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THE CORPORATION OF THE CITY OF LONDON



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

ONTARIO HERITAGE
FOUNDATION

JUN 1 1990

Nancy Smith

REGISTERED

May 28, 1990

Ontario Heritage Foundation
2nd Floor, 77 Bloor St. W.
Toronto, Ontario
M7A 2R9

Re: Designation of 165 Oxford Street East
The Ontario Heritage Act, R.S.O. 1980, c. 337

Please find enclosed, a certified copy of By-law No. L.S.P.-3076-202, entitled "A by-law to designate 165 Oxford Street East to be of architectural value", passed by the Municipal Council of The Corporation of the City of London on May 7, 1990 and registered as Instrument No. 869586 on May 25, 1990.

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

/ds

Enc.

By-law No. L.S.P.-3076-202

A by-law to designate 165 Oxford Street East
to be of architectural and historical 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 165 Oxford Street East 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 and historical value
or interest, the real property at 165 Oxford Street East, 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.
1980.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on May 7, 1990.


T. C. Gosnell
Mayor


K. W. Sadler
City Clerk

First reading - May 7, 1990
Second reading - May 7, 1990
Third reading - May 7, 1990

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SCHEDULE "A"

To By-law No. L.S.P.-3076-202

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 part of Lot number eight (8) on the south side of Oxford Street in the said City of London, according to Registered Plan number twenty-two (22), which may be more particularly described as follows:

COMMENCING at the north-east angle of said lot;

THENCE westerly along the north limit of the said lot being also the south side of Oxford Street, forty-five feet (45') to a point;

THENCE southerly parallel to the east limit of said lot, ninety-four feet (94');

THENCE easterly parallel to the north limit of the said lot being also the south side of Oxford Street, forty-five feet (45') to the easterly limit of the said lot being also the westerly limit of St. George Street;

THENCE northerly along the easterly limit of the said lot being also the westerly limit of St. George Street, ninety-four feet (94') to the place of beginning;

As described in Instrument 677246.

SCHEDULE "B"

To By-law No. L.S.P.-3076-202

Historical Reasons

This building was constructed in 1892. The first occupant was an accountant by the name of Claude B. Armstrong. From the early part of this century until the 1940's the property was owned by the Brock family which was involved in the sporting goods business. For most of the next three decades the West family owned the property. Recently, a number of commercial interests have occupied the building.

Architectural Reasons

The two and a half storey house at 165 Oxford Street East is an interesting blend of the Queen Anne and Stick styles. One can also detect the Eastlake influence in the decorative qualities of the building. It is the various architectural elements that represent the primary reasons for designation.

The exterior is characterized by a multiple gabled roof, decorative gables with ornamented bargeboards and brackets, lintels over the side windows, an offset left facade and a panelled main double door with a flat single light transom. The chimney is another prominent feature of the house. The Romanesque front and side windows with brick voussoirs add to the unique appearance of the building. Both the front and large window on the east elevation have very attractive stained glass panels.

It is the front porch that is perhaps the most arresting architectural element at 165 Oxford Street East. The open porch and second storey balcony contain many intricate wood details. There is incised woodwork in a floral pattern and beading on the drop pinnacle with a knob on the portico and the incised columns on the porch and balcony demonstrate the presence of the Eastlake influence. The balustrade on the porch is particularly noteworthy.

Overall, the building presents a complicated massing and irregular silhouettes which articulate the diverse styles involved.

This property is an excellent example of a diverse architectural collage. There are elements of Queen Anne Revival, Stick Style and the decorative elements developed by Charles Eastlake. The building is a unique example of the fusion and variety of styles that have touched the architecture of the City of London.