

Heritage Alteration permits:

Wortley Village/Old South HCD 134-6 Wortley Rd Tuckey's Home Hardware

Proposal: Extend facade to S and change existing facade:

Comments:

- In favour of replicating existing facade of Fire Roasted Coffee
- Maintain 'street' look with windows, articulated entrance – this is an important corner in the village and has been an urban meeting spot
- Windows better if displaying merchandise etc
- Not sure of materials?
- Maintain 'variety' in store fronts
- Any provision for awning?

Downtown HCD 472 Richmond St [St Paul's Cathedral making grade change to Cronyn Hall stoop elevation; repairs] [Also Part IV designated]

Proposal: want to raise sidewalk up altering heritage landscape to make entrance more accessible. Repairs due to water damage to rotted beams.

Comments: No problem

Downtown HCD 331 Talbot [former Brunswick Hotel site accessory parking lot]

Proposal: Currently gravel lot that's fenced off, had to get minor variance to get parking lot and have parking lot just for property next door (same owner), not commercial lot, just accessory.

Comments: If it meets requirements, nothing to talk about for this to be a parking lot

Heritage Impact Statements related to Current Planning Applications

505 Talbot St [Z-8490]

356 Dundas St [Z-8483]

195 Dundas St [Z-xxxx]

Comments: Mural, fence and tree treatments give Dundas St a good facade – almost park-like effect

Heritage Listed Properties Impacted by Municipal Class Environmental assessment

78-88 Oxford St W

Proposal: Houses are in way of proposed Oxford widening and turn on to Western rd and will be in way of transit construction. Cannot widen on north side because of hydro corridor. Only two of the houses are listed as heritage properties.

Comments:

- Streetscape important – unity of design
- These had been threatened with demolition before and suggestion made to designate them, which never proceeded
- Concern for people who live nearby as they are at present a noise and road buffer for them

183 King St

Comments:

- The two *rear* properties could be removed without damaging the heritage streetscape

Demolition Requests

505 Talbot St [heritage listed (Priority 1) property; “c 1880/Italianate influence”]

Proposal: Plan & application open for property, but requires removal of all 3 buildings

Comments:

- Move to designate * (see attached ‘Reasons to Designate’)
- Removal would exacerbate threat to other properties on important historic streetscape
- Have been featured in books and on heritage walks
- Aesthetic quality, the three are harmonious and form a significant architecturally and historically important streetscape
- This street extremely vulnerable – merits heritage protection – not want blank walls of very high rise towers – already too many
- London’s first ‘flight from Downtown’ on part of many distinguished builders in past, first ‘suburb’

507 Talbot St [heritage listed (Priority 2) property; “c. 1884/Gothic Revival”]*NB date revised after research

For proposal, comments and concerns refer to 505 Talbot notes

Comments:

- Move to designate (see attached ‘Reasons to Designate’)

511 Talbot St [heritage listed (Priority 2) property; “c. 1884/Vernacular”]*NB date revised after research

For proposal, comments and concerns refer to 505 Talbot notes

Comments:

- Move to designate (see attached ‘Reasons to Designate’)

1659 Wharnccliffe Road South [heritage listed (Priority 2) property; “1938/ 7 Dwarfs Restaurant/Eclectic”]

Comments:

- Lack of success with reopening it
- Area around has changed quite a bit
- Loss of iconic status

Conclusion: Once local historic landmark that has lost its context and meaning: no move to preserve

‘Reasons to Designate’ Statement of Significance for 505 Talbot St

Legal description: PLAN 199 PT LOTS 1 AND 2 W TALBOT ST REG. 9348.00SF 82.00FR 114.00D

Roll Number: 010040011000000

Physical/Design Values

The house at 505 Talbot Street (c.1880) is both a representative example of the Italianate style and one that is rare and unique in the degree to which its ornamental trim exemplifies particularly fine craftsmanship and artistic merit. John H. Lutman pointed out in *The Historic Heart of London* (1978) that “the house design is a fine representation of the Italianate style of architecture. It possesses a low hipped roof, edged by a bracketed cornice and frieze, and elongated windows and two balanced bays on either side of a two storey projection, which serve to brightly light the interior”. The decorative details include a remarkable frieze, comprising an arcade of open pointed arches separated by posts terminating in a bracket at the top and a trefoil at the bottom, below the finely moulded base of the cornice. Among the other excellent examples of decorative trim are the stone lintels with pierced flower

designs, the trefoil and flower designs in the cornice of the bay windows, and the hexagonal strutwork of the centre gable. This remarkable trim explains the inclusion of this building in the list of “good residences” described as making Talbot Street noteworthy in Goodspeed’s 1889 *History of the County of Middlesex*.

Historical/Associative Values

Talbot Street’s recognition as a fine residential streetscape dates back to 1852 when several Londoners funded a company with the mandate to acquire, survey and sell two hundred acres west of Richmond St and north of John St., and has been referred to as London’s first suburb. *Heritage Places* states: “Many community leaders lived here and thus it acquired an exclusive character”. The names of London’s founding fathers, such as John Carling, Elijah Leonard and George Goodhue can be found as some builders of early residences in this area. John Lutman’s seminal work. *The Historic Heart of London* highlights Talbot Street as “still reflective of the prestige the street formerly possessed”.

The house at 505 Talbot St was built c. 1881 for James Owrey, a Director and then Vice President of the Agricultural savings and Loan Company, and, by 1889, Vice President of the London Loan and Savings Company of Canada, founded by Thomas Kent. In addition to his important roles in the emerging financial importance of London during the 1870s and 1880s, Owrey also served as Justice of the Peace. He lived at his home on Talbot Street until 1898.

