

CULTURAL HERITAGE EVALUATION REPORT 176 PICCADILLY ST, LONDON

FINAL
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EXECUTIVE SUMMARY

This Cultural Heritage Evaluation Report (CHER) for the property at 176 Piccadilly Street, London was commissioned by the City of London in May 2023 and completed by Common Bond Collective.

The subject property contains a one-storey, wood residential building constructed c.1871. Its primary (south) elevation has a symmetrical three-bay design, presenting on to Piccadilly Street. The house has a slightly rectangular plan, rising with simple massing to a hipped roof. The building is currently vacant.

The original owner and occupant of the property was Martin Morkin, a tanner and employee at the Hyman Tannery (1867-1970). Morkin lived at 176 Piccadilly Street between c. 1871 and c. 1881 when he moved to the property directly to the north.

The subject property is located on the northeast corner of Piccadilly and St. George streets. It is located in North Talbot in a former industrial area and is situated immediately north of the Canadian Pacific Railway (CPR) line.

The subject property is included on the City of London Register of Cultural Heritage Resources as a non-designated (listed) property. It was added to the Register under Part IV, subsection 27(3) of the Ontario Heritage Act in 2020.

The evaluation determined that 176 Piccadilly Street meets criteria 4 of O. Reg. 9/06 of the Ontario Heritage Act (OHA). The property does not meet the threshold for designation under Part IV, subsection 29(1) of the OHA. Accordingly, a Statement of Cultural Heritage Value or Interest identifying the heritage value(s) and attribute(s) was not drafted.

Common Bond gratefully acknowledges the staff at the London Room and Western Archives in providing historic documentation for this CHER.

1.0 INTRODUCTION & METHODOLOGY

The Cultural Heritage Evaluation Report (CHER) for the property at 176 Piccadilly Street was commissioned by the City of London in May 2023 and completed by Common Bond Collective.

1.1 BACKGROUND AND PURPOSE

The property at 176 Piccadilly Street is considered by the City of London to be of cultural heritage value or interest and is included on its Register of Cultural Heritage Resources under Part IV, subsection 27(3) of the Ontario Heritage Act. The property is currently vacant and was subject to a Property Standards Order which expired and registered on title.

The purpose of the CHER is to describe, analyse and evaluate the property in accordance with the criteria set out in O. Reg. 9/06 of the Ontario Heritage Act (OHA), in order to determine if it qualifies for designation under Part IV, subsection 29(1) by meeting two or more prescribed criteria in O. Reg. 9/06.

1.2 PROJECT METHODOLOGY

The CHER was completed by Common Bond Collective with a project team composed of David Deo (BA, Dipl. Heritage Conservation, CAHP) and Ellen Kowalchuk (MA, CAHP). The team conducted a site visit on May 15, 2023 during which the team reviewed and documented the building exterior, landscape and surrounding context. The interior of the building was not reviewed.

Primary and secondary research was completed online and in-person. Sources and institutions included, ONLand, London Room at the London Public Library and Western Archives. Primary sources included assessment rolls, aerial photography, building permits, city directories, fire insurance plans and maps. Secondary sources included local histories of London. A complete list of sources is contained in 11.0 Bibliography.

The London Branch of the Architectural Conservancy of Ontario (ACO), and the London & Middlesex Historical Society were contacted by email for records relating to the property and to inquire about their interest in the property. No response has been received from either organization. However, 176 Piccadilly Street was included on the ACO 2021 edition of *Building on the Brink*.

2.0 STUDY AREA OVERVIEW

The study area is the property at 176 Piccadilly Street. It is legally described as Plan 22 PT LOT 6 PT Lot 7 E/S ST GEORGE. The study area is a square property approximately 0.045 hectares (0.11 acres) in size and located in the North Talbot area of London (Figure 1). The study area is located on the northeast corner of Piccadilly and St. George streets (Figure 2) and bounded by Piccadilly Street (south), St. George Street (west), a residential property (north) and a commercial property (east).

2.1 CONTEXT

The study area is located in a mixed use area containing residential, commercial and industrial properties with buildings between one and three storey in height. The Canadian Pacific Railway (CPR) line runs just to the south of the property (Figure 3). Piccadilly Street is a narrow street which terminates to the west at the Thames River. The north side of Piccadilly Street between Richmond and St. George streets is characterized by commercial and light industrial use with a substantial property directly adjacent to the study area's east. It contains a large, one storey building which is set back from Piccadilly and currently functions as a garage with surface parking (Figure 4). The other buildings on the north side of the street are smaller commercial buildings, one of which appears to have a residential form. The south side of Piccadilly Street is a large, surface parking lot which was historically a coal shed and yard (Figure 5).

Directly across St. George Street from the study area is a former industrial building (cold storage) which has been converted to commercial offices (Figure 6). The properties to the north on St. George Street are residential (Figure 7). To the south of Piccadilly Street are light industrial and commercial properties (Figure 8).

The properties at 123, 130, 132, 134 and 135 St. George Street were added to the City's Register of Cultural Heritage Resources in 2020.

2.2 BUILT ELEMENTS

The study area contains a small one-storey wooden dwelling, presenting a primary (south) elevation to Piccadilly Street (Figure 9). The house has a slightly rectangular plan, rising with simple massing to a hipped roof. A small side addition extends from the north end of its east elevation, presenting a false facade to mask the continued roofline behind (Figure 10).

The primary elevation has a symmetrical three-bay design, with a central raised entry flanked by two window openings (see Figure 9). The entry is sheltered by a small gable porch. The west elevation has a single, centrally located window opening (Figure 11). A boarded up area to the north corresponds to what is shown to be a window opening on 2015 google imagery (see Section 6.1). The east elevation has a single window opening on the main house portion, and a doorway on the east addition (Figure 12). The rear

north elevation has a single central window opening (Figure 13).

The house rests on a buff brick foundation, with five to six courses above grade. Some of the foundation has been repointed, but original mortar joints tooled with a bead profile remain evident on the west elevation (Figure 14). The east addition has a lower, concrete foundation, suggesting it may have been built subsequent to the main dwelling.

The walls are clad with horizontal wood siding with a simple v-joint profile. The siding is painted white, which is cracking and falling throughout. The walls are detailed with plain corner, water table and cornice boards, mounted over the siding and painted black (Figure 15). The roof has asphalt shingles, resting on a simple fascia (painted black) and recessed soffit (painted white) (Figure 16). The house has a buff brick chimney inset from its east elevation, with a metal chimney beside (Figure 17). A cast concrete chimney cap has fallen and rests between the brick chimney and roof.

The gabled porch is a prominent feature of the primary elevation. It is partially framed into the roof and otherwise mounted to the main elevation through brackets (Figure 18). It features the same siding as on the main walls, and remnants of decorative trim below the shingles.

With the exception of the door on the east addition, all the house's openings have been boarded up, with many removed entirely. Paint scarring shows that window openings on the primary elevation had wooden surrounds rising to shallow pediments (Figure 19). Windows on other elevations had flat arches, from which a single cornice remains on the west elevation (Figure 20). The removed windows reveal the use of machined nails (Figure 21). Few other window and door details are discernable beyond the plywood boarding.

2.3 LANDSCAPE

The study area is a small parcel of land, 0.045 hectares in area. It is flat and entirely grassed with the exception of the concrete walkway leading to the building's main entrance. The study area has mature trees along its St. George Street edge including Silver and Norway maples (Figure 22).¹

¹ Tree identification was made through the *Picture This* app.

3.0 POLICY CONTEXT AND EXISTING PROTECTIONS

3.1 PLANNING ACT

The *Planning Act* establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the *Planning Act* identifies heritage conservation as a matter of provincial interest and directs that municipalities shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest. Heritage conservation contributes to other matters of provincial interest, including the promotion of built form that is well-designed and that encourages a sense of place.

The *Planning Act* requires that all decisions affecting land use planning matters shall be consistent with the Provincial Policy Statement (PPS), which positions heritage as a key component in supporting provincial principles and interests.

3.1.1 PROVINCIAL POLICY STATEMENT (2020)

Conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, health and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the *Planning Act*. Cultural heritage resources are considered assets that should be wisely protected and managed as part of planning for future growth under the PPS.

Section 2.6 pertaining to Cultural Heritage and Archaeology states that “Significant built heritage resources and significant cultural heritage landscapes shall be conserved (Section 2.6.1).”

Significant means: “in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest.. Process and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.

Built heritage resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage or that may be included on local, provincial, federal and/or international registers.

Conserved: means the identification, protection, management and use of *built heritage resources, cultural heritage landscapes and archaeological resources* in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological

assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Protected heritage property: means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

3.2 ONTARIO HERITAGE ACT

The *Ontario Heritage Act* (OHA) is the key piece of legislation for the conservation of cultural heritage resources in the province. Among other things, it regulates how municipal councils can identify and protect heritage resources including archaeological sites within their boundaries.

The OHA permits municipal clerks to maintain a register of properties that are of cultural heritage value of interest. The City of London's Heritage Register includes: individual properties that have been designated under Part IV, subsection 29(1) of the OHA; properties in a heritage conservation district designated under Part V, subsection 41(1) of the OHA; and properties that have not been designated, but that City Council believes to be of cultural heritage value or interest under Part IV, subsection 27(3) of the OHA.

Subsection 27(9) requires a property owner to provide at least 60 days notice in writing of the owner's intention to demolish or remove a building or structure on a property that is included on a heritage register, but not designated.

The OHA includes nine criteria that are used for determining cultural heritage value or interest (O. Reg. 0/9):

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically lint surroundings.
9. The property has contextual value because it is a landmark.

Based on changes to the OHA (effective 1 January 2023), a property may be included on a heritage register under Part IV, subsection 27(3) if it meets one or more of these criteria. In order to be designated under Part IV, subsection 29(1) of the OHA, a property must meet two or more criteria.

3.3 THE LONDON PLAN (OFFICIAL PLAN, CONSOLIDATED MAY 25, 2020)

The *London Plan* is the new policy framework for all planning in London. Among other objectives, it sets out ways to conserve cultural heritage (built resources, archaeological resources and cultural landscapes) and protect environmental areas, hazard lands, and natural resources. Policies 551 - 622 of *The London Plan* apply to the conservation of cultural heritage resources. The following policies are relevant to this CHER.

551_ Cultural heritage is the legacy of both the tangible and the intangible attributes that our community has inherited from past generations. Our cultural heritage resources include tangible elements such as buildings, monuments, streetscapes, landscapes, books, artifacts and art, and intangible aspects such as folklore, traditions, language, and knowledge.

556_ In accordance with the Ontario Heritage Act, City Council may, by by-law, establish a municipal heritage committee to advise and assist Council on cultural heritage matters. In London, the municipal heritage committee is known as the London Advisory Committee on Heritage (LACH).

