



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**.

THE CORPORATION OF THE CITY OF LONDON



DEPARTMENT OF THE CITY CLERK
K W SADLER CITY CLERK


REGISTERED

October 9, 1992

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

Re: Designation of 817 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.-3164-282, entitled "A by-law to designate 817 Talbot Street to be of architectural value", passed by the Municipal Council of The Corporation of the City of London on October 5, 1992 and registered as Instrument No. 282676 on October 7, 1992.


for R.J. Tolmie
Assistant City Clerk

/ss

Enc.

By-law No. L.S.P.-3164-282

A by-law to designate 817 Talbot Street to be of architectural value.

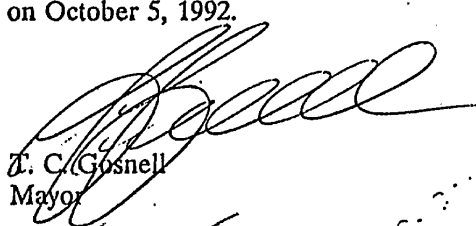
WHEREAS pursuant to The Ontario Heritage Act, R.S.O. 1990, c. 0.18, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic or architectural value or interest;

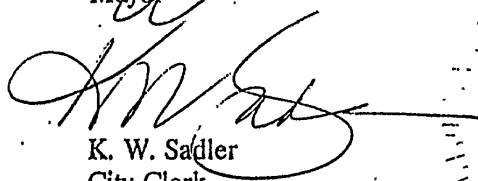
AND WHEREAS notice of intention to so designate the property known as 817 Talbot Street has been duly published and served and no notice of objection to such designation has been received;

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 817 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 5, 1992.


T. C. Gosnell
Mayor


K. W. Sadler
City Clerk

First reading - October 5, 1992
Second reading - October 5, 1992
Third reading - October 5, 1992

SCHEDULE "A"

To By-law No. L.S.P.-3164-282

FIRSTLY

In the City of London, in the County of Middlesex and being composed of Part of Lot Number Nine (9) on the West side of Talbot Street (as laid out by or shown on CROWN PLAN 30) according to Registered Plan No. 252 and Part of Lots Numbers 19 and 20 on the West side of Talbot Street in the said City of London, more particularly described as follows:

COMMENCING at a point in the original westerly limit of Talbot Street, being the Eastern limit of said Lot Number Twenty, distant Three Hundred and sixty-five feet, nine inches (365'9") southerly along the said limit from the southern limit of St. James Street; (as laid out by or shown on CROWN PLAN 30) said point being the north easterly angle of Lot Twenty-two (22) on the west side of Talbot Street;

THENCE southerly along the western limit of Talbot Street Fifty Feet (50');

THENCE westerly parallel with the southerly boundary of Lot Number Eight (8) according to registered Plan No. 252, One Hundred and Fifty Feet (150');

THENCE northerly parallel with Talbot Street Fifty Feet (50') more or less to a point distant Three Hundred and Sixty-five Feet, Nine Inches (365'9") southerly from the southern limit of St. James Street;

THENCE easterly parallel with the southern limit of St. James Street One Hundred and Fifty Feet (150') more or less to the place of beginning.

TOGETHER WITH a right-of-way to the said Grantees, their heirs, executors, administrators and assigns on the terms and conditions and subject to the provisions and conditions contained in an Agreement dated the 9th day of October, 1929, made between Alexander Harvey and others, which Agreement was registered in the Registry Office for the Registry Division of the City of London on the 17th day of December, 1929, as Number 29832, which said right-of-way is more particularly described as follows:

COMMENCING at a point in the original westerly limit of Talbot Street, distant Three Hundred and Forty Feet, Nine Inches (340'9") southerly along the said limit from the southerly limit of St. James Street;

THENCE southerly along the said westerly limit of Talbot Street Twenty-five Feet (25') more or less to a point Nineteen Feet, Three Inches (19'3") Northerly from the north-east angle of Lot Number Nine according to Registered Plan No. 252;

THENCE westerly parallel to St. James Street, One Hundred and Fifty Feet (150');

THENCE northerly Twenty-five feet (25') more or less to a point distant Three Hundred and Forty Feet, Nine Inches (340'9") southerly from the southerly limit of St. James Street measured parallel to Talbot Street;

THENCE easterly parallel to St. James Street, One Hundred and Fifty Feet (150') more or less to the place of beginning.

SECONDLY

In the City of London, in the County of Middlesex and being composed of that part of the original allowance for Great Talbot Street (now closed by By-law Registered as No. 91876) more particularly described as follows:

COMMENCING at a point in the easterly limit of Lot Twenty (20) on the west side of Great Talbot Street, in the City of London distant Three Hundred and Sixty-five Feet, Nine Inches (365'9") southerly from the northeasterly angle of Lot Twenty-two (22) on the west side of Great Talbot Street;

THENCE southerly along the easterly limit of said Lot Twenty (20) and along the easterly limit of Lot Nine (9) according to Registered Plan 252 for the City of London Fifty Feet (50') to a point being the south-east angle of the lands herein firstly described:

THENCE easterly at right angles to the easterly limit of said Lot Nine (9) to a point in a line drawn parallel to the easterly limit of Great Talbot Street and distant One Hundred and Seventeen Feet (117') westerly therefrom;

THENCE northerly along the said line drawn parallel to the Easterly limit of Great Talbot Street and distant One Hundred and Seventeen Feet (117') westerly therefrom to a point which would be intersected by a line drawn at right angles to the easterly limit of said Lot Twenty (20) and through the place of commencement.

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

TOGETHER WITH a right-of-way for the purposes more particularly set forth in the right-of-way herein firstly described in favour of the Grantees over that part of the original allowance for Great Talbot Street (Now Closed) more particularly described as follows:

COMMENCING at a point in the easterly limit of Lot Twenty on the west side of Great Talbot Street in the City of London distant Three Hundred and Forty Feet, Nine Inches (340'9") measured southerly from the northeasterly angle of Lot Number Twenty-two (22) on the west side of Great Talbot Street;

THENCE southerly along the easterly limit of said Lot Number Twenty, Twenty-five Feet (25');

THENCE easterly at right angles to the easterly limit of said Lot Number Twenty to a point in a line drawn parallel to the easterly limit of Great Talbot Street and distant One Hundred and Seventeen Feet (117') westerly therefrom;

THENCE northerly along the said line drawn parallel to the easterly limit of Great Talbot Street and distant One Hundred and Seventeen Feet (117') westerly therefrom to a point which would be intersected by a line drawn at right angles to the easterly limit of said Lot Number Twenty and through the place of commencement;

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

All as described in Instrument No. 136024 and No. 709517.

SCHEDULE "B"

To By-law No. L.S.P.-3164-282

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.

817 Talbot Street
Contextual Reasons

The house at 817 Talbot Street is a recent building (c.1960) respectful of the older architecture through set backs and height.



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.-3164-282
of the City of London, passed on October 5th, 1992.
DATED at London, Ontario this 9th day of October, 1992.
[Signature]
Signature