Contextual Values

The three residences at 505 Talbot St (c 1881), 507 Talbot St (1886), and 511 Talbot St (1900) form a remarkably interesting and attractive streetscape. Immediately to the north the original Baptist Church (1881) and nearby on the south by Camden terrace (479-489 Talbot St), a highly important Italianate row of houses built in the 1870s and designed by the eminent London architect Samuel Peters Jr. who lived here for several years before his death in 1882. Apart from their combined historical significance which represents an essential reminder of a page in the city’s history, the buildings at 505, 507 and 511 Talbot Street add an important link in the streetscape’s exploration of the period’s architectural styles.

The Talbot St area has long been recognised for the importance of many early structures, with many groupings, such as numbers 580-611 and 639-661, many of which are also Italianate houses of great architectural and historical significance. There are other architecturally significant buildings on the nearby streets of Albert and Kent amongst others. It is an area which has become extremely vulnerable and yet is one of London’s foremost early architecturally outstanding neighbourhoods.

The City has installed streetlights which are designed to look like gas lamps. These gas lamps run along Talbot on both sides of the street between Kent and Fullerton, reinforcing the historic character of the area.

Heritage Attributes

- Two-storey brick Italianate mansion
- Hipped roof, wide eaves, elongated windows
- Large, elaborate paired brackets, featuring a ladder design under the eaves
- An intricate frieze, featuring an arcade of pointed arches, trefoils, finely moulded horizontal elements, and smaller brackets all around the cornice of the building
- Projecting frontispiece, with front doorway and trim, pointed window, and hexagonal strutwork cornice
- Large octagonal tower at southwest corner of main block with many large brackets and a polygonal hipped roof
- Porch with elaborate woodwork on south side of rear part
- All windows with stone sills and stone arches
- Stone lintels over the windows of the upper floor and over the attic window of the frontispiece, carved with incised flower motifs, and brick voussoirs laid to form a pointed arch over other windows
- Large bay windows on each side of door, with trefoil and bas-relief flower designs in slanted cornice

'Reasons to Designate' / Statement of Significance for 507 Talbot Street

Legal description of Property: PLAN 199 1/2 PT LOT 2 REG 2356.00SF 20.67FR 114.00D

Roll number: 010040010000000

Physical/Design Values

507 Talbot Street is a modest white brick vernacular building, displaying a variety of features accrued from different styles, perhaps at different times. The attractive fretwork bargeboard echoes the earlier Gothic Revival styles, the segmental arches over the windows and the front door reflect Italianate influence, and the fine matching stained glass designs in the transom over the door and the front window probably represent later early 20th century additions. The unusually eclectic result of this combination is a building of considerable charm that fits well within a streetscape marked by distinctive buildings of its period.

Historical/Associative Values

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Although significantly different in character, the three houses at 505, 507, 511 Talbot Street together possess a synergetic quality that makes them a compelling part of Talbot Street's historic importance as a residential showpiece.

507 Talbot Street built in 1886 was first occupied by William Brown, carriage-maker, and later by a clerk and a barber.

Contextual Values

The three residences at 505 Talbot St (c 1881), 507 Talbot St (1886), and 511 Talbot St (1900) form a remarkably interesting and attractive streetscape. Immediately to the north the original Baptist Church (1881) and nearby on the south by Camden terrace (479-489 Talbot St), a highly important Italianate row of houses built in the 1870s and designed by the eminent London architect Samuel Peters Jr. who lived here for several years before his death in 1882. Apart from their combined historical significance which represents an essential reminder of a page in the city's history, the buildings at 505, 507 and 511 Talbot Street add an important link in the streetscape's exploration of the period's architectural styles.

The Talbot St area has long been recognised for the importance of many early structures, with many groupings, such as numbers 580-611 and 639-661, many of which are also Italianate houses of great architectural and historical significance. There are other architecturally significant buildings on the nearby streets of Albert and Kent amongst others. It is an area which has become extremely vulnerable and yet is one of London's foremost early architecturally outstanding neighbourhoods.

The City has installed streetlights which are designed to look like gas lamps. These gas lamps run along Talbot on both sides of the street between Kent and Fullerton, reinforcing the historic character of the area.

Heritage Attributes

- One and a half storey white brick house
- fretwork bargeboard
- excellent mouldings under gable
- turned finial and pendant
- segmented arch brick voussoirs above windows and doors
- transoms with matching stained glass above windows and doors

'Reasons to Designate'/Statement of significance for 511 Talbot St

Legal description: PLAN 199 1/2 PT LOT 2 REG 5799.00SF 48.33FR 120.00D

Roll number: 010040008000000

Physical/Design Values

The late Italianate house at 511 Talbot Street (1890) is unusual in its somewhat squat proportions, caused in part by the way in which the hipped roofs of the two front bay windows merge directly with the roofline of the house. This building replaced an early single-story frame house, fitting what appears to have been a rental property on a comparatively small lot. While economical in its fittings (as reflected for example in the brick sills), the house achieves a highly individual, somewhat British character that causes it to stand out on the streetscape. The three-sided bay windows, with their octagonal rooflines, blend well with the towers of the church next door and the bays of the more sophisticated house at 505 Talbot Street. Originally a double house, the facade now features a single front door.

Historical/Associative Values

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Among the early occupants of the double house at 511 Talbot St were a carriage-maker, an accountant, and a teacher.

Contextual Values

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Heritage Attributes

- two storey white brick structure with hipped roof
- tall chimneys on south side and north side
- position of central doorway
- wide, three-sided two storey bay windows with hipped roofs at each side of door
- shallow segmented arch window embrasures with brick voussoirs and brick sills