557_ In accordance with the Ontario Heritage Act, City Council, in consultation with the London Advisory Committee on Heritage (LACH), will prepare and maintain a Register listing properties of cultural heritage value or interest. The Register may also be known as The City of London Inventory of Heritage Resources. In addition to identifying properties designated under the Ontario Heritage Act, the Register may include

properties that are not designated but that Council believes to be of cultural heritage value or interest.

572_ In accordance with the Ontario Heritage Act, City Council may designate individual properties of cultural heritage value or interest under Part IV of the Act.

573_ City Council will consider one or more of the following criteria in the identification and designation of individual properties of cultural heritage value or interest:

1. The property has design or physical value because it:
 - a. Is a rare, unique, representative or early example of a style, type, expression, material, or construction method.
 - b. Displays a high degree of craftsmanship or artistic merit.
 - c. Demonstrates a high degree of technical or scientific achievement.
2. The property has historic value or associative value because it:
 - a. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.
 - b. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
 - c. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.
3. The property has contextual value because it:
 - a. Is important in defining, maintaining, or supporting the character of an area.
 - b. Is physically, functionally, visually, or historically linked to its surroundings.
 - c. Is a landmark.

3.3.1 CULTURAL HERITAGE INVENTORY FOR NORTH TALBOT STUDY AREA (2020)

In 2020, the City of London undertook a Cultural Heritage Inventory for the North Talbot Study Area which served as a preliminary study of known and potential cultural heritage resources within the area and to inform a potential Heritage Conservation District (HCD) study.

The Inventory evaluated properties against the categories of design/physical value, historic/associative value and contextual value to identify potential cultural heritage value or interest. The Inventory identified 169 properties as potential cultural heritage resources.

3.4 EXISTING PROTECTIONS

The Cultural Heritage Inventory for the North Talbot Study Area (2020) evaluated properties against the categories of design/physical value, historic/associative value and contextual value to identify potential cultural heritage value or interest, including the subject property. The Inventory recommended that the subject property has cultural heritage potential due to its:

- Design/Physical Value - “The subject property is a representative example of an early-20-century worker’s cottage, including a central hall plan, a hipped roof, and a small gable over the central entry.”
- Contextual Value - The property is a remnant of historic fabric, reflecting early residential development, on a portion of Piccadilly Street that has evolved to consist largely of parking areas and commercial properties.

As a result of this recommendation, the property at 176 Piccadilly Street was added to the City’s Register of Cultural Heritage Resources in 2020 as a non-designated (listed) property.

The study also reviewed the following properties in the vicinity of 176 Piccadilly Street for cultural heritage potential.

Address	Potential
206 Piccadilly Street, (p. 478)	No
208 Piccadilly Street, (p. 479)	No
117 St. George Street/149 Piccadilly Street, (p. 530)	No
123 St. George Street, (p. 531)	Yes - Historical/Associative values related to CPR.
130 St. George Street, (p. 533)	Yes - Contextual values.
131 St. George Street, (p. 535)	No
132 St. George Street, (p. 536)	Yes - Contextual value
134 St. George Street, (p. 537). Listed.	Yes - Design/Physical and Contextual values.
135 St. George Street, (p. 540)	Yes - Design/Physical and Contextual values.

As a result of these recommendations, the properties at 123, 130, 132, and 135 St. George Street were added to the City’s Register of Cultural Heritage Resources in 2020 as a non-designated (listed) property.

4.0 HISTORICAL SUMMARY

4.1 TRADITIONAL INDIGENOUS TERRITORY

The Deshkan Zibi (Antler River in Ojibwe) has been essential to the lives of Indigenous peoples since time immemorial. The river and its watershed provide a source of potable water as well as a habitat for fish, wildlife, edible and medicinal plants, making it a locale for hunting, fishing, short and long term settlement. Archaeological evidence demonstrates the ancient Indigenous use of riverside locales dating back at least 10,000 to 12,000 years.

The river has also been called Askunessippi/Escunnisepe (Antlered River) by the Neutrals, and La Tranché/La Tranche (Trench) by early French explorers, settlers and fur traders. In 1793, Lieutenant Governor John Graves Simcoe named the river the Thames River after the River Thames in England.

Eight First Nations have traditional territory that overlaps the Thames River watershed:

- the Lunaapew (or Leni Lenape) People:
 - Munsee Delaware Nation, and
 - Eelünaapéewi Lahkéewiit – Delaware Nation at Moraviantown;
- the Haudenosaunee People:
 - Oneida Nation of the Thames; and
- the Anishinaabek People:
 - Aamjiwnaang First Nation,
 - Bkejwanong Walpole Island First Nation,
 - Chippewas of the Thames First Nation,
 - Chippewas of Kettle and Stony Point First Nation, and
 - Caldwell First Nation.²

It was with the Chippewa that the British negotiated the purchase of the lands that now comprise the City of London. On September 7, 1796 the British and Chippewa signed London Township Treaty No. 6:

WHEREAS we the principal Chiefs, Warriors, and People of the Cheppewa Nation of Indians being desirous for a certain consideration hereinafter mentioned of selling and disposing of a certain parcel or tract of land situated and lying on the north side of the River Thames or River La Tranche and known in the Indian name by Escunnisepe unto His Britannic Majesty King George the Third our great Father.

² Upper Thames River Conservation Authority, “The Thames River Watershed and Traditional Territory,” <https://thamesriver.on.ca/about-us/thames-river-watershed-and-traditional-territory/>

The treaty encompassed lands on the north side of the Thames River in both Middlesex and Oxford counties and opened them up to European settlement. The Deshkan Ziibiing ('At the Antler River') now known as Chippewas of the Thames First Nation, is the closest signatory Descendant community. The Deshkan Ziibiing Anishinaabeg do not regard the treaty as a complete land surrender, giving up any claim to legitimate use of or say over their traditional territory (off-reserve).

4.2 EUROPEAN SURVEY & ESTABLISHMENT OF LONDON

The first survey of London Township began in 1810 under direction of Deputy Provincial Surveyor Mahlon Burwell. This survey initially focused on the first six concessions north of the Thames River to Sunningdale Road but was suspended in 1812 when war broke out between Great Britain and the United States. Following the war, the northern section of the township was surveyed with the first settlers arriving between 1817 and 1818.

Ontario's surveyors imposed a rigid road grid when creating townships, concessions and lots. In contrast, Indigenous trails respected local topography by working around natural features. Many of these trails became the foundation for roads in London Township. For instance, Lieutenant-Governor Simcoe travelled an Indigenous route known as the Indigenous Trail which connected Indigenous villages in the areas around London, Brantford, and Hamilton.

Two surveys important to the study area are the 1824 Wharncliffe Highway survey, and the 1826 Town of London Survey. Burwell's 1824 survey of the Wharncliffe Highway created park lots of 100 acres or less on both sides of the highway (Figure 23). Several lots were created east of the Thames River, including Lot 3 East of the Wharncliffe Highway (or Proof Line) which contains the study area. This lot was patented to John Stiles in 1831.³

Burwell's 1826 survey established the Town of London on Crown Reserve lands established earlier at the fork of the Thames River. This original townsite was bounded by the river, Queen's Avenue (then North Street) and Wellington Street. The study area was north of these limits, in the area surveyed by Burwell two years earlier.

4.3 HISTORY OF THE STUDY AREA

Talbot Neighbourhood

The subject property is located in Lot 3 East of the Wharncliffe Highway (or Proof Line), which was north of London's original townsite upon its survey in 1826. In the 1820s it was located in a rural setting on the north side of a large mill pond just off the Thames River (Figure 24). The pond connected to the river via a creek flowing westward, eventually known as Carling's Creek. South of the pond was a large farm owned by John Kent, the patentee of Lots 1 & 2 East of the Wharncliffe Highway (or Proof Line) (Figures 25 & 26).

³ Middlesex County (33), Middlesex, Book 1, "OLD CITY BOOK", folio 5.

Kent's farm pre-dated the 1826 London townsite survey, effectively limiting its northern limit west of Richmond Street. Throughout the 1830s the southern portions of Kent's farm were subdivided into urban blocks, encouraging development north of the original townsite. In 1840 the Town annexed a large section of adjacent lands to its north and west, including the study area. In 1852 a company of London businessmen purchased and surveyed 200 acres west of Richmond Street and north of John Street.⁴ This coincided with the beginnings of a period of intense land speculation in London, which began in anticipation of the Great Western Railway's downtown arrival in 1853, and cooled down following the Panic of 1857.

The early 1850s also saw the mill pond formalized under the initiative of Colonel Horn of London's 20th Regiment. A new dam turned the mill pond into 'Lake Horn' east of Richmond Street, with a much neater and channelized Carling's Creek continuing west to the Thames River (Figure 27).⁵

The area north of the original townsite did not develop in earnest until the 1860s (Figure 28), with Mansions and larger dwellings built in the areas just beyond the original north limit. Further north the area around the study area developed an industrial character. Major industries like the Hyman Tannery and Carling's Brewery were established on Carling's Creek, leading to a wave of workers housing being built in the vicinity.⁶ The industrial character evolved with the arrival of a new Ontario and Quebec Railway in the late 1880s (Figure 29). The line cut east from Oxford Street and the Thames River passing through the Richmond and Ann intersection. Completed as the Detroit extension in 1888, the line was leased to the CPR in perpetuity.⁷

176 Piccadilly Street

176 Piccadilly Street is located on part Lots 6 & 7 E/S St. George, on Plan 22. This plan created three blocks with laneways between the Thames River and Richmond Street, between Piccadilly and Oxford Streets (Figure 30). The plan was prepared for Messrs Renwick and Thompson, by surveyor Samuel Peters. Abstract books refer to Plan 22 as 'Renwick & Thompson's 1st Survey'. The first transaction associated with the new lots dates from July 1857, when Martin Collison purchased Plan 22 Lots 4 through 7 from J.E. & J.S. Thompson and W.T. Renwick's wife.⁸

In July 1868, Martin Morkin purchased all of Lot 7 from Martin Collison's wife,⁹ and in August 1869 he purchased 7825 ft² of Lot 6 Alexander Macdonald's wife.¹⁰ Alexander

⁴ John H. Lutman, *The Historic Heart of London*, 1993, p. 13.

⁵ "Thames Topics, Booklet 2: 1826 Onwards," p. 2.

⁶ Lutman, pp. 16-17.

⁷ R.L. Kennedy, *Old Time Trains*, "Ontario and Quebec," <http://www.trainweb.org/oldtimetrains/OandQ/history.htm>

⁸ Middlesex County (33), Middlesex, Book 3, "OLD CITY BOOK", folio 219.

⁹ Middlesex County (33), Middlesex, Book 6, "OLD CITY BOOK", folio 60.

¹⁰ Middlesex County (33), Middlesex, Book 6, "OLD CITY BOOK", folio 131.

had purchased the same from The High Bailiff in November 1867, although the chain of title between Collison and the bailiff is unclear.

