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THE CORPORATION OF THE CITY OF LONDON



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

ONTARIO HERITAGE
FOUNDATION

SEP 16 1991

REGISTERED

September 6, 1991

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

Re: Designation of 139 High Street
The Ontario Heritage Act, R.S.O. 1980, c. 337

Please find enclosed, a certified copy of By-law No. L.S.P.-3123-274, entitled "A by-law to designate 139 High Street to be of architectural value", passed by the Municipal Council of The Corporation of the City of London on September 3, 1991 and registered as Instrument No. 895950 on September 6, 1991.

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

/ds

Enc.

By-law No. L.S.P.-3123-274

A by-law to designate 139 High Street to be of architectural and historic value.

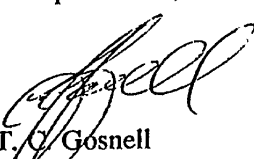
WHEREAS pursuant to The Ontario Heritage Act, R.S.O. 1980, c. 337, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic or architectural value or interest;

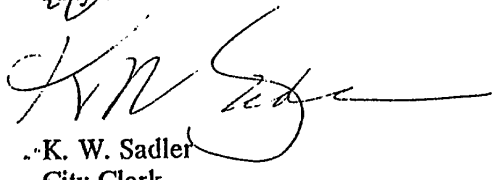
AND WHEREAS notice of intention to so designate the property known as 139 High Street has been duly published and served and no notice of objection to such designation has been received;

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

1. There is designated as being of architectural and historic value or interest, the real property at 139 High 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. 1980.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on September 3, 1991.


T. C. Gosnell
Mayor


K. W. Sadler
City Clerk

First reading - September 3, 1991
Second reading - September 3, 1991
Third reading - September 3, 1991

SCHEDULE "A"

To By-law No. L.S.P.-3123-274

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 16 on the north side of Baker Street according to Registered Plan 474, more particularly described as follows:

Commencing in the northerly limit of Baker Street at a point distant 82 feet measured easterly along said northerly limit of Baker Street from the southwest angle of said Lot;

Thence northerly in a straight line parallel with the westerly limit of said Lot to a point in the said line distant 39 feet measured southerly along the production northerly of the last mentioned line from the northerly limit of said Lot;

Thence easterly in a straight line to a point in the easterly limit of said Lot distant 40 feet measured southerly on said easterly limit from the northeast angle of said Lot;

Thence southerly along the easterly limit of said Lot distant 95 feet, 8 inches more or less to the southeast angle of said Lot;

Thence westerly along the southerly limit of said Lot, being the northerly limit of Baker Street, 116 feet 8 inches, more or less to the place of the beginning.

SCHEDULE "B"

To By-law No. L.S.P.-3123-274

Architectural Reasons

Built c.1865 this typical one and a half storey, L-shaped Gothic Revival farmhouse possesses many picturesque details. The intricately carved curvilinear vergeboards with drop pendants and the wrap-around porch with decorated posts are the most significant architectural features of the house. Most of the windows (4/4 pane) and the pine shutters are original. The roof material was once probably wood shingle, now asphalt tile. The chimney on the original house and wood front entrance door are notable. The house is a good example of a dwelling that was built in a rural setting and remains in use in an urbanized landscape.

The house was built in stages, the first structure consisting of 11 rooms including a summer kitchen with pumped water from a large cistern (in existence). The upper and lower floors were connected by a spiral staircase (partially existing). In the 1880s 5 additional rooms were added to the west and north of the building. Some of these later additions were removed in the 1920s. The white bricks were probably made at the Nathan Griffiths brickyard on what is now Commissioners Road.

Historical Reasons

The house and land at 139 High Street is representative of land development in South London since the inception of European settlement. The site was part of a Crown Land Reserve in Westminster Township opened to permanent settlement in 1810. After 1850 the area became a residential area with a few widely dispersed farms. After the annexation of the area in 1890 there was an increasing amount of infill, though mass construction in the area did not occur until the 1920s.

Schedule "B" (cont'd)
To By-law No. L.S.P.-3123-274

There have been only four owner-occupiers at 139 High Street since it was built. The original land, probably 10 acres, was a grant from the Crown to Archibald McPhail, a lumber and coal merchant in the 1840s. A house may have been built on site as early as the 1850s. The property was bought by the Nugent Brothers (Thomas, Frank and Byron) who were in the import/export business. In 1881, the house and 5 acres were sold to William and Elizabeth Clark. William Clark was a commission merchant. In 1926 Elizabeth Clark subdivided the remaining 5 acres into lots along Baker and High Streets keeping the corner lot and house. In 1946, the lot was conveyed to three Clark sons (Sydney, Percy and Douglas) who engaged in a market gardening business providing produce to the Covent Garden Market. [REDACTED] purchased the house in 1971.