

Bill No. 320
2012

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

A by-law to designate 678 Talbot Street to be of historical and contextual 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 historic and contextual value or interest;

AND WHEREAS notice of intention to so designate the property known as 678 Talbot Street has been duly published and served and no notice of objection to such designation has been received;

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

1. There is designated as being of historical and contextual value or interest, the real property at 678 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*.
4. This by-law comes into force on the day it is passed.

PASSED in Open Council on July 24, 2012.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – July 24, 2012
Second Reading – July 24, 2012
Third Reading – July 24, 2012

SCHEDULE "A"
To By-law No. L.S.P.-

Part of Lot 4, East of Talbot Street, on Registered Plan 183(W) in the City of London and County of Middlesex as in Instrument 795914.

SCHEDULE "B"
To By-law No. L.S.P.-

REASONS FOR DESIGNATION:

Statement of Significance of 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.

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, 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

- a 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

a) 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 bannister 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 glassed 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.

b) second floor (hallway):

- 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.
- the original floor and baseboard registers.