An 1872 directory lists Martin Morkin as living on the north side of Piccadilly Street (then Mount Pleasant) between Richmond and Talbot streets.¹¹ A bird's eye map from that same year shows a small, one-storey dwelling at the corner of Piccadilly and St. George streets (then Mount Pleasant and College streets) (Figure 31). Another directory from 1875 confirms that Morkin was living at the same corner.

This information suggests a chronology whereby Martin Morkin acquired vacant property in the late 1860s, and had built the current structure by 1871. The consolidation of property indicated by Morkin's purchase of Lots 6 & 7 at different dates suggests there was no building present prior to the purchases. According to assessment rolls, Martin Morkin was living at 176 Piccadilly Street in 1880. By 1882 he is listed as living in the property directly north on St. George Street, with his mother now occupying 176 Piccadilly.

¹¹ *Cherrier & Kirkwin's London Directory for 1872-73*, Montreal: Cherrier & Kirkwin, 1872, p. 39.

5.0 HISTORICAL ASSOCIATIONS

This section addresses the subject property's historical associations with themes and persons identified in the Section 4.0 Historical Summary. This supports the analysis and evaluation of the property against the criteria in O. Reg. 9/06.

5.1 THEMES

The subject property has associations with the theme of industrial activity in North Talbot, which included tanneries and breweries, and the housing that was constructed for workers in these industries.

In the mid-1800s, an industrial area developed along Carling's Creek in the vicinity of the subject property. In the 1830s, Ellis Walton Hyman began a tannery business in London with his first tannery located on the west side of Talbot Street. In 1867, Hyman built a second tannery on the west side of Richmond Street between Mill and Ann streets. The complex expanded in the early-20th century and operated as a family business until 1947, ceasing operations in 1970 (Figure 32). Arscott's Tannery was a smaller operation located at the southwest corner of St. George and Ann streets. It was founded in 1886, burned to the ground and rebuilt in 1869 and operated into the 1890s. Other notable industries were Carling Brewery (at the foot of Piccadilly Street) and the Kent Brewery (adjacent to the Hyman Tannery). The CPR line cut through the neighbourhood in 1887 which brought associated business such as warehouses, storage facilities, and coal yards and sheds - all furthering the industrial character of the area (Figure 33).

As a result of this industrial development, a working class area grew up in the vicinity of the railway tracks with many workers residing in the immediate area. Locating one's residence within walking distance of work was typical in the late-19th and early-20th centuries.

5.2 PERSONS

The subject property is associated with Martin Morkin, an early property owner. It is assumed that he was responsible for construction of the house. Morkin was born in Ireland in 1844. He married Elizabeth M. Kernohan and they had five children:

- Margaret Mary Morkin (1875 - 1940)
- Elizabeth Ann Morkin (1877 - Unknown)
- Edward "Edwin Campbell" Morkin (1878 - 1939)
- Ada Martha Morkin (1880 - Unknown)
- Emily Morkin (1892 - 1951)

The 1881 Census lists Morkin as being 33, putting his year of birth at 1848. Regardless,

he is listed along with his family - his wife Elizabeth (27) and children Margaret (6), E. Ann (4), Edward (2), Ada (1). Also listed is Margaret (76) and Julia (30). Margaret was Morkin's mother - Margaret O'meara. One source identifies Julia as Margaret's daughter which would make her Martin's sister. The property remained associated with the Morkin family in the 1880s. Margaret Morkin is identified as the tenant at 176 Piccalilly Street, while Martin moved to 130 St. George Street (directly adjacent) c.1881.

The 1880, 1882 and 1884 Assessment Rolls indicate Morkin's occupation as 'tanner'. An 1875 City Directory identifies Morkin as a foreman tanner, although no place of work is identified. At this time there were only two tanneries in London - Arscott and C.S. Hyman.¹² An 1884 City Directory lists Morkin as working at C.S. Hyman & Co.¹³ Morkin died on September 26, 1894 in London, Ontario.¹⁴

No other historical associations (ie event, belief, organization, architect, builder) were identified during the research for this CHER.

¹² City of London annual, alphabetical, general, miscellaneous and subscribers' classified business directory for 1876-'77, W.H. Irwin & Co., Compilers and Publishers, 1876, p. 216.

¹³ *The London City and Middlesex County Directory*, R.L. Polk & Co., 1884, p. 146.

¹⁴ Ancestry.ca, "Martin Morkin 1844-1894." https://www.ancestry.ca/genealogy/records/martin-morkin-24-21p2ns?geo_a=r&o_iid=41015&o_lid=41015&o_sch=Web+Property

6.0 DESIGN AND PHYSICAL ANALYSIS

This section describes the physical evolution of the subject property, along with any styles, building types or material elements pertinent to the property’s potential for cultural heritage value. Refer to Section 2.0 Study Area Overview for a detailed description of the building, landscape and related illustrations.

6.1 SITE EVOLUTION

Maps & Bird’s Eye Views

The first materials showing built features in the north Talbot area are the 1855 Samuel Peters Map of the City of London and the inset map of London from Tremaine’s 1862 map of Middlesex County (see Figures 27 & 28). Both maps show the property as vacant, with the former showing the lot lines established by the 1852 subdivision plan.

The first material to show the dwelling is the 1872 bird’s eye view of London, which shows a small, one-storey dwelling at the corner of Piccadilly and St. George Streets (then Mount Pleasant Street and College Avenue) (see Figure 31). Subsequent materials include the 1881 revised 1888 fire insurance plan, and bird’s eye views from 1890 and 1893 (Figures 34 and 35).

The bay configurations vary slightly between the drawings, but these are details that can be considered within the level of error for drawings of this nature. All three do show a diminutive one-storey structure on the corner property, suggesting the same building between 1872 and 1893.

Fire Insurance Plans

The 1881 revised 1888 fire insurance plan shows the site in greater detail, revealing a one-storey wooden structure with a slightly rectangular footprint (see Figure 32). The shape of the east addition is not rendered. The address for the dwelling is attributed to St. George Street (No. 124), but otherwise no indication is given as to the orientation of the dwelling. The addition is not discernable in the 1890 or 1893 bird’s eye drawings either.

The next materials to show the subject property in detail are subsequent fire insurance plans, which were consulted for the following years (see Figure 33; Figures 36 through 40):

- 1892 revised 1907
- 1912 revised 1915
- 1912 revised 1922
- 1929
- 1935
- 1940
- 1958

The 1892 revised 1907 plan is the first to show the east addition, after which the building's footprint does not change. The 1912 revised 1915 plan shows two wooden garage structures north of the dwelling. By 1922 the address for the property is given on Piccadilly, rather than St. George. This sheet also shows a new, grey coloured garage outbuilding, which may be a wood shed, with the address 176A Piccadilly. In 1940 and 1958 this outbuilding is shown as iron-clad. Currently the garage structure is a pair of connected structures clad in sheet metal. According to London GIS data, they are part of the property directly north at 130 St. George Street. Fire insurance plans suggest the second outbuilding was constructed after 1958. However the timing of their respective associations with the subject property and 130 St. George Street is unclear based on available materials.

In summary, the form and materials of the subject property appear to have changed very little since the construction of the east addition in the early 20th century. Google Earth street view photography, as well as documentation from the 2020 North Talbot Inventory provide some indication of the evolution of the property's materials.

Recent Imagery

The earliest available Google Earth street view photography dates from July 2009. The imagery shows the property in an occupied state, with a tended lawn, and white picket fence toward the rear of the property (Figure 41). The previous front door is visible, being a contemporary pressed metal door with faux panelling. The classical revival details of the historic windows and framing are also evident (Figure 42). The front windows are framed with a shallow pediment supported by subtle ears, whereas the sides feature simplified surrounds with a plain frieze surmounted by single drip cornice (see Figure 20). All windows on the main house are protected by one-over-one storm windows. The windows themselves are wooden sash types, featuring a shorter top sash with five slender vertical lights, and a single piece of glass in the larger sash below. This suggests the original windows have been replaced, since the design was more commonly used in the early 20th century than the latter 19th. Windows from the early 1870s were likely six-over-six configuration due to the cost of large pieces of glazing, with both upper and lower sash being of equal size.¹⁵ Google imagery also shows the chimney cap in place up until 2017, after which point it has fallen. In January 2021 the windows and doors are still exposed, but are boarded up by October 2022.

6.2 STYLE / BUILDING TYPE

6.2.1 ONTARIO COTTAGE

The term 'Ontario cottage' refers to a vernacular type of house form that was common in Ontario during the 19th century. The type has several variants, with the names 'Classic Ontario' and 'Gothic cottage' sometimes used interchangeably. The type

¹⁵ Virginia Savage McAlester, *A Field Guide to American Houses*, New York: Alfred A. Knopf, 2014, pp. 250, 252, 552 & 554.

became regularized in an Ontario context through strong influences from the British Isles, namely through the Royal Engineers, pattern books, and settler tastes (Figure 43).¹⁶

Lynne DiStefano provided a definition to the Ontario cottage in 2001, as an architectural historian then based in London, Ontario:

*The Ontario cottage, at its simplest, is a symmetrical, single-storey building with three bays. A door is placed squarely in the middle of the central bay, and windows arranged symmetrically on either side of the doorway, usually near the middle of the end bays. However, what most distinguishes the Ontario cottage is the shape of its roof – a hip roof.*¹⁷

DiStefano also notes the importance of proportion in symmetry, the variation of local materials used as cladding, and the use of Georgian, Neoclassical, Gothic and Italianate vocabularies for window, door and eave trim details. Another typical trait are rear additions or tails to dwellings, which often served as kitchens.¹⁸

DiStefano’s definition varies from others through identification of the hipped roof as a critical component, while attributing little to the importance of the central cross gable (Figure 44).

The Ontario Cottage in London

The City of London uses a specific and prescriptive definition for identifying the Ontario cottage building style within a heritage planning context. This definition is provided within the Concise Glossary of Architectural Styles section of the City’s Register of Cultural Heritage Resources:

*A specific term within the City of London, referring to a centre hall plan cottage with a hipped roof and characteristically has a central gable above the front entry, typically with only an attic (single storey building). Variants can include three or five bays across the front façade.*¹⁹

This definition is generally compatible with that used by Lynn DiStefano, with the exception of the central cross-gable being considered a requisite element of the style. The building at 176 Piccadilly Street lacks a central gable built into the front elevation, and as such does not conform to the City of London’s Ontario cottage style.

16 Lynne D. DiStefano, “The Ontario Cottage: The Globalization of a British Form in the Nineteenth Century,” *Traditional Dwellings and Settlements Review*, Vol. 12, No. 2 (SPRING 2001), p. 34.

17 Ibid.

18 Ibid, p. 42.

19 “City of London Register of Cultural Heritage Resources,” December 9, 2022, p. viii.

6.2.2 WORKERS' HOUSING

Workers' housing is not a strictly defined typology. The term refers to a broad range of structures related to housing workers, often in urban contexts. Workers' housing is usually modest in size, but can have a variety of forms, styles and materials. It can be built by developers as speculative housing, by business owners to provide employees with accommodation, or by individual workers.

