

Bill No. 21
2018

By-law No. L.S.P.-_____

A by-law to designate 4402 Colonel Talbot Road to be of cultural heritage value or interest.

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 cultural heritage value or interest;

AND WHEREAS notice of intention to so designate the property known as 4402 Colonel Talbot Road has been duly published and served;

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

1. The real property at 4402 Colonel Talbot Road, more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached 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 Trust and to cause notice of this by-law to be published once in a newspaper of general circulation in the City of London, to the satisfaction of the City Clerk, and to enter the description of the aforesaid property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property in the Register of all properties designated under the *Ontario Heritage Act*.
4. By-law No. L.S.P.-3467-549 passed on November 28, 2017, being, "A by-law to designate 4402 Colonel Talbot Road to be of cultural heritage value or interest." is hereby repealed.
5. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on December 12, 2017.

Matt Brown
Mayor

Catharine Saunders
City Clerk

SCHEDULE “A”
To By-law No. L.S.P.-_____

Legal Description

Lot 15 and part of Lot 16, ETR, and south of Side Road, Plan 443 and part Lot 70, ETR, as in WU31936, WU56425, 109015, 147136, 264474, London

SCHEDULE “B”
To By-law No. L.S.P.-_____

Statement for Designation

Description of Property

4402 Colonel Talbot Road is located on the east side of Colonel Talbot Road between Broadway Avenue and Sunray Avenue in the Lambeth area of London, Ontario.

Statement of Cultural Heritage Value or Interest

4402 Colonel Talbot Road, the formerly the Lambeth Continuation School and later the M. B. McEachren Public School, is of cultural heritage value or interest because of its physical or design values, historical or associative values, and its contextual values.

Physical/Design Values

Within Lambeth, the former Lambeth Continuation School/former M. B. McEachren Public School is a representative example of the Beaux Arts style. This style is demonstrated in the 1925 school building with its balanced composition, central portico, and classically-inspired details including the pediment and parapet with coping, painted metal stringcourse, triplet windows, relief detailing, red brick, soldier course lintels and cast concrete sills. This style often applied in early twentieth century institutional buildings, aimed at reflecting the importance and permanence of education in the Lambeth community.

Historical/Associative Values

The former Lambeth Continuation School/former M. B. McEachren Public School is part of the representative work of Herbert Carrol McBride (1860-1843). H. C. McBride trained in the studio of Samuel Peters & Son from 1877-1882. He subsequently partnered with many prominent London architects, eventually operating a sole practice. His work includes the rectory for St. George’s Anglican Church (229 Wharnccliffe Road North, 1893), the Colborne Building at the Old Victoria Hospital (391 South Street, 1898-1899), and St. Michael Catholic School (926 Maitland Street, 1913-1914).

The former Lambeth Continuation School/former M. B. McEachren Public School has direct historical associations with the establishment of educational institutions in Lambeth which reflected its status as an important village in the former Westminster Township.

While continuation schools were established in the late nineteenth century, their role as a link between elementary school and higher education gained social importance following World War I. Elementary schools were typically one-room schoolhouses providing a basic education to pupils using the 1st to 4th Books (now Grades 1-8). For those students seeking further educational opportunities, a new forum was required to bridge the gap between elementary education and teacher’s college or university. High schools were funded by the provincial government and established in many larger urban centres, but most were out of reach, both geographically and financially, for rural students.

The first school in Lambeth was established in 1816 (S.S. #17), which provided a basic education to students in the former Westminster Township. Later, high school students traveled to London for their education via the traction line prior to 1921. Increased enrollment in London schools and the removal of the traction line prompted the Lambeth School Board to establish its own continuation school, first housed in the Masonic Hall until the Lambeth Continuation School was built in 1925. The Lambeth Continuation School was built in 1925, and opened on September 21, 1925 with Miss Clara M. Waters as principal. The Lambeth Continuation School provided an important opportunity for Lambeth students to pursue further education despite their location or means.

Due to other population growth in Lambeth, Grade 1-2 students were moved into the Science Lab at the Lambeth Continuation School in 1947. In 1949, the remaining students of SS #17 were moved to the Lambeth Continuation School; high school students were bussed to London. Further population growth prompted additions to the school building in 1953-1954, 1963-1964, and 1968. The former Lambeth Continuation School was renamed M. B. McEachren Public School in honour of Margaret B. McEachren, a long serving teacher, in 1965. In 2010, the students of M. B. McEachren Public School were moved to the former A. E. Duffield Public School, now known as Lambeth Public School.

While short in duration, the former Lambeth Continuation School ensured access to higher education for students in Lambeth and the surrounding area.

Contextual Values

The former Lambeth Continuation School/former M. B. McEachren Public School is locally recognized as a landmark within the community.

Heritage Attributes

Heritage attributes which support and contribute to the cultural heritage value or interest of this property include:

- Historical role as Lambeth Continuation School;
- Historical associations with Margaret B. McEachren;
- Demonstrative work of Herbert Carroll McBride, architect, in the Beaux Arts style;
- The 1925 Lambeth Continuation School, with:
 - Balanced façade composition;
 - Central portico;
 - Classically-inspired architectural details including pediment and parapet with coping, painted metal stringcourse, triplet windows, relief detailing, red brick, soldier course lintels and cast concrete sills.