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THE CORPORATION OF THE CITY OF LONDON



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

REGISTERED MAIL

April 27, 1988

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

Re: Designation of 142 Kent Street
The Ontario Heritage Act, R.S.O. 1980, c. 337

Please find enclosed, a certified copy of By-law No. L.S.P.-2984-126, entitled "A by-law to designate 142 Kent Street to be of architectural value", passed by the Municipal Council of the Corporation of the City of London on April 18, 1988 and registered as Instrument No. 798856 on April 25, 1988

for *D. Sealey*
R.J. Tolmie
Assistant City Clerk

/ds

Enc

Bill No.
1988

By-law No. L.S.P.-2984-126

A by-law to designate 142 Kent
Street to be of architectural
value.

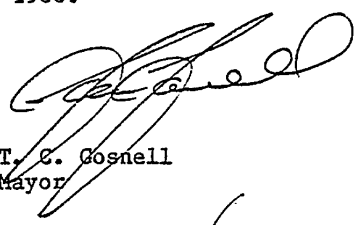
WHEREAS pursuant to The Ontario Heritage Act, R.S.O. 1980, c. 337 the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic or architectural value or interest;

AND WHEREAS notice of intention to so designate the property known as 142 Kent Street has been duly published and served and no notice of objection to such designation has been received.

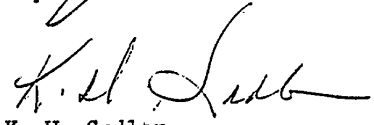
The Municipal Council of The Corporation of the City of London enacts as follows:

1. There is designated as being of architectural value or interest the real property, more particularly described in Schedule "A" hereto, at 142 Kent Street, 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 April 18, 1988.



T. C. Gosnell
Mayor



K. W. Sadler
City Clerk

First reading - April 18, 1988
Second reading - April 18, 1988
Third reading - April 18, 1988

SCHEDULE "A"

to By-law No. L.S.P.-2984-126

Part of Lots 7 and 8, North side of Kent Street, according to Plan 199 1/2, in the City of London, in the County of Middlesex, and being more particularly described as follows:

COMMENCING at a point in the North side of Kent Street, being the Southerly limit of Lot 8, North of Kent Street, Plan 199 1/2 distant 312 feet Easterly from the intersection of the Northerly limit of Kent Street with the Easterly limit of Talbot Street, being also the Southwest angle of Lot 6, East of Talbot Street, Plan 199 1/2, being 15 feet Easterly from the Southwest angle of said Lot 8, North of Kent Street.

THENCE Easterly along the said Northerly limit of Kent Street, being the Southerly limits of Lots 8 and 7, North of Kent Street, Plan 199 1/2, a distance of 50 feet.

THENCE Northerly parallel with the Easterly limit of Talbot Street being also the Westerly limit of Lot 6, East of Talbot Street, a distance of 165 feet more or less to the Northerly limit of said Lot 7, North of Kent Street, Plan 199 1/2.

THENCE Westerly along the said Northerly limit of Lots 7 and 8, North of Kent Street, Plan 199 1/2, a distance of 50 feet.

THENCE Southerly parallel with the said Easterly limit of Talbot Street being also the said Westerly limit of Lot 6, East of Talbot Street, a distance of 165 feet to the place of beginning,

being the lands described in Instrument No. 748787

SCHEDULE "B"

to By-law No. L.S.P.-2984-126

Architectural Reasons

142 Kent Street was erected in c. 1892 for Alfred M. Smart who, on his death in 1932, was president of Ontario Loan and Debenture. The house ranks among London's premier examples of Queen Anne architecture, exhibiting many of the characteristic elements of this style.

As a late Queen Anne house, it was influenced by the new Richardsonian Romanesque, Shingle and Norman Revival styles. This can be seen in the stone block foundation and verandah railing and support (Romanesque), the shingling (Shingle) and turret (Norman).

Gambrel-shaped, shingle-clad, gable ends of the front, rear and side elevations are indicative of the intersecting cross gable roof. The oriel window of the front gable-end is balanced above by an oval window and to either side by trefoil windows. Typical of the Queen Anne style, the large pane of the top sash of the three oriel windows is bordered by smaller panes. A course of square, rusticated, tin panels edges the bottom of the gable. A tall elaborate brick chimney projects from its roof.

The side (red brick) end gables reflect each other in mirror image: paired windows separated by a decorative panel, oval window above and rusticated tin panel coursing. The east elevation, however, differs in that two tall brick chimneys extend through the shingled end gable to project above the roof line. The brick side wall of the west elevation is broken by a regular arrangement of windows. The regular arrangement of windows of the east elevation is altered by three ascending stained glass windows along the stairway and the two aforementioned projecting brick chimneys.

Balancing the front end gable is a red brick (1st storey) and shingle-clad (2nd storey) octagonal turret with a conical roof topped by a finial. A swag and garland applique adds a classical touch to the cornice frieze. Again, the large top panes of the turret windows are bordered by smaller panes. Entrance to the house from the rusticated-stone block, round-arched verandah is gained through a single six panel door, decorated by a geometrically patterned, etched-glass window and similarly patterned transom framing number 142 above. The verandah shades an extra large window, the top sash of which again features a border of smaller panes.

A heritage feature of particular note in the interior is the staircase, located within an arched alcove off the central hallway. It is lighted by three ascending, round-arched, patterned, stained glass windows, each of which is a remarkable example of period craftsmanship. The banister and turned posts of the stair rail are anchored by three fluted square newel posts. Mention should also be made of the wooden ceiling beams and cornice in the central hallway and dining room.