Workers' Cottage

A common type of workers' housing was the modest one-storey cottage, which was prevalent in multiple southern Ontario cities (Figure 45).²⁰ In London, such housing was located in late 19th / early 20th century industrial or working class neighbourhoods, and was unified by a number of shared characteristics:

- One-storey height
- Hipped roof (without a central gable)
- Modest plan
- Central or side hall plan
- 3 bay arrangement
- Various cladding materials

The North Talbot Cultural Heritage Inventory refers to this specific type of workers' housing as workers' cottages. The dwelling at 176 Piccadilly Street reflects these characteristics, and can be classified as a workers' cottage.

6.2.3 COMPARATIVE ANALYSIS

Despite workers' cottages not being a nominal style or type explicitly identified in the City of London's Cultural Heritage Register, 61 examples of workers' cottages were identified by Heritage Planning staff and the consultant team on the register. Of these, 37 are listed and three are designated under Part IV of the OHA. Another 21 are designated under Part V of the OHA, being located in the Blackfriars-Petersville, Old East Village, East Woodfield Heritage Conservation Districts. A cross section of ten examples is reflected in the table below with photographs.

The workers' cottages on the heritage register reflect a variety of dates, ranging from the mid-19th century through the 1930s. Fifteen examples have a date of construction of 1870 or earlier, equalling about 25% of those on the heritage register. Workers' cottages on the register include both centre and side hall plan types, and feature a variety of cladding materials, including brick, wood and stucco. Twenty examples are found south of 176 Piccadilly Street in the North Talbot area, representing the development of the neighbourhood as an industrial working class area in the late 19th century (see 175 & 145 Ann Street below).

²⁰ Don Loucks and Leslie Valpy, *Modest Hopes: Homes and Stories of Toronto's Workers from the 1820s to the 1920s* (Toronto: Dundurn Press, 2021), p. 28.

The integrity of workers’ cottages included on the heritage register varies, with typical modifications including cladding, window and door replacement. Some examples appear to retain a high degree of integrity however, which is especially apparent in windows and door openings. Several examples retain historic (presumably) door configurations, including sidelights and transom windows. Examples with wooden sash windows are also found, two of which being clad in wood also retain decorative wooden window trim (see 270 Cheapside Street and 8 Leslie Street below).

All three workers’ cottages designated under Part IV of the OHA contain historic transoms over the front door, while two of the three examples also boast wooden sash windows (see 43 Evergreen Avenue and 10 McClary Avenue below).



(All images Google Street View)



(All images Google Street View)

7.0 ANALYSIS AND EVALUATION

This section evaluates the property against the nine criteria in the OHA used for determining cultural heritage value or interest (O. Reg. 9/06). The evaluation results provide the basis for recommendations to designate the property under Part IV, subsection 29(1) of the OHA, and if applicable, a statement of cultural heritage value.

7.1 O. REG. 9/06

Criteria	Screening
<p>1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.</p>	<p>No - The Cultural Heritage Register contains over 60 examples of workers' cottage buildings, with several examples located within the vicinity of the subject property. This building type is not rare within a London-context.</p> <p>The register also shows that 15 of the workers' cottages date from 1870 or earlier, indicating that the subject property is not an early example of the type.</p> <p>The subject property does exhibit several traits of the workers' cottage building type, including its three bay facade with central doorway, modest rectangular massing, hipped roof, and use of vernacular materials. The dwelling's diminutive size and lack of embellishment reflects typical traits of workers' housing.</p> <p>Overall however any representational design value is challenged by the lack of original doors and windows, and the loss of the historic window trim, the latter of which was among the building's most important historic detailing. This loss of integrity makes it hard to consider the subject property an archetype of an Ontario cottage, and as such a representative example of the building</p>

Criteria	Screening
<p>2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.</p>	<p>No - As a modest, vernacular worker’s dwelling, the subject property is highly functional, lacking any obvious decorative elements or embellishments that would otherwise have the potential to display significant craftsmanship or artistic merit.</p>
<p>3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.</p>	<p>No - As a worker’s dwelling, the subject property served a straightforward, functional purpose and no evidence of notable technologies was found.</p>
<p>4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.</p>	<p>Yes - The subject property has direct associations with the theme of 19th century industrial activity in North Talbot, specifically the tannery industry which was significant to London as an employer.</p> <p>The subject property is located in a former industrial neighbourhood characterized by medium and large-scale industrial buildings, complexes and transportation corridors, alongside diminutive worker’s housing.</p> <p>Remaining evidence of industrial activity includes: CPR line; 100 St. George Street (former glass warehouse); 123 St. George Street (former CPR cold storage); 72 Ann Street (former barrel shed and cold storage of the Carling Brewery); 197 Ann Street (former Kent Brewery); 715-717 Richmond and 215 Piccadilly (former Fireproof Warehousing Company). Remaining evidence of worker’s housing includes: properties along Ann Street both east and west of St. George Street, notably the terrace at 146-154 Ann Street.</p> <p>The connection to the significant theme is through Martin Morkin who was the original owner and occupant of the subject property. Morking was tanner and employee at the Hyman Tannery. He lived at the subject property between c.1871 and c.1881 when he moved to the property directly to the north.</p>

Criteria	Screening
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No - Although its modest size and simple form are characteristic of worker’s housing, the subject property does not yield information that contributes to, or furthers an understanding of a historic working class community.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No - No architect, artist, builder, designer or theorist was identified.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No - Although the subject property is located in a former industrial neighbourhood, it is located to the north of the majority of the remaining industrial and residential properties and is separated from them by the CPR line. As a result, it has not been determined that the subject property is important to defining, maintaining or supporting the character of the area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	No - The subject property is no longer historically linked to its surroundings since the Hyman Tannery building has been demolished.
9. The property has contextual value because it is a landmark.	No - The subject property is not considered a landmark.

8.0 DRAFT STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The evaluation determined that 176 Piccadilly Street meets one criteria (criteria 4) of O. Reg. 9/06 of the Ontario Heritage Act (OHA). A property may be included on a municipal heritage register under Part IV, subsection 27(3) if it meets one or more of these criteria. In order to be designated under Part IV, subsection 29(1) of the OHA, a property must meet two or more criteria.

While the subject property meets the threshold for inclusion on the City of London Heritage Register, it does not meet the threshold for designation and therefore a Statement of Cultural Heritage Value or Interest was not created.

9.0 CONCLUSIONS AND RECOMMENDATIONS

The evaluation determined that 176 Piccadilly Street meets one criteria (criteria 4) of O. Reg. 9/06 of the Ontario Heritage Act (OHA). The property does not meet the threshold for designation under Part IV, subsection 29(1) of the OHA. Accordingly, a Statement of Cultural Heritage Value or Interest identifying the heritage value(s) and attribute(s) was not created.

As a property that meets the threshold for inclusion on the heritage register for its historic associations with the 19th-century industrial activity in the North Talbot area, it is recommended that the interior and exterior of the building be documented through photography and building measurements, and that this CHER as well as the site documentation be kept on file at the City of London, Heritage Planning Department. Documentation through the demolition process may provide additional information about the layout, chronology, and construction materials used for workers' housing in London in the late 19th century.

10.0 FIGURES



Figure 1: Satellite image showing the subject property outlined in red at the corner of St. George and Piccadilly Streets (Google; CBCollective, 2023).



Figure 2: View of the subject property from the south (CBCollective, 2023).



Figure 3: View of the CPR crossing directly south of the subject property (CBCollective, 2023).



Figure 4: View of the adjacent property to the east of the subject property (CBCollective, 2023).



Figure 5: View of the parking lot (former coal yard and shed) to the southeast of the subject property (CBCollective, 2023).



Figure 6: View of the property (former cold storage building) directly to the west of the subject property (CBCollective, 2023).



Figure 7: View of property directly adjacent to the north of the subject property (CBCollective, 2023).



Figure 8: View of the area to the southwest of the subject property (CBCollective, 2023).



Figure 9: View of the dwelling's south and west elevations (CBCollective, 2023).



Figure 10: View of the dwelling's east elevation and east addition (CBCollective, 2023).



Figure 11: Configuration of the west elevation (CBCollective, 2023).



Figure 12: Configuration of the east elevation, with east addition at right (CBCollective, 2023).



Figure 13: Configuration of the rear, north elevation (CBCollective, 2023).



Figure 14: Detail of brickwork on the west foundation, showing re-pointed joints alongside historic pointing with bead tool profile (CBCollective, 2023).



Figure 15: Upper west corner of the south elevation, showing wood siding, corner and cornice board detailing (CBCollective, 2023).



Figure 16: Detail of white soffit and black fascia boards as seen on the west elevation (CBCollective, 2023).



Figure 17: Detail of the chimneys, with former cast chimney cap dislodged and resting against the brick structure (CBCollective, 2023).



Figure 18: Closeup view of the front porch roof. No major evidence of previous detailing was observed (CBCollective, 2023).



Figure 19: View of the west window opening on the south elevation showing removed window and the former profile of the wood surrounds (CBCollective, 2023).



Figure 20: Remnant wooden cornice above the window opening on the west elevation (CBCollective, 2023).



Figure 21: Exposed window openings reveal the use of machine-made nails (CBCollective, 2023).



Figure 22: Trees and grass in the property's landscape (CBCollective, 2023).

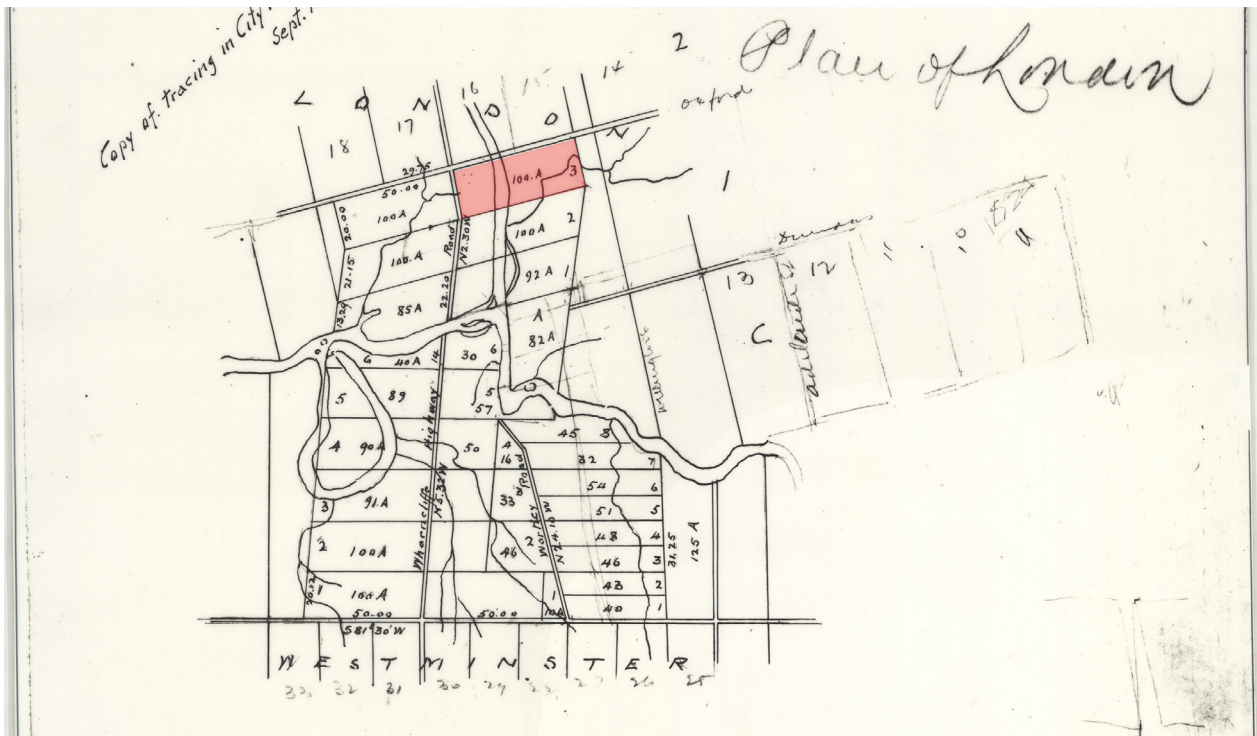


Figure 23: 1905 copy of a map showing the Wharnciffe Highway survey. Lot 3 is highlighted red at top right (UWO Archives: 2105601)



Figure 24: Detail of William Robinson's 1840 map of London. A red circle has been added showing the approximate location of the subject property, north of the mill pond (UWO Archives: CXX11).

