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

London
CANADA

REGISTERED

ONTARIO HERITAGE TRUST

JUN 04 2012

June 1, 2012

678-512-4111

[REDACTED]
678 Talbot Street
London ON N6A 2T9

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

**RE: DESIGNATION OF 678 TALBOT STREET
THE ONTARIO HERITAGE ACT, R.S.O. 1990, c. O.18**

Enclosed for your information is notice of the Council of The Corporation of the City of London's intention to designate the property identified above pursuant to Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18.

Linda Rowe
Deputy City Clerk

/rv

c. Don Menard, Heritage Planner



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

London
CANADA

May 23, 2012

D. Menard
Heritage Planner

I hereby certify that the Municipal Council, at its session held on May 22 and 23, 2012 resolved:

8. That, the following actions be taken with respect to the 5th Report of the London Advisory Committee on Heritage from its meeting held on April 11, 2012:

- a) the Heritage Planner **BE DIRECTED** to continue to make amendments to the Delegation of Authority By-law;
- b) the Manager of By-law Enforcement **BE ASKED** to attend the next meeting of the London Advisory Committee on Heritage (LACH) to provide information on property standards related to vacant heritage buildings;
- c) notice of the Municipal Council's intention to designate Meadowlily Bridge to be of cultural heritage value or interest **BE GIVEN**, for the attached, revised, reasons, under the provisions of subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;
- d) notice of the Municipal Council's intention to designate the property located at **678 Talbot Street** to be of cultural heritage value or interest **BE GIVEN**, for the attached reasons, under the provisions of subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*; it being noted that the owners of the subject property [REDACTED] have concurred with this recommendation, with the understanding that the land to be included in the designation will be as shown on the assessment roll; and,
- e) that clauses 1 c), d) and e), 2 c), d), e), f), g) and clauses 3 through 11, inclusive, of the 5th Report of the London Advisory Committee on Heritage, **BE RECEIVED AND NOTED**;

N6A 217

it being noted that the Planning and Environment Committee heard a delegation from George Goodlet, Chair, London Advisory Committee on Heritage, with respect to this matter. (8/13/PEC)

C. Saunders
City Clerk
/jb

cc: R. Verhoeven, Documentation Services Representative
London Advisory Committee on Heritage

8

RECEIVED
CITY OF LONDON
PLANNING DIVISION

MAR 22 2012

Statement of Significance: 678 Talbot Street

Legal Description of Property

678 Talbot Street is a two and one half story buff brick residence on Plan 183, Lot 5. The residence is located on the east side of Talbot Street between Mill and John Streets.

FILE NO. _____

DM

SUBSEQUENT REFERRALS

- | | |
|--|-------------------------------|
| <input type="checkbox"/> FOR ACTION | <input type="checkbox"/> FILE |
| <input type="checkbox"/> FOR INFORMATION | <input type="checkbox"/> B.F. |
| <input type="checkbox"/> FOR REPORT | <input type="checkbox"/> OTH |

Statement of Cultural Significance

The single family, two-and-one-half story residence located at 678 Talbot St. is recommended for designation under Part IV of the Ontario Heritage Act as a building of cultural heritage value.

678 Talbot St. is one of a dwindling number of surviving houses constructed along Ridout and Talbot Streets that once comprised one of London's elite residential neighbourhoods. The initial stimulus for the residential development of the area was initiated in 1852 by a group of London's leading citizens led by industrialist Elijah Leonard, Jr. who in collaboration with Dr. Alexander Anderson, brewer John Carling, Judge John Wilson and others formed a company for the purpose of purchasing and selling 200 acres of land west of Richmond and north of John Street. Built c. 1896-97, the house at 678 Talbot Street was located across the street from the now demolished residences of Elijah Leonard, Jr. and T.H. Carling, son of John Carling. The first occupant of 678 Talbot Street was John P. Ashworth, an accountant with the Bank of Montreal. The dwelling remained a single family house until divided into lower and upper apartments in the late 1970s. In recent years, the house reverted to a single family house.

Description of Heritage Attributes

This two-and-one-half story residence was designed in the Queen Anne style, an architectural style in which London is particularly rich. The important architectural features comprise:

Exterior

- high pitched gable, irregular roof with prominent decorated gable ends on the front elevation and projecting wing of the south side elevation;
- the front elevation gable end features an intricate combination of paired windows, shingling, ornate rounded brackets and sunburst designs;
- the south side elevation gable end is less spectacular in its decorative elements limiting its design features to rounded brackets and shingling; note also the rounded eaves brackets which anchor both extremes of the gable ends.
- buff brick accented by rough faced buff bricks in the form of coursing and as decorative elements in the radiating voussoirs over the windows on both stories of the front and side elevations and most prominently around the voussoirs of the first story stained glass hall porthole window on the south elevation.
- rough faced bricks also accent the voussoirs over the front door and the south side elevation door.
- the large plate glass windows on the first story of the front elevation is crowned with a floral patterned stained glass transom.

Interior

- first floor: the vestibule entrance features the original high baseboards, paneled hallway door and window trim with corner blocks; the inner door also retains the original frosted glass panel and clear glass transom above.
- the hallway is dominated by an extraordinary, Eastlake influenced, staircase with an elaborate newel post, base and cap, turned spindles, stringer decorations and a fan-like triangular sunburst design in the space between the spindles and the banister above; also of note in the hallway are the floral patterned stained glass porthole window and the original floor grate.
- the front parlour retains its original wooden trim and corner blocks, stained glass transom over the large plate glass front window (note the rope molding framing the transom) and bottom panel as well as the fireplace and grate; the doorway to the hallway from the parlour also retains its original trim and corner blocks.

- the rear parlour features a pair of double hung sash windows with the original wood trim and corner blocks still in place.
- the dining room preserves the original baseboards, door and window trim with corner blocks.
- second floor (hallway): features a continuation of the ornate Eastlake influenced staircase bannister which turns at a 90 degree angle at the landing and ascends to meet the upstairs hallway where it again turns at a 90 degree angle to continue a distance along the hallway terminating at the outer wall of the front bedroom.
- a semi-circular headed window set within a rectangular frame, which lights the staircase landing, features decorative corner blocks and two fan-like rounded corner pieces.
- original doorframes with glass transoms above.
- original floor and baseboard registers.-

Owner(s) Affirmations

I (We), am(are) the owner(s) of the property located at 678 Talbot Street, London, Middlesex County, Ontario.



I (We) have reviewed the proposed statement of significance above and approve it as written.

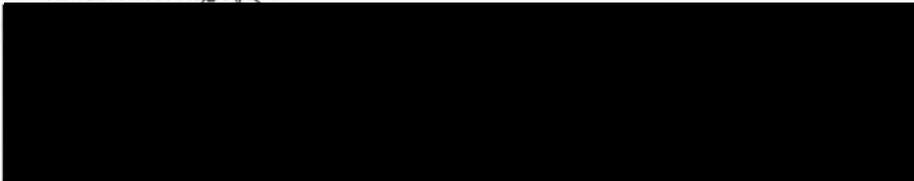


(Name)



(Name)

I (We) consent to the application to designate this property under Section 29 (Part IV) of the *Ontario Heritage Act*.



(Name)

(Date)

(Retain one copy for your records. Please sign and return the second to the Heritage Planner, Planning Department, 206 Dundas Street, London, N6A 1G7.)