



February 25, 2014

## TECHNICAL MEMO

# Blackfriars-Petersville Study Area Recommendations

**Submitted to:**  
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draft

REPORT



**Report Number:** 13-1151-0194-003



Tausky Heritage  
Consultants





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## **1.0 INTRODUCTION**

This technical memorandum is a product of the Blackfriars/Petersville Heritage Conservation District Study (the “HCD Study”) conducted for the City of London beginning in September 2013. The following report is meant as both a standalone document and an accompanying piece to the final Blackfriars-Petersville Heritage Conservation District Plan.

As part of work conducted for the HCD Study, the study team synthesized historical research, architectural and visual inventories, and examination of the landuse and planning context for the Study Area. The conclusion of this exercise was to subdivide the Study Area into three distinct sub-areas. The sub-areas identified represent natural, pre-existing character divisions within the larger Study Area and reflect distinctive categories of development patterns and histories (Figure 1).

In order to develop a recommendation for HCD designation within the Study Area, each of the sub-areas shown was evaluated against the criteria outlined in the *Ontario Heritage Act* and the *City of London Official Plan*.

The historic, architectural, visual, and planning contexts evaluated across each sub-area indicated that a refined portion of the original Study Area warranted designation as a Heritage Conservation District. As a result, only sub-area 1 was recommended for designation as a Heritage Conservation District by the Study.

The HCD Study, however, did recognize that sub-areas 2 and 3 have a distinguishable character. Because the challenges and concerns related to residential intensification are present here, it appeared prudent to address the preservation of the character of these areas.

Below, the character of sub-area 2 and 3 is defined and policies and recommendations are made so that the character-defining elements of each sub-area may have some level of protection. The proposed policies and recommendations in this memorandum are intended to preserve important tangible attributes that define the character of the area while guiding future changes concerning building alterations/additions, redevelopment, landscape features and public infrastructure.

These policies and recommendations are intended to be considered by City Staff, City Council, and property owners when reviewing development proposals. These policies will be a reference and guide in decision making regarding changes within the district to either private properties or to public properties or infrastructure.