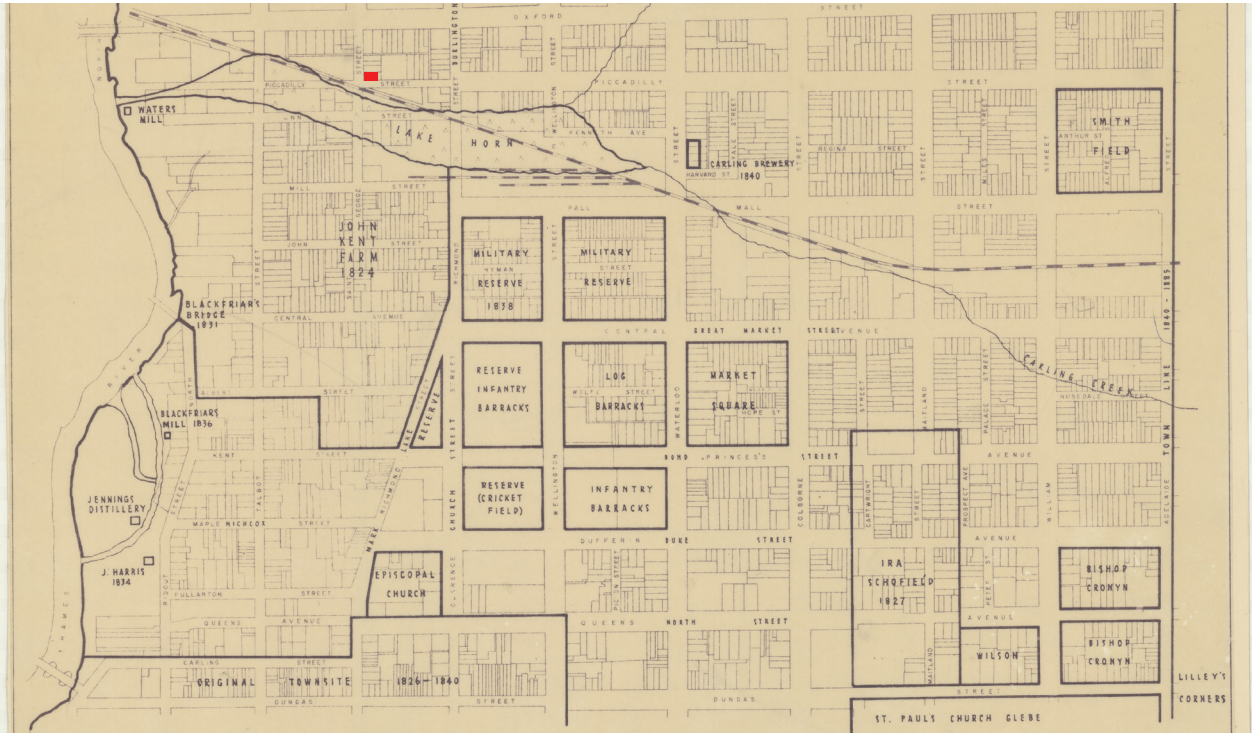


Figure 25: A map overlaid with historic features of London as of the 1840s, with the subject property outlined in red. Note the mill pond (named Lake Horn on this plan), with John Kent's farm to the south and the original city townsite further south still (UWO Archives: 2104901)



Figure 26: Nathaniel Steevens' 1850 sketch of part of the London Township, showing the original townsite blocks outlined in pink, with agricultural lands and the mill watercourse further north. A red circle has been added to approximate the location of the subject property (UWO Archives: CX1007)

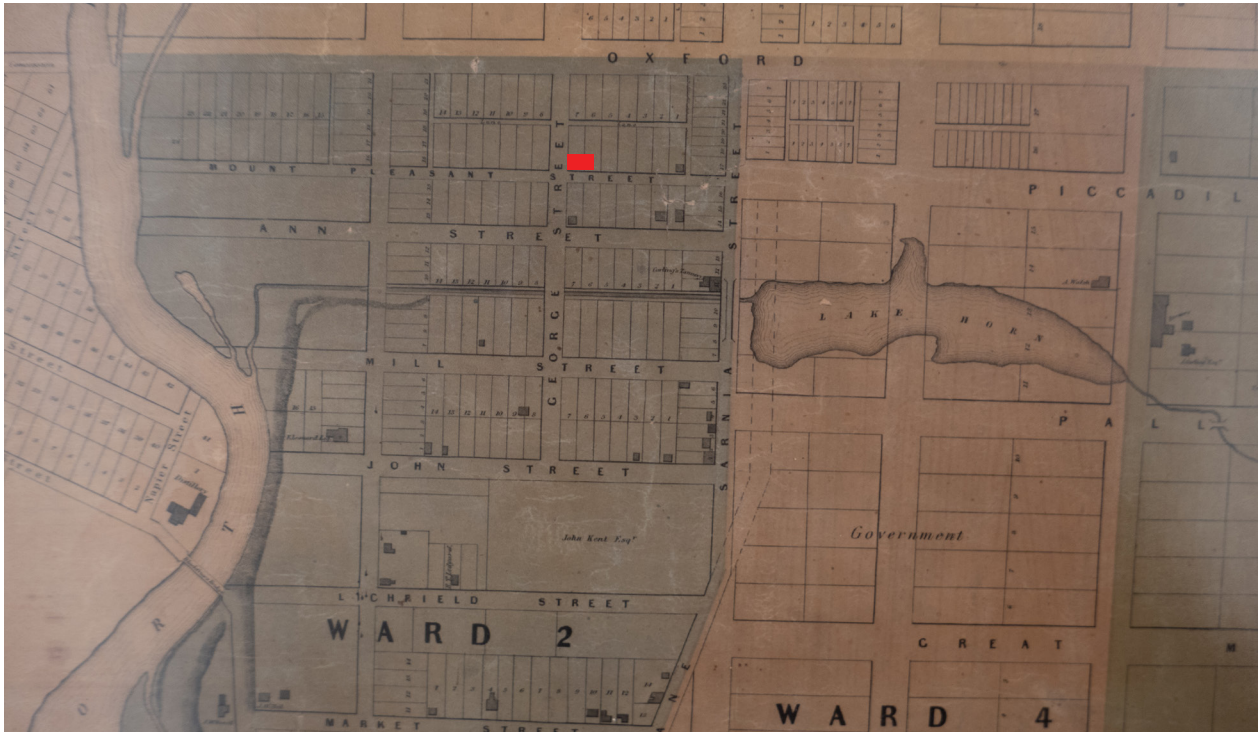


Figure 27: Detail of Samuel Peters' 1855 Map of the City of London, showing the street and block patterns established by surveys, the dammed Lake Horn further east, and its straightened watercourse leading to the Thames River. Subject property is approximated in red (UWO Archives: CXX10).

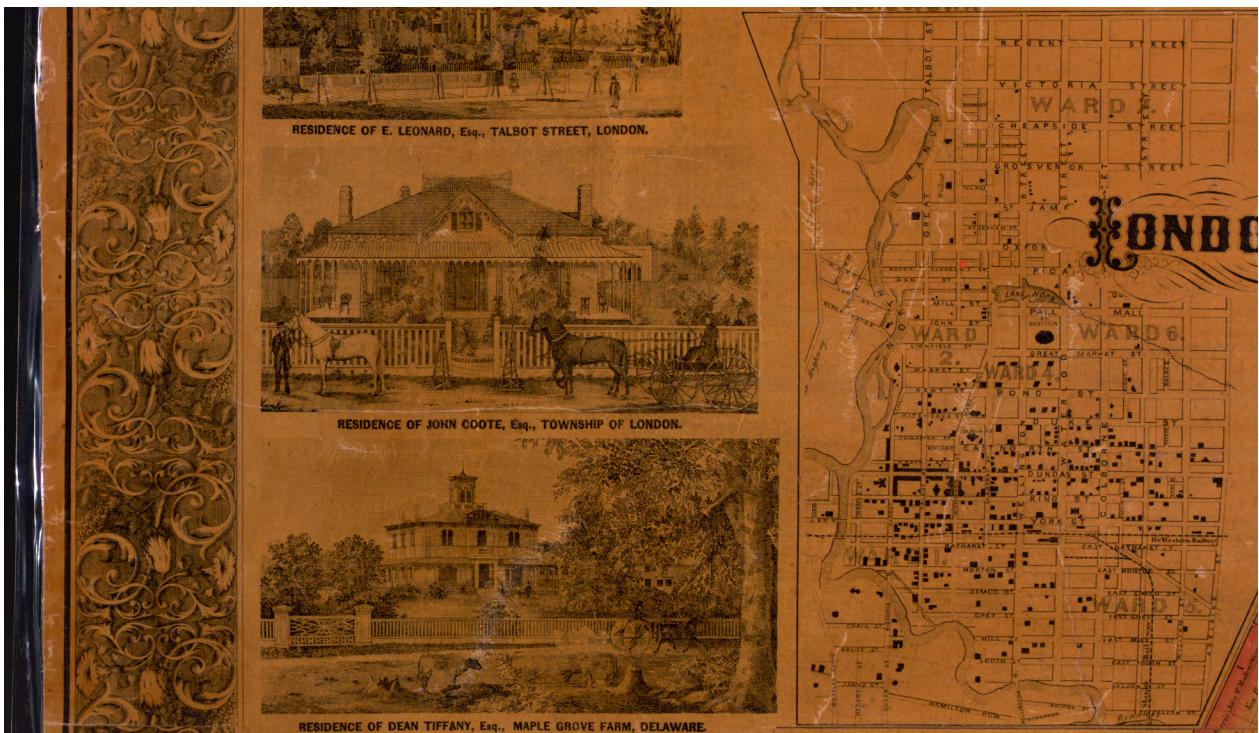


Figure 28: Detail of inset map of London the Tremaine's 1862 map of Middlesex County, showing sparse development around the subject property (red circle) at the time (UofT Map and Data Library).



