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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 831 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.-3166-284, entitled "A by-law to designate 831 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. 282674 on October 7, 1992.

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

for R.J. Tolmie
Assistant City Clerk

/ss

Enc.



By-law No. L.S.P.-3166-284

A by-law to designate 831 Talbot Street to be of architectural value.

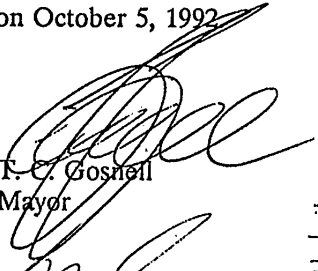
WHEREAS pursuant to The Ontario Heritage Act, R.S.O. 1990, c. 0.18, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic or architectural value or interest;

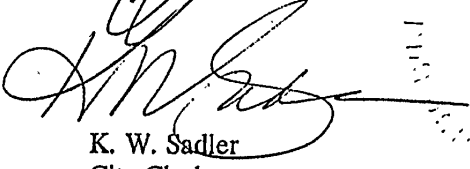
AND WHEREAS notice of intention to so designate the property known as 831 Talbot Street has been duly published and served and no notice of objection to such designation has been received;

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 831 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.-3166-284

That Part of Lot 21, West of Talbot Street (formerly Great Talbot Street) and Part of Talbot Street (formerly Great Talbot Street), (closed by By-law No. S.474-40, registered as Instrument Number 91876), City of London, County of Middlesex, shown as Part 1 on a Plan Deposited in the Land Registry Office for the Registry Division of Middlesex East (No. 33) as No. 33R-6753.

As Instrument No. 742297.

SCHEDULE "B"

To By-law No. L.S.P.-3166-284

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.

831 Talbot Street Architectural Reasons

The Colonial Revival house at 831 Talbot Street was designed by O. Roy Moore and built in 1939. The craftsmanship and detailing found throughout the house are based on the fine set of plans executed by Moore's office in 1938. The house and grounds were featured in House and Garden in 1942. The house was originally built for the Escott family, who were related to the Harveys.

The house is a composition of four sections, with a primary unit with 3 other sections to the north and south which affect additions. The building is only one room wide thereby allowing a great deal of light into the interiors. The primary façade is symmetrical with five windows (6/6 single hung) around an attractive front entry. The front door has sidelights and the entablature above the door is supported by fluted pilasters. A small metal balustrade with brass finials complete the entrance. Stone steps lead to the front entrance. All windows have furniture quality pine shutters.

The roof is covered in a green slate from Tennessee and eavestroughing, flashing and downspouts are in copper. Dentils can be seen beneath the eaves. There are 3 chimneys. The terrace at the back of the house (over the two car garage) was originally intended to have a roof, but it was never built.

The gardens were designed by Gordon L. Culham (CSLA) at the time of the building's construction. They were designed to reference the changes in elevation towards the Thames River.



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. - 3166-284
of the City of London, passed on October 5, 19 92.
DATED at London, Ontario this 9th day of October, 19 92.
[Signature]
Signature

FORM NO. 0620