# BLACKFRIARS-PETERSVILLE STUDY AREA TECHNICAL MEMO

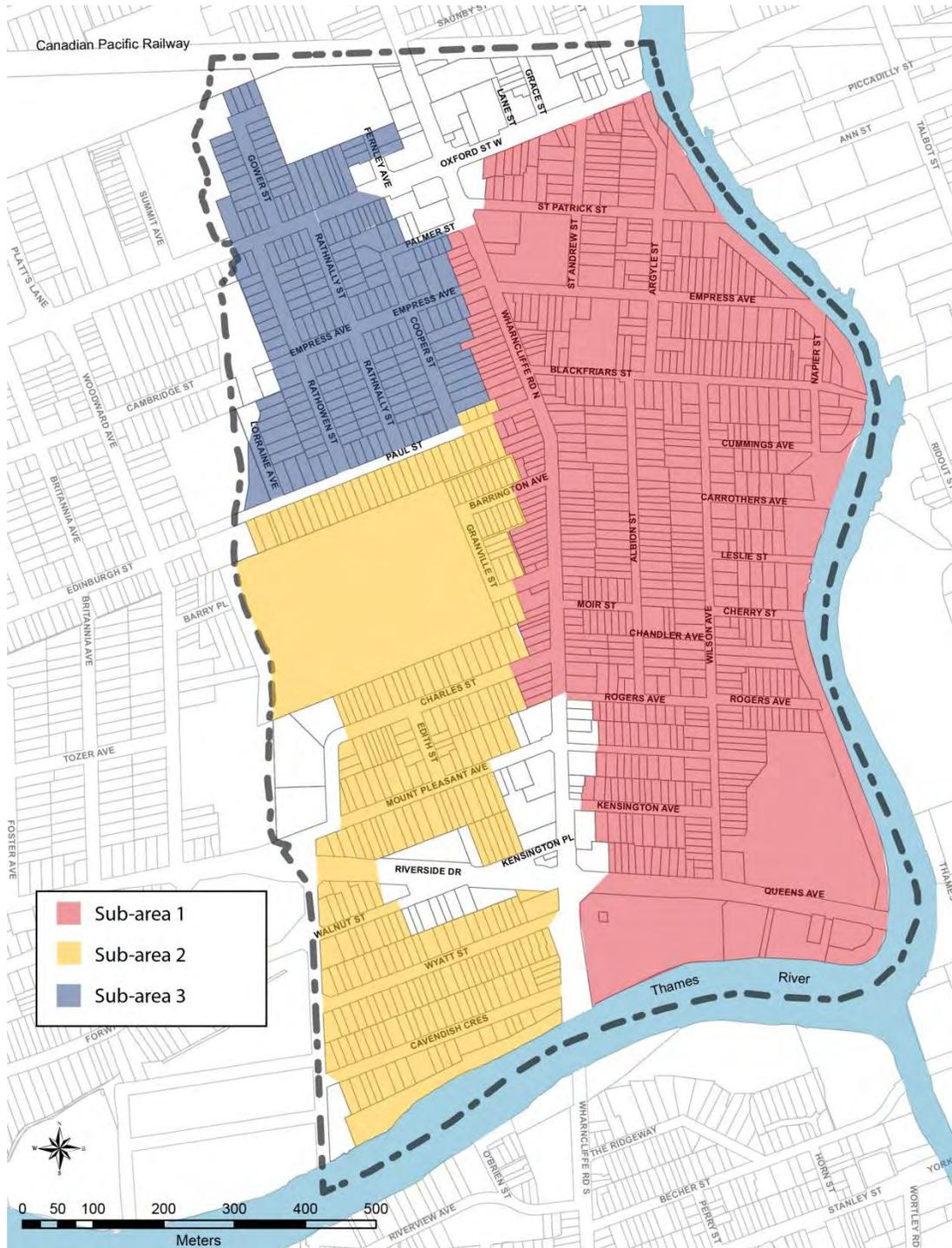


Figure 1: Sub-areas within the Blackfriars/Petersville HCD Study Area



## **2.0 CHARACTER STATEMENTS**

### **2.1 Sub-Area 2**

The area defined as sub-area 2 has a similar history with that of sub-area 1. Both possessed the same fertile alluvial soil; both experienced devastating floods; and residents to the south had a strong sense of the river's presence and enjoyed river-related activities. The first European settlers in the Study Area – the Applegarths, Montagues, and Nixons – resided here. It formed part of the incorporated Village of Petersville, later London West, before annexation to the City of London.

The small-lot, suburban subdivisions in this sub-area shared time frames similar to the development of sub-area 1, but fewer parcels were involved. The west side of Paul Street, which forms the northern boundary of this sub-area, was laid out in small lots in 1854 for Samuel Peters, in the same year that he established his Petersville subdivision east of Wharnclyffe Road; some cottages along Paul Street still attest to this early development. Most of sub-area 2, between Charles Street and the river, was surveyed into small lots during the 1870s, and, at least until incorporation, was known as Kensington. The small parcel of land between Paul Street and Kensington was surveyed in 1911.

These survey dates provide only a partial guide, however, to the present architectural character of this neighbourhood. While small Ontario Cottages and 1½-storey Queen-Anne Revival cottages from the 19<sup>th</sup> and early 20<sup>th</sup> centuries are common here, especially towards Wharnclyffe Road, between-the-wars bungalows and post-World-War II Victory or ranch-style houses comprise approximately half of the homes in sub-area 2.

What unifies the area is less a sense of period or style than the scale and materials of the buildings. The houses are small, mainly 1 or 1½ storeys in height and relatively narrow, now clad in wood, brick, aluminum, or vinyl. Some have river stone accents. Although some recent infill is larger in scale, the area generally offers a comprehensive canvas for the study of the working class home over the past century and a half.

As with the development east of Wharnclyffe Road, the buildings in sub-area 2 are often irregularly spaced, with streetscapes exhibiting setbacks of various lengths and building lots of varying widths. The roads are more regularly aligned, however, running parallel with the river, although this pattern was partially obscured with the formation of Riverside Drive in 1975. The roads are also generally somewhat wider, and in the northern part of the sub-area, their east-west orientation allows the treed escarpment along the west side of the flood plain to dominate the landscape.

There are few buildings of major landmark status within this sub-area, although some sites have local significance: the former Three Little Pigs restaurant, now Under the Volcano; the former St. Joseph's Church and School, now St. Joseph Chaldean Catholic Church and the Christian Academy respectively; and a number of buildings along Charles Street built and occupied by baseball legend George (Mooney) Gibson. The most prominent sites in this district are the West Lions Park and the Kinsmen Recreational Centre at its centre: the sports and cultural facilities here provide both a welcome open space within the sometimes crowded residential neighbourhood and a meeting place for residents throughout the Study Area.



## **2.2 Sub-Area 3**

Many of the Study Area's earliest commercial ventures were scattered along Wharncliffe Road, especially between the intersection with Oxford Road and the other main thoroughfare, Blackfriars Street. None of the buildings housing these enterprises remain, though the present commercial vitality of the Oxford/Wharncliffe intersection is indicated by the variety of businesses now operating in buildings of more recent vintage.

Except for this commercial centre, the northwest section of the Study Area is solidly residential. Most of the homes date from the early 1950s and sit in one of two subdivisions created simultaneously *circa* 1950. Much of this land was too marshy for development prior to that time; one of the early surveys mentions a "tamarack swamp." South of Oxford Street, at least, a good deal of fill was required prior to development.

The largest of these post-war subdivisions is situated south of Oxford Street; its boundaries lie roughly along Oxford Street, Cooper Street, Paul Street, and the escarpment at the west end of the flood plain (or the Cliff as it is known locally). Along the fringes of this development one finds homes in modest modern or ranch styles, but at its centre, along Empress Avenue and Rathnally and Rathowen Streets, is a particularly interesting set of streetscapes featuring styles associated with the Wartime or Victory Housing of the late 1940s and early 1950s. Victory Houses were initially designed to be solidly and economically built using a minimum of materials and able to offer comfortable living space to the single families of those engaged in defense activities during World War II. This development differs from the norm in several ways. Gable roofs tend to be higher, and, where most Victory Housing is frame, many of the homes here are of brick. Moreover, the builders have exercised a good deal of imagination both in the colours and finishes of the bricks and in the ways in which they are laid. Finally, a number of homes with hipped roofs are included here; with their shallow heights and short ridges, they recall the early Ontario Cottages of the Study Area. The second post-war development, clustered around Gower Street north of Oxford, contains more various period homes.

These post-war developments contrast with the rest of the Study Area in terms of culture and landscape as well as architectural form. While they appealed to families with modest incomes after the War, these families were no longer mainly labourers or artisans. The developments sought to help alleviate the post-War housing shortage rather than to take advantage of flood-plain land; indeed, after the building of the Fanshawe Dam (1950-1953), the danger of flooding was past.

There is still some variation in the street sizes of these 1950s subdivisions, but they are wider than those of earlier subdivisions, and they were designed to create a neater, more controlled atmosphere. The streets are bordered by boulevards and sidewalks. Front yards are bounded by houses with uniform setbacks and driveways. Throughout the neighbourhood south of Oxford, the omnipresent awareness of the treed escarpment is intensified by the park areas bordering the stream at its base.

Clusters of earlier homes lie east of these post-war developments on both sides of Oxford Street. To the north, a few modest between-the-wars homes lie adjacent to the sports field at Kensington Park. Along both sides of Oxford Street one finds Edwardian houses, many featuring the gambrel roof so popular throughout the Study Area. Palmer Street, just to the south, is lined by a variety of homes dating from the periods before and soon after World War I. Taking advantage of the higher ground along Wharncliffe Road, these buildings have more in common with their Wharncliffe Road neighbours than with the Post-World-War II to the west.



### 3.0 RECOMMENDATIONS

#### 3.1 Designation and/or Listing

Following in Table 1 and Figure 2, properties in sub-ares 2 and 3 within the Petersville-Blackfriars Study Area that are already listed in the City of London's *Inventory of Heritage Resources* pursuant to Section 27 of the *Ontario Heritage Act* or that we recommend be added to the *Inventory* are indicated. An annotated list and images of properties are provided in Appendix A. The *Inventory* assigns priorities to resources; as explained in the introduction to the *Inventory*, the various priority numbers carry the following signification:

- **Priority 1** - buildings are London's most important heritage structures and merit designation under Part IV (Section 29) of the *Ontario Heritage Act*. This group includes not only landmark buildings and buildings in pristine condition, but also lesser known structures with major architectural/historical significance.
- **Priority 2** - buildings merit evaluation for designation under Part IV of the *Ontario Heritage Act*. They have significant architectural and/or historic value.
- **Priority 3** - buildings may merit designation as part of a group of buildings designated under Part IV of the *Ontario Heritage Act* or as part of a Heritage Conservation District, even though these buildings are not often worthy of designation individually.

In recommending additions to the *Inventory*, this report has taken into consideration characteristics particularly typical of their neighbourhood, such as the modest scale of the homes, their vernacular character, and the area's predilection towards vinyl and aluminum cladding.

Addresses Currently Listed on City of London's Inventory of Heritage Resources	
Address	Priority
55 Cavendish Crescent	3
59 Cavendish Crescent	3
84 Cavendish Crescent	1
31 Charles Street	3
33 Charles Street	3
35 Charles Street	3
36 Charles Street	2
125 Mt. Pleasant Avenue	2
126 Mt. Pleasant Avenue	2; recommended to be priority 1
131 Mt. Pleasant Avenue	2
173 Mt. Pleasant Avenue	designated under Part IV of the OHA
82 Oxford Street	2
88 Oxford Street	2
36 Wyatt Street	1; recommended to be priority 3

Table 1: Currently listed properties within sub-areas 2 and 3 of the Blackfriars-Petersville Study Area.



## BLACKFRIARS-PETERSVILLE STUDY AREA TECHNICAL MEMO

Addresses Recommended for Listing on City of London's Inventory of Heritage Resources	
Address	Priority
30 Charles Street	1
32-34 Charles Street	2
188-202, 220-226 Cooper Street	3
125-133, 126-134, 139-147, and 140-148 Empress Avenue	3
13 Granville Street	2
171 Mt. Pleasant Avenue	3
78, 80, 84, 86 Oxford Street	3
80 Oxford Street	3
84 Oxford Street	3
86 Oxford Street	3
99 Oxford Street	3
66 Palmer Street	2
67 Palmer Street	3
69 Palmer Street	3
114 Paul Street	3
116 Paul Street	3
128 Paul Street	3
132 Paul Street	3
136 Paul Street	3
142 Paul Street	3
187, 191-201, 221-231, 188-202, 220-230 Rathnally Street	3
187-199, 221-231, 188-206, 212-228 Rathowen Street	3
30 Wharncliffe Road North	2
8 Wyatt Street	2
10 Wyatt Street	3
34 Wyatt Street	2

Table 2: Properties recommended to be listed within sub-areas 2 and 3 of the Blackfriars-Petersville Study Area.



# BLACKFRIARS-PETERSVILLE STUDY AREA TECHNICAL MEMO