Figure 29: Map titled Plan and Profile of Right-of-way Through the City of London, West of Richmond Street (undated) showing properties affected by the right of way for the Ontario and Quebec Railway's Detroit extension line (dull ochre) in the vicinity of the subject property (bright red) (UWO Archives: CX605-1).

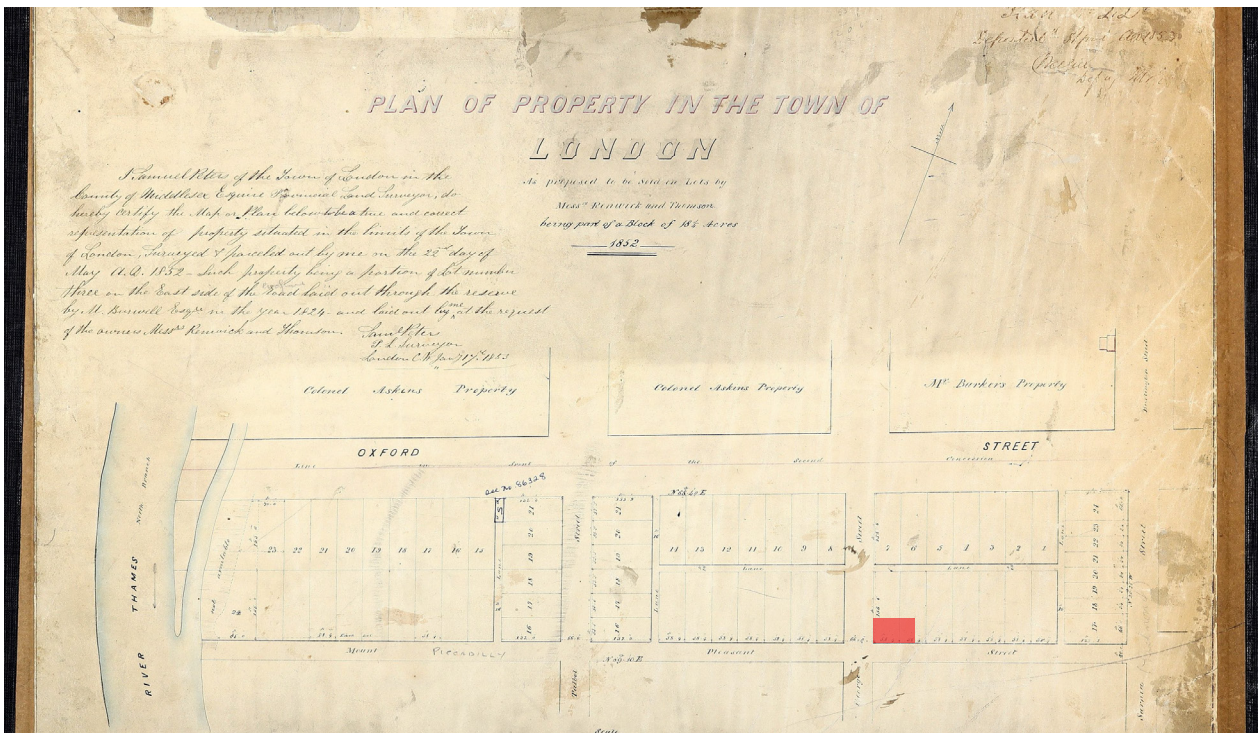


Figure 30: Detail of registered plan 22, which surveyed building lots between Oxford and Piccadilly Streets west of Richmond Street in 1852. Subject property approximated in orange (LRO 33 - Middlesex County).

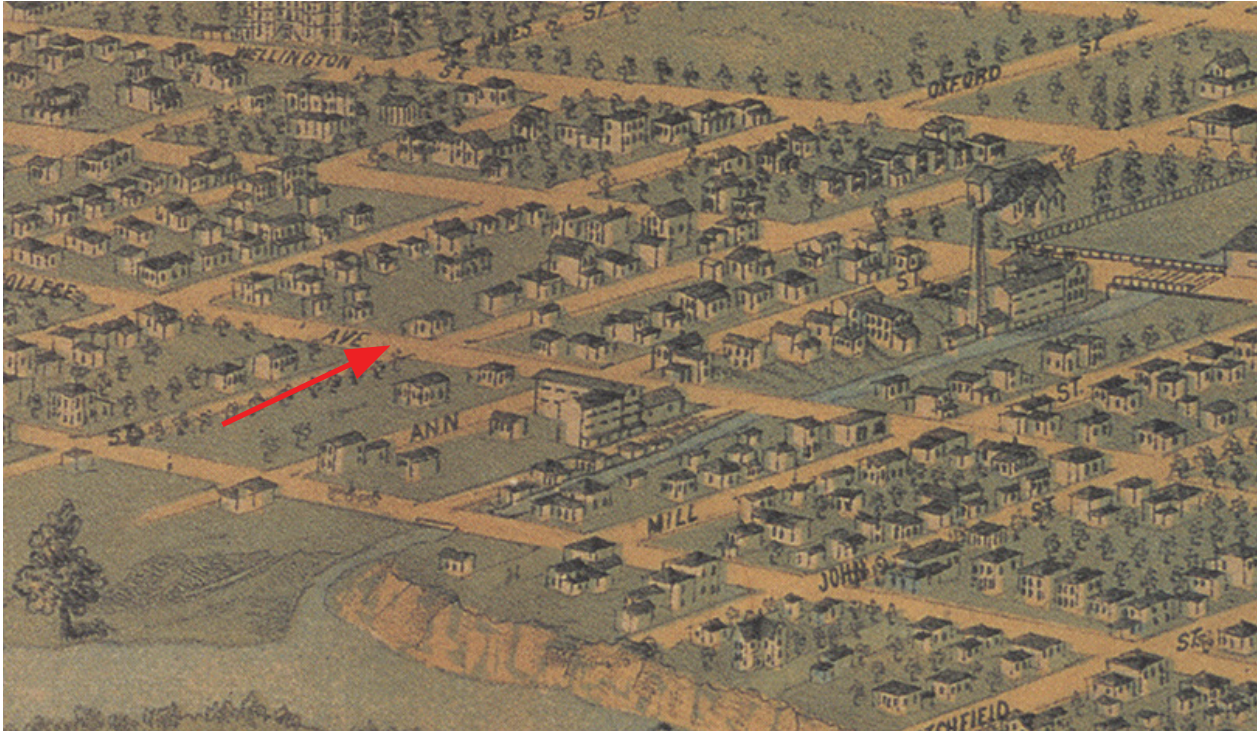


Figure 31: Detail from 1872 bird's eye drawing of London, showing the subject property (red arrow) north of the industries established on Carling's Creek leading to the Thames River (UWO Archives: 2103201).

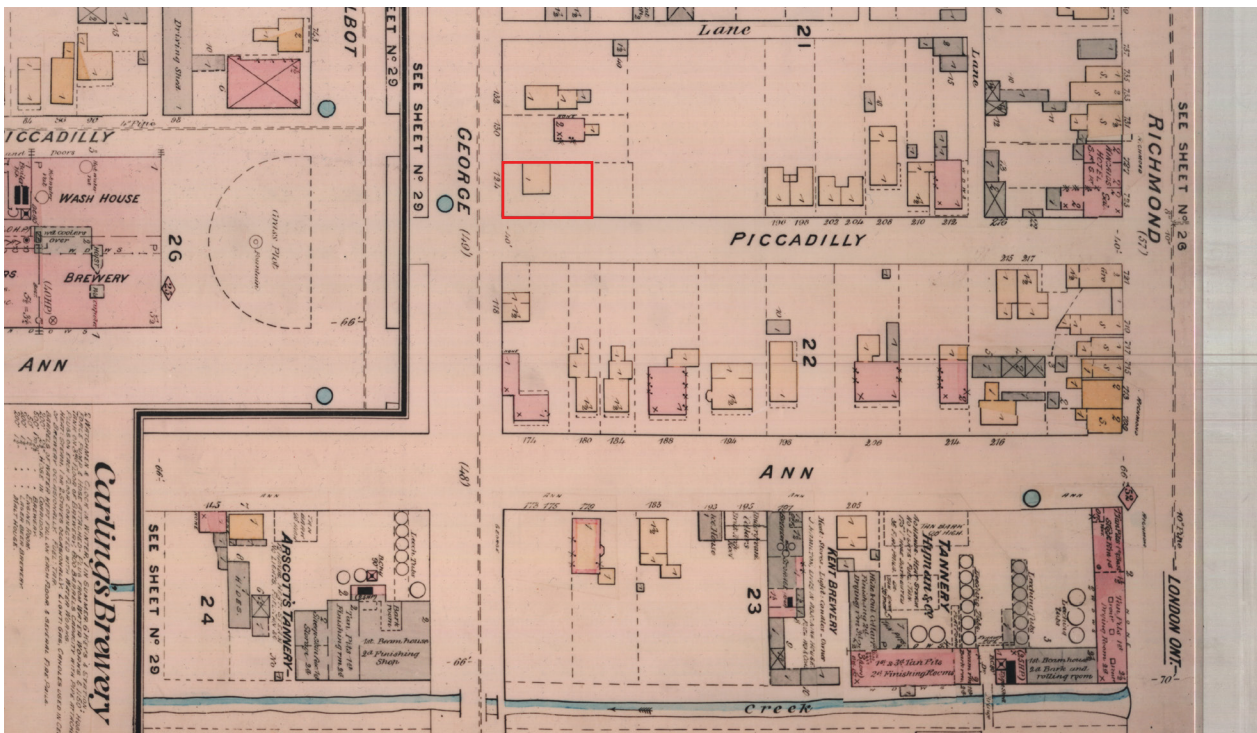


Figure 32: The 1881 revised 1888 FIP showing the Hyman Tannery at Ann and Richmond streets and Arcsott's Tannery at Ann and St. George streets. Subject property outlined in orange (UWO Archives).

