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THE CORPORATION OF THE CITY OF LONDON



DEPARTMENT OF THE CITY CLERK
K W SADLER CITY CLERK

REGISTERED

October 9, 1992

Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Re: Designation of 811 Talbot Street
The Ontario Heritage Act, R.S.O. 1990, c. 0.18

Please find enclosed, a certified copy of By-law No. L.S.P.-3162-280, entitled "A by-law to designate 811 Talbot Street to be of architectural value", passed by the Municipal Council of The Corporation of the City of London on October 5, 1992 and registered as Instrument No. 282678 on October 7, 1992.

A handwritten signature in cursive script, appearing to read 'R. Tolmie'.

R. R.J. Tolmie
Assistant City Clerk

/ss

Enc.

By-law No. L.S.P.-3162-280

A by-law to designate 811 Talbot Street to be of architectural value.

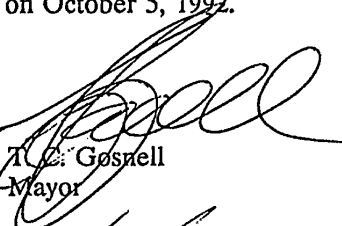
WHEREAS pursuant to The Ontario Heritage Act, R.S.O. 1990, c. 0.18, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic or architectural value or interest;

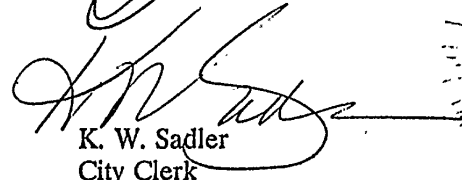
AND WHEREAS notice of intention to so designate the property known as 811 Talbot Street has been duly published and served and no notice of objection to such designation has been received;

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 at 811 Talbot 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. 1990.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on October 5, 1992.


T. C. Gosnell
Mayor


K. W. Sadler
City Clerk

First reading - October 5, 1992
Second reading - October 5, 1992
Third reading - October 5, 1992

SCHEDULE "A"

To By-law No. L.S.P.-3162-280

All and Singular that certain parcel or tract of land and premises situate lying and being composed of:

FIRSTLY

Parts of Lots 5, 6 and 7 on the west side of Talbot Street according to Registered Plan 252 and parts of original Lots 18 and 19 on the west side of Talbot Street which may be more particularly described as follows:

COMMENCING in the east limit of Lot 7 at a point distant 2 feet 4 inches northerly from the southeastern angle of said Lot 7;

THENCE southerly along the east limit of Lot 7, the east limit of Lot 6 and the east limit of Lot 5, a distance of 74 feet to the southeastern angle of said Lot 5, a distance of 74 feet to the southeastern angle of said Lot 5;

THENCE westerly along the southern limit of Lot 5, a distance of 91 feet 10 inches;

THENCE northerly parallel with the eastern limit of said Lot 5, a distance of 2 feet 2 inches;

THENCE westerly in a line parallel with the direction of the southern limit of said Lot 5, a distance of 58 feet 2 inches;

THENCE northerly parallel with the eastern limits of Lots 5, 6 and 7, a distance of 71 feet 10 inches;

THENCE eastern in a line parallel with the direction of the southerly limit of said Lot 7, a distance of 150 feet to the place of beginning; and

SECONDLY

Part of original allowance for Great Talbot Street (now closed) by By-law Registered as No. 91876, more particularly described as follows:

COMMENCING at a point in the easterly limit of Lot 7 according to Registered Plan 252 at a point distant 2 feet 4 inches northerly therealong from the southeasterly angle of said Lot 7;

THENCE southerly along the easterly limits of said Lot 7 and of Lots 6 and 5 all according to said Registered Plan 252, a distance of 74 feet to the southeasterly angle of said Lot 5;

THENCE easterly at right angles to the easterly limit of said Lot 5, a distance of 15 feet to a point in a line drawn parallel to the easterly limit of Great Talbot Street and distance 117 feet westerly therefrom;

THENCE northerly along the said line drawn parallel to the easterly limit of Great Talbot Street and distant 117 feet therefrom a distance of 74 feet to a point therein which would be intersected by a line drawn at right angles to the easterly limit of said Lot 7 and through the place of commencement;

THENCE westerly in a straight line, a distance of 15 feet to the place of commencement.

As In Instrument No. 518661.

SCHEDULE "B"

To By-law No. L.S.P.-3162-280

808, 810, 811, 812, 813, 815, 817, 825, 831 Talbot Street (between Oxford and St. James Sts.) and 126 Sydenham Street (between Talbot St. and St. George St.)

Historical and Contextual Reasons

The properties on Talbot Street between Oxford and St. James Streets and 126 Sydenham represent a diversity of architectural styles and incremental urban development. Many mature trees enhance this streetscape. The buildings were constructed between the early 1870s and the late 1930s, with some more recent infills (eg. 817 Talbot). Stylistically the buildings fall into distinct periods with Italianate and Queen Anne dominating the east side of Talbot reflecting development from the 1880s to 1905, and Arts and Crafts and Colonial Revival on the west side reflecting development between 1910 and 1940. The west of the street developed later because the land was owned by an agricultural society which operated the old Western Fair Agricultural Building (demolished) which occupied the site of 837 Talbot Street.

Many of the buildings in the area are associated with the Harvey family, particularly Alexander Harvey. Harvey arrived in London in 1855, having immigrated from Ireland. He purchased much of the land along this stretch of Talbot street around 1872. He was described in the City Directories of the period as a builder and after 1898 as vice president of Webster Harvey Ltd., suppliers of coal wood and cement. Alexander Harvey built and occupied 802 Talbot Street in 1886 and began building many of the houses in the area. It is believed that he oversaw the construction of 801, 803, 810, 811, 812 and 813 Talbot Street over the years. Some of the houses such as 810 and 812 were built for members of the Harvey family, in this case his two daughters. Harvey was noted for having personally planted streets of trees in North London. Many members of the Harvey, and through marriage, Foreman and Escott families, continued to live on the street well into the 1980s.

811 Talbot Street
Architectural Reasons

The two and a half storey building at 811 Talbot Street was built in 1908 by Alexander Harvey for the Grant family. Stylistically the house along with 813 and 815 reflected current trends in architecture with interpretations of vernacular architecture explored by British architects allied with the Arts and Crafts movement between 1890 and 1914. The English domestic building revival led by architects such as William Lethaby and Charles Voysey had a tremendous impact at the time. This influence can be seen in the simple design, references to traditional architecture and the massed multiple-paned windows. The porch relates well to the style of the house. The original roof material was wood shingle.



CITY OF LONDON BY-LAW CERTIFICATION RECORD

I, K. W. Sadler, City Clerk

of the Corporation of the City of London, hereby certify that the By-law hereunder is a true

copy of By-law No. L.S.P. -3162-280

of the City of London, passed on October 5, 1992.

DATED at London, Ontario this 9th day of October, 1992.


Signature