feet northerly from the southerly limit of said Lot 8 and measured parallel thereto;

THENCE easterly parallel to the said northerly limit of Lot 22 on the west side of Talbot Street a distance of 25.03 feet more or less to the said new westerly limit of Talbot Street;

THENCE northerly along the said new westerly limit of Talbot Street a distance of 38.88 feet more or less to the place of beginning.

As in Instrument No. 447111.

SCHEDULE "B"

To By-law No. L.S.P.-3235-471

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 1870's and the late 1930's, 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 1880's 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 1980's.

Architectural Reasons

Built in 1912 the house at 815 Talbot Street has Arts and Crafts references. Here uncoloured stucco covers the entire façade, with a multiple paned window and doorframe sidelights providing diversity in the façade. A small overhang shelters the front entrance. The original roof material was wood shingle.