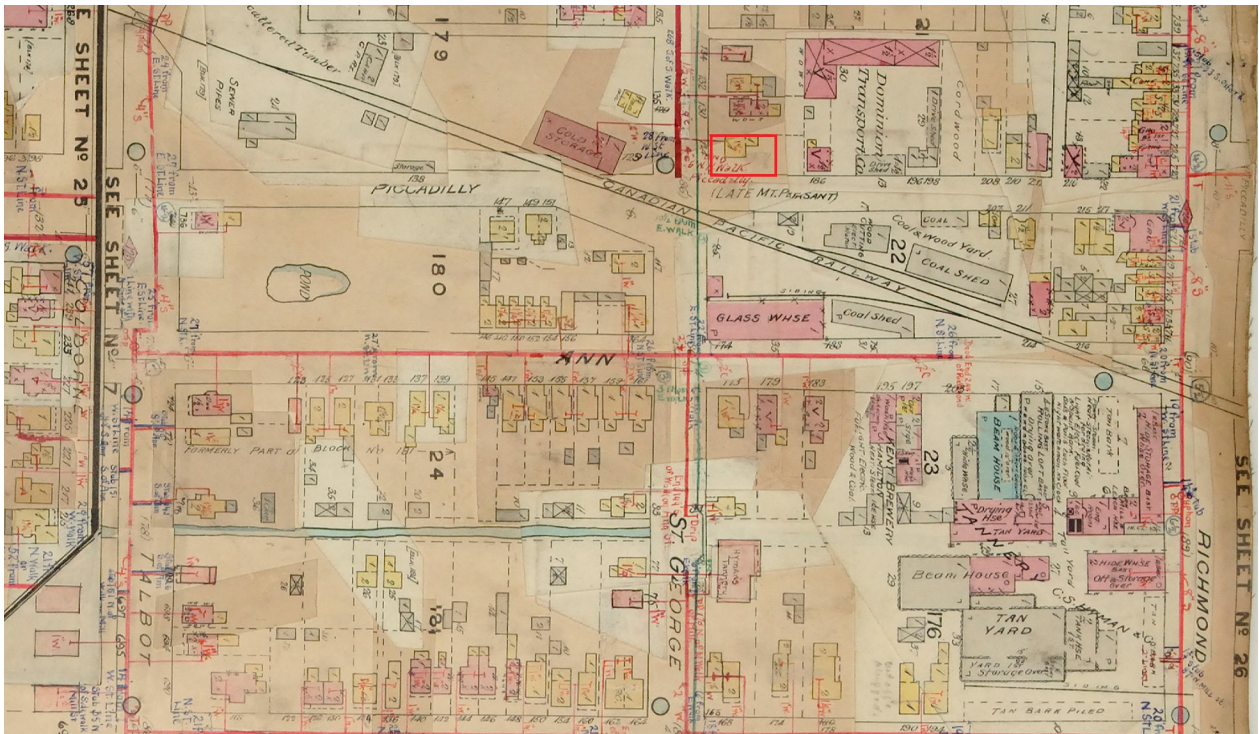


Figure 33: The 1892 revised 1907 FIP showing the CPR line, coal yard and shed on Piccadilly and the expanded Hyman Tannery. Subject property outlined in orange (UWO Archives).

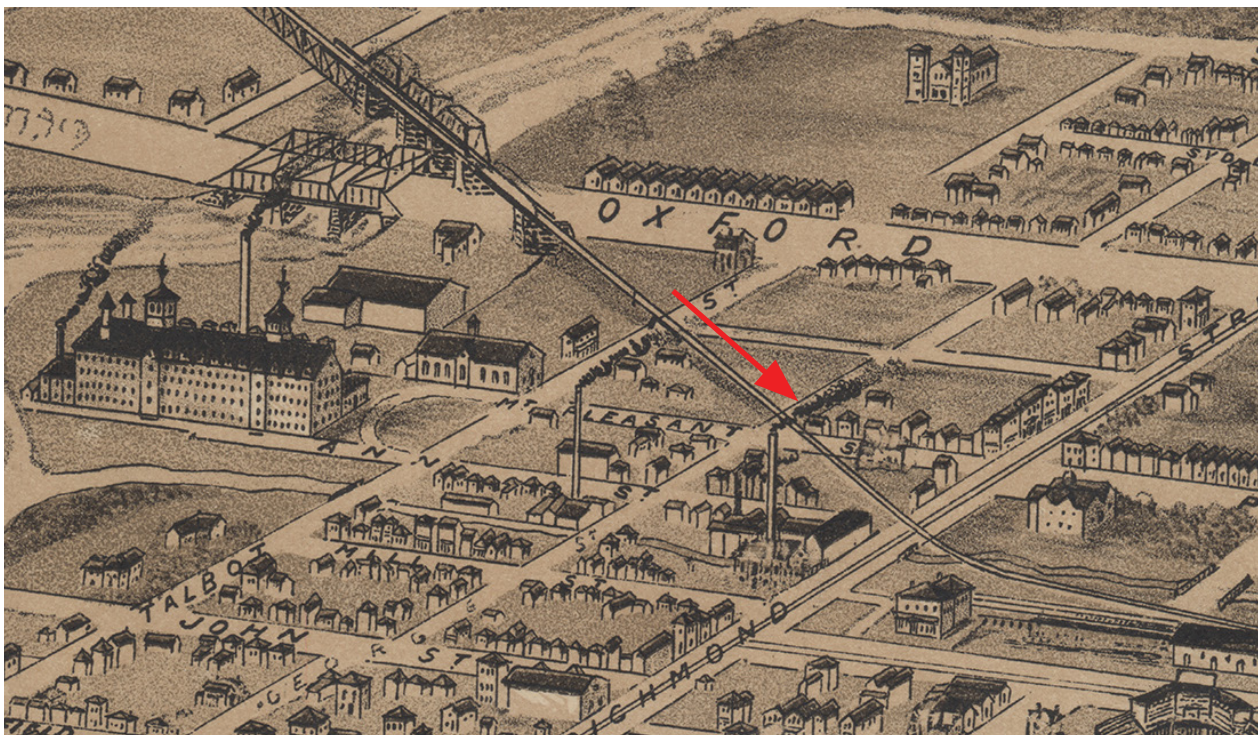


Figure 34: Detail from 1890 bird's eye, with the subject property indicated by red arrow (UWO Archives: CX124).

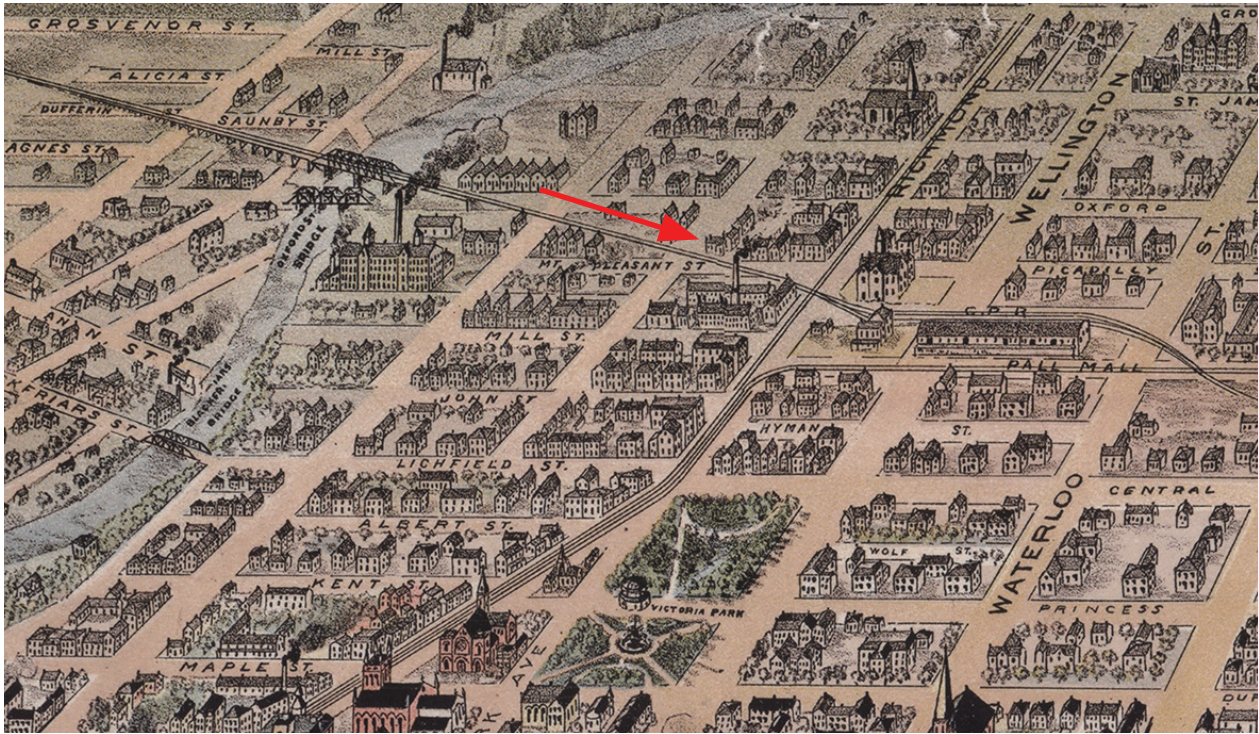


Figure 35: Detail from 1893 bird's eye, with the subject property indicated by red arrow (UWO Archives: 1346301).

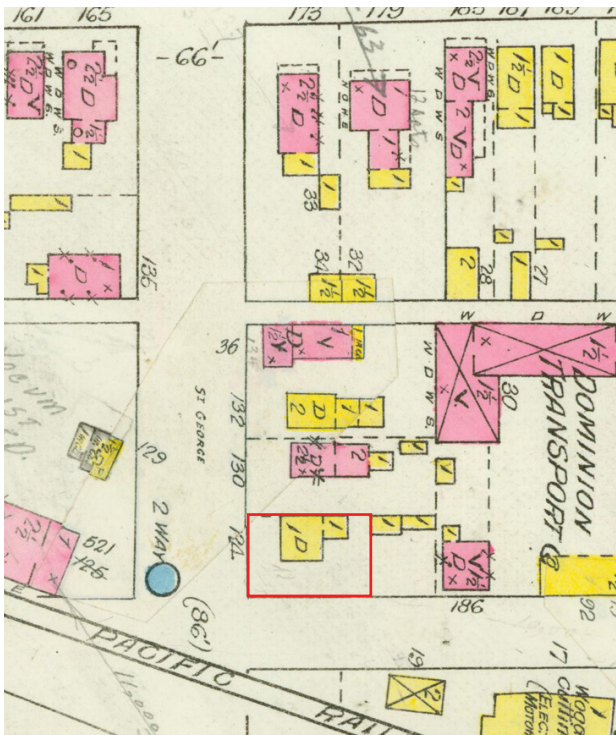


Figure 36: Detail from 1912 revised 1915 fire insurance plan, with subject property outlined in orange (UWO Archives).

