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IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1980, CHAPTER 337 AND
197 KING STREET EAST


NOTICE OF PASSING OF BY-LAW

To: TGB Investments Inc.
358 Dundas Street East
Toronto, Ontario
M5A 2A3

✓ Ontario Heritage Foundation

Take notice that the Council of the Corporation of the City of Toronto has passed By-law No. 91-91 to designate the above-mentioned property to be of architectural value or interest.

Dated at Toronto this 26th day of February, 1991.


Barbara G. Caplan
City Clerk

No. 91-91. A BY-LAW

*To designate the property at 197 King Street East
(Nealon House) of architectural value or interest.*

(Passed February 4, 1991.)

Whereas by Clause 8 of Neighbourhoods Committee Report No. 2, Executive Committee Report No. 3, adopted by Council at its meeting held on February 4, 1991, authority was granted to designate the property at 197 King Street East (Nealon House) of architectural value or interest; and

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historic or architectural value or interest; and

Whereas the Council of The Corporation of the City of Toronto has caused to be served upon the owners of the lands and premises known as 197 King Street East (Nealon House) and upon the Ontario Heritage Foundation notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having a general circulation in the municipality once for each of three consecutive weeks; and

Whereas the reasons for designation are set out in Schedule "B" hereto; and

Whereas no notice of objection to the said proposed designation has been served upon the clerk of the municipality;

Therefore the Council of The Corporation of the City of Toronto enacts as follows:

1. There is designated as being of architectural value or interest the real property more particularly described and shown on Schedules "A" and "C" hereto, known as 197 King Street East (Nealon House).
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.
3. The City Clerk is hereby 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 a newspaper having general circulation in the City of Toronto.

ARTHUR C. EGGLETON,
Mayor.

SYDNEY K. BAXTER
Deputy City Clerk.

Council Chamber,
Toronto, February 4, 1991.
(L.S.)

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SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of parts of Town Lots 18 and 19 on the south side of King Street, now King Street East, according to the Town of York Plan registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the boundaries of the said land being described as follows:

PREMISING that the southerly limit of King Street East has a bearing of North 74 degrees and 00 minutes East and relating all bearings herein, thereto, then;

COMMENCING at a point in the southerly limit of King Street East where it is intersected by the easterly face of the easterly wall of an old brick building standing in 1962 upon the herein described land, the said point being distant 33.11 metres more or less measured westerly thereon from the westerly limit of Frederick Street;

THENCE South 74 degrees and 00 minutes West along the said southerly limit of King Street East, 10.81 metres more or less to a point distant 38.61 metres measured easterly thereon from the easterly limit of George Street, and being also distant 17.98 metres measured easterly thereon from the westerly limit of said Town Lot 19;

THENCE South 16 degrees 14 minutes and 50 seconds East parallel to the westerly limit of said Town Lot 19, a distance of 31.36 metres to the site of the north face of the former brick building standing in 1926 on the herein described land;

THENCE South 73 degrees 45 minutes and 10 seconds West, being along the site of the north face of the said old brick building, 0.13 metres to the westerly face of said old brick building;

THENCE South 16 degrees 14 minutes and 30 seconds East along the westerly face of the said old brick building, 4.85 metres to the site of the south face of a former brick building;

THENCE North 75 degrees 56 minutes and 20 seconds East, along the site of the south face of said former brick building, to and along the northerly face of a brick building standing in 1962 upon the land immediately adjacent to the south, 10.67 metres to the southerly production of the easterly face of the easterly wall of the said old brick building standing on the herein described land, said production being the site of the easterly face of an old brick building;

THENCE North 15 degrees 46 minutes and 30 seconds West, to and along the easterly face of the easterly wall of said old brick building, 36.55 metres more or less to the point of commencement.

The southerly limit of King Street East as confirmed under the Boundaries Act by Plan BA-862 registered on June 21, 1976, as Instrument CT182065.

SCHEDULE "B"

The property at 197 King Street East is designated on architectural grounds. The Nealon House was constructed in 1888 as a hotel for James Nealon which replaced an earlier hotel and store on the same site. The four-storey brick building displays stone detailing and decorative features identified with the Romanesque Revival style.

The Nealon House is organized into six bays, with an asymmetrical compression of the first (left) bay. The verticality of the tall, narrow facade is emphasized by incised pilaster strips extending through four stories and decorated with rondelles and corbels. Above the first floor with its large commercial openings and carriageway, the four centre bays form a broad recessed three-storey bay window. Panels with geometrical and floral detailing are introduced above the rectangular openings in the lower three stories. In the fourth floor, the rectangular window in the left bay has a carved caricature above the lintel, while the remaining openings display corbelled round arches. The tympanums contain floral motifs, and the spandrels are decorated in a basketweave pattern. The bracketed roof is defined by a metal cornice which projects in three sections. A square tower rises above the northwest corner of the principal roof. The Nealon House is separated by a narrow passageway from its neighbour to the east, and is attached to a low-scale structure on the west.

The Nealon House is located on the south side of King Street East between George and Frederick Streets in the commercial centre of the Old Town of York. The building, with its rich detailing and mixture of materials, reflects the prosperity of the late Victorian era and is a landmark in the street.

SCHEDULE "C"

MAP AREA 50-22

