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London
CANADA

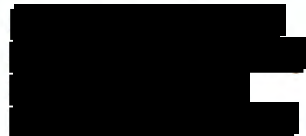
300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

ONTARIO HERITAGE TRUST

MAY 07 2018

RECEIVED

May 1, 2018



Ontario Heritage Trust
10 Adelaide Street East
Toronto ON, M5C 1J3

Re: Designation of 163 Oxford Street East
The Ontario Heritage Act, R.S.O. 1990, c. O.18

Please find enclosed, for your information, a certified copy of By-law No. L.S.P.-3474-126, entitled, "A by-law to designate 163 Oxford Street East to be of cultural heritage value or interest.", passed by the Municipal Council of The Corporation of the City of London on April 10, 2018, and registered as Instrument No. ER1164860 on April 17, 2018.

The London Advisory Committee on Heritage will be contacting you at a later date to determine whether or not you wish to have a plaque mounted on this building to designate it as a property of cultural heritage value or interest.

Catharine Saunders
City Clerk

Encl.

cc : G. Kotsifas, Building Division
K. Gonyou, Heritage Planner
L. Dent, Heritage Planner
J. Yanchula, Manager, Urban Regeneration
J. Bunn, City Clerk's Office

The Corporation of the City of London
Office: 519-661-CITY (2489) ext 5590
Fax: 519-661-4892
www.london.ca

Properties

PIN 08262 - 0015 LT
Description PT LTS 8 & 9 S/S OXFORD ST PLAN 22(W) AS IN 909614 LONDON
Address 163 OXFORD STREET EAST
LONDON

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE CITY OF LONDON
Address for Service P. O. Box 5035, London ON N6A 4L9
This document is being authorized by a municipal corporation Malt Brown, Mayor, Catharine Saunders, City Clerk.
This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

David Grant Mounteer 300 Dufferin Ave Suite1014, P.O. acting for Signed 2018 04 17
Box 5035 Applicant(s)
London
N6A 4L9

Tel 519-661-4940
Fax 519-661-5530

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

CITY OF LONDON 300 Dufferin Ave Suite1014, P.O. Box 2018 04 17
5035
London
N6A 4L9

Tel 519-661-4940
Fax 519-661-5530

Fees/Taxes/Payment

Statutory Registration Fee \$63.65
Total Paid \$63.65

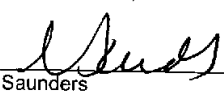


London
CANADA

**CITY OF LONDON
BY-LAW CERTIFICATION RECORD**

I, Catharine Saunders, City Clerk of The Corporation of the City of London, hereby certify that the document hereunder is a true copy of By-law No. L.S.P.-3474-126 entitled "A by-law to designate 163 Oxford Street East to be of cultural heritage value or interest."

Dated at London, Ontario, this 19th day of April, 2018.


Catharine Saunders
City Clerk

Bill No. 164
2018

By-law No. L.S.P.-3474-126

A by-law to designate 163 Oxford Street East to be
of cultural heritage value or interest.

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 cultural heritage value or interest;

AND WHEREAS notice of intention to so designate the property known as 163 Oxford Street East has been duly published and served and no notice of objection to such designation has been received;

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

1. The real property at 163 Oxford Street East, more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached 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 Trust and to cause notice of this by-law to be published once in a newspaper of general circulation in The City of London, to the satisfaction of the City Clerk, and to enter the description of the aforesaid property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on April 10, 2018.



Matt Brown
Mayor



Catharine Saunders
City Clerk

First Reading – April 10, 2018
Second Reading – April 10, 2018
Third Reading – April 10, 2018

SCHEDULE "A"
To By-law No. L.S.P.-3474-126

Legal Description

Part Lots 8 and 9, s/s Oxford Street, Plan 22(W), as in 909614, London

SCHEDULE "B"
To By-law No. L.S.P.-3474-126

Statement for Designation

Description of Property

The property at 163 Oxford Street East is located on the south side of Oxford Street East between Talbot Street and St. George Street.

Oxford Street is a five lane street which runs in an east-west direction; curbs and sidewalks are found on both the north and south side. The property is on an L-shaped lot and the building is set back from the street in alignment with the front facades of neighbouring buildings. A paved driveway located at the rear of the house offers vehicular access and pedestrian access from the Oxford Street East sidewalk is achieved through concrete steps.

Statement of Cultural Heritage Value or Interest

The property located at 163 Oxford Street East, London, Ontario is of significant cultural heritage value because of its physical or design value and its contextual value.

The property consists of a narrow two and one half storey, front gable, brick-veneer residential structure built in an Edwardian architectural style. Architectural features which represent the Edwardian style include the use of imported red brick, the three stained glass windows, the full length façade front porch, porch columns and balustrade with restrained classical detailing and gable pediment. This infill building was built c. 1908 and occupied by a variety of middle class residents throughout the 20th century.

The building located at 163 Oxford Street East has a combination of architectural features and modest design elements that make it unique while still contributing to the eclectic character of buildings found in the Talbot North area of London. The property is nestled between 155 Oxford Street East (a listed property) and 165 Oxford Street East (Designated under Part IV of the OHA) and is representative example of a compatible early 20th century infill building. The property works to reinforce the original residential nature of the streetscape. The numerous refined, but modest, design features help express the socio-economic mix of buildings associated with Talbot North area of London at the turn of the century.

Heritage Attributes

The heritage attributes which support or contribute to the cultural heritage value or interest of the property at 163 Oxford Street East include:

- The two and one-half storey residential building;
- The setback of the building from Oxford Street East, with a wide boulevard and concrete steps to facilitate access from the sidewalk;
- Slate roof with octagonal-shaped tiles;
- Red brick veneer;
- The front and rear gable pediments with wood shingle imbrication;
- The wooden sunburst motif design found in the front, rear and side gables;
- The rectangular gable window with the flat, modestly designed, wooden trim;
- The overhanging eaves, molded wooden soffit and simple decorative wooden frieze;
- The exterior brick chimney located on the eastern elevation;
- The segmental arched window openings with the original double hung wooden windows, brick voussiors and plain lug sills;
- The large window opening with stained glass transoms found on the main level of the façade;
- The stained glass window found on the western elevation;
- The semielliptical arch window opening on the eastern elevation with plain lug sill, brick header voussiors and decorative stain glass window;
- The open porch with offset gable peak (over the doorway and stairs) with inset vertical wooden planks in the pediment and a shed style roofline made with a slate roof with octagonal-shaped tiles;
- The decorative wood fascia with dentils found on the porch roofline;

- The open porch supported by decorated wooden columns with capitals, bases, and collars, which rest upon tapered brick engaged piers;
- The wooden balustrade with upper and lower wooden railing;
- The wooden plank porch flooring and wooden porch skirt; and,
- The original wooden door found on the facade with circular glass insert and rectangular transom with clear glass insert.