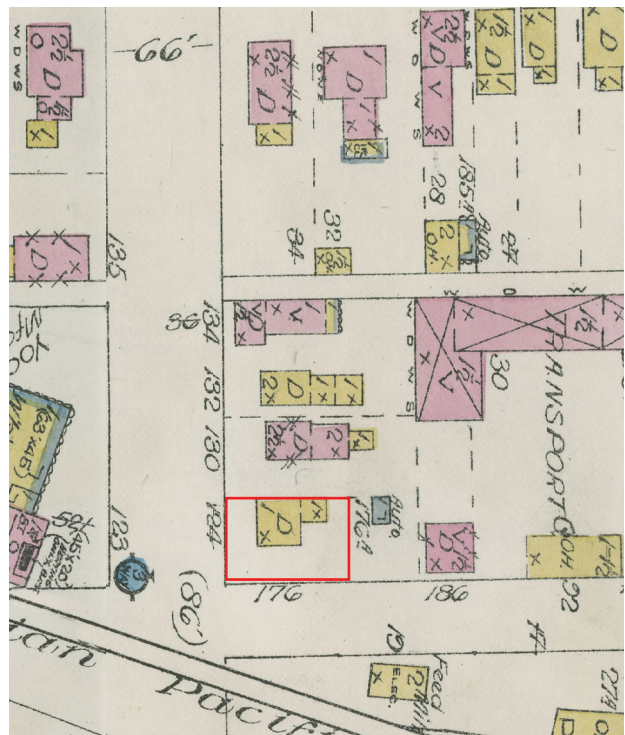


Figure 37: Detail from 1912 revised 1922 fire insurance plan, with subject property outlined in orange (UWO Archives).



Figure 38: Detail from 1929 fire insurance plan, with subject property outlined in orange (UWO Archives).

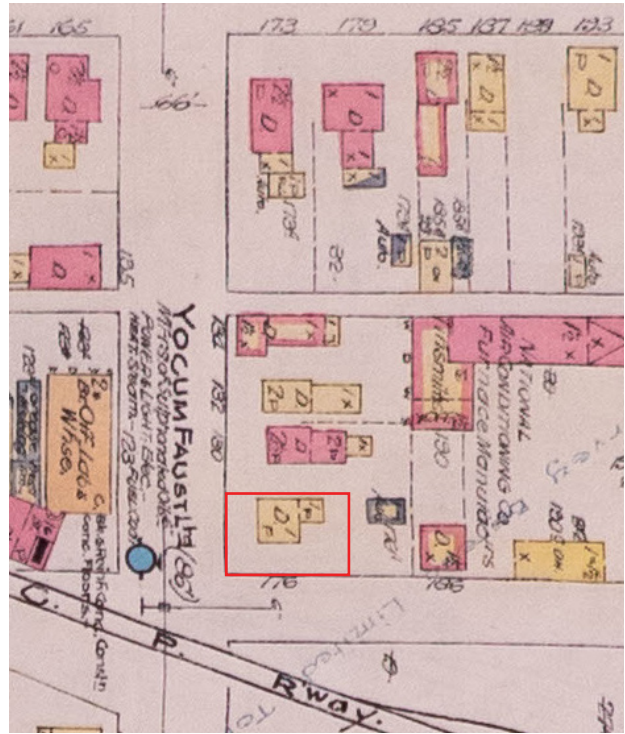


Figure 39: Detail from 1940 fire insurance plan, with subject property outlined in orange (UWO Archives).

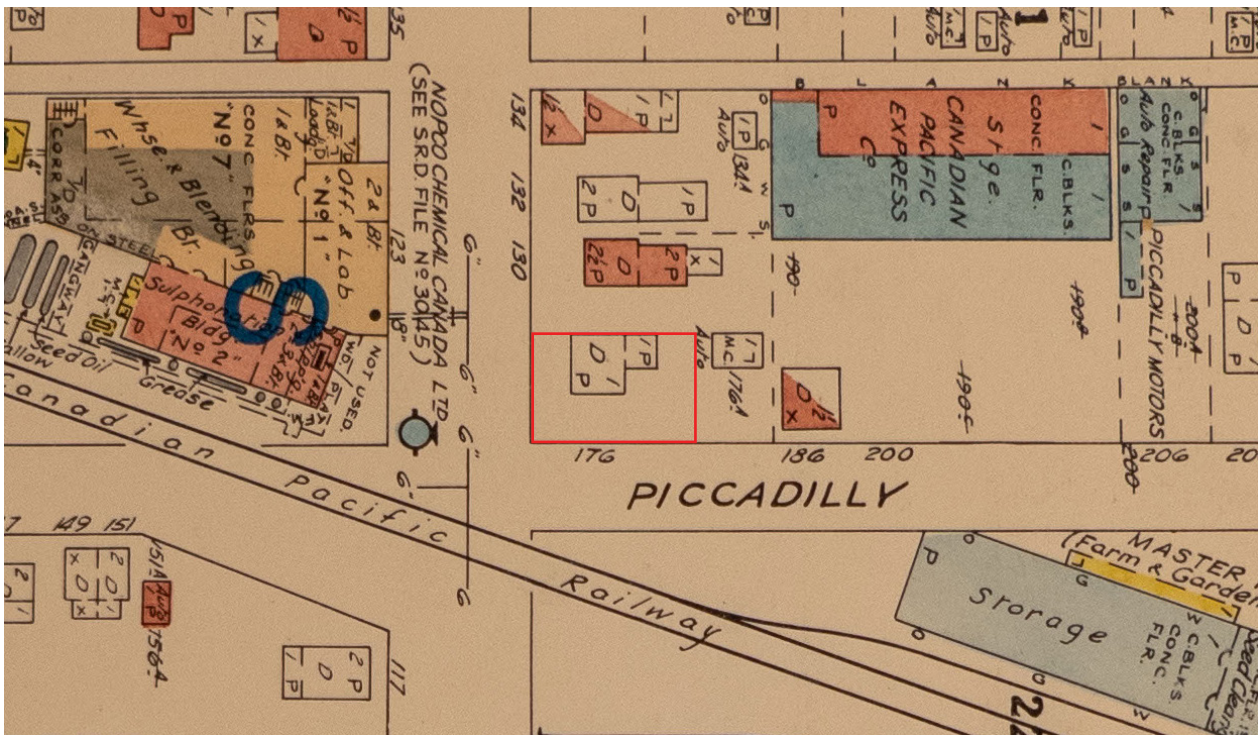


Figure 40: Detail from 1958 fire insurance plan, with subject property outlined in orange (UWO Archives).



Figure 41: Google Street View image showing the property in 2015, with similar conditions as in 2009 (Google).

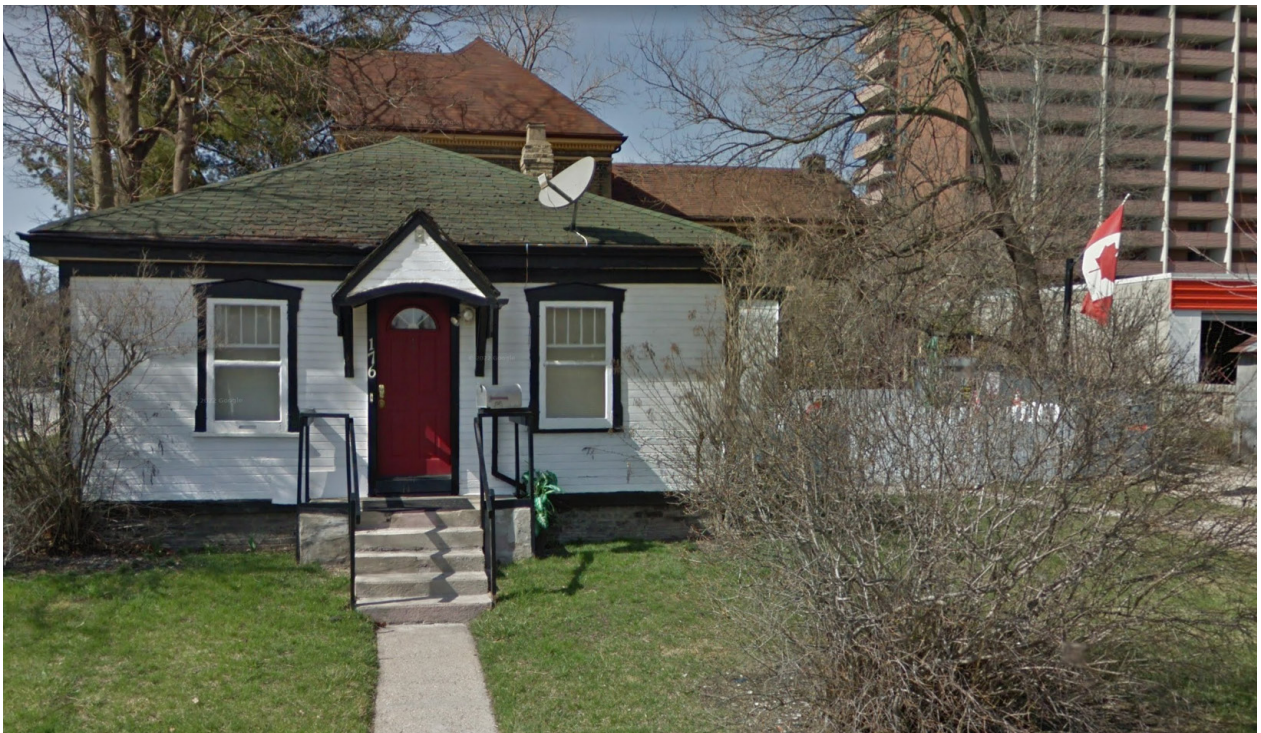


Figure 42: Google Street View image showing the property in 2015, with similar conditions as in 2009 (Google).



Figure 43: Examples of housing patterns provided in the February 1864 edition of *The Canada Farmer* (as found in DiStefano, *The Ontario Cottage*, p. 41).

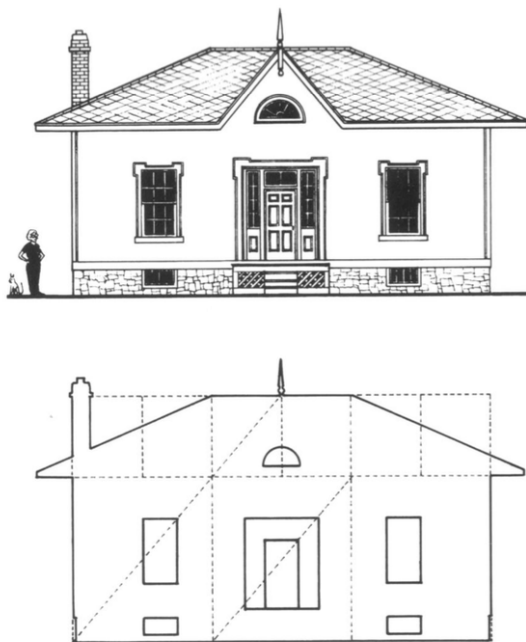


Figure 44: Drawing of a typical Ontario cottage made by Lee Ho Yin: Hoovey Cottage in Port Hope (DiStefano, *The Ontario Cottage*, p. 34).



Figure 45: Examples of one-storey workers' cottages in Toronto. Hipped roofs are more common on London examples (Modest Hopes, pp. 30 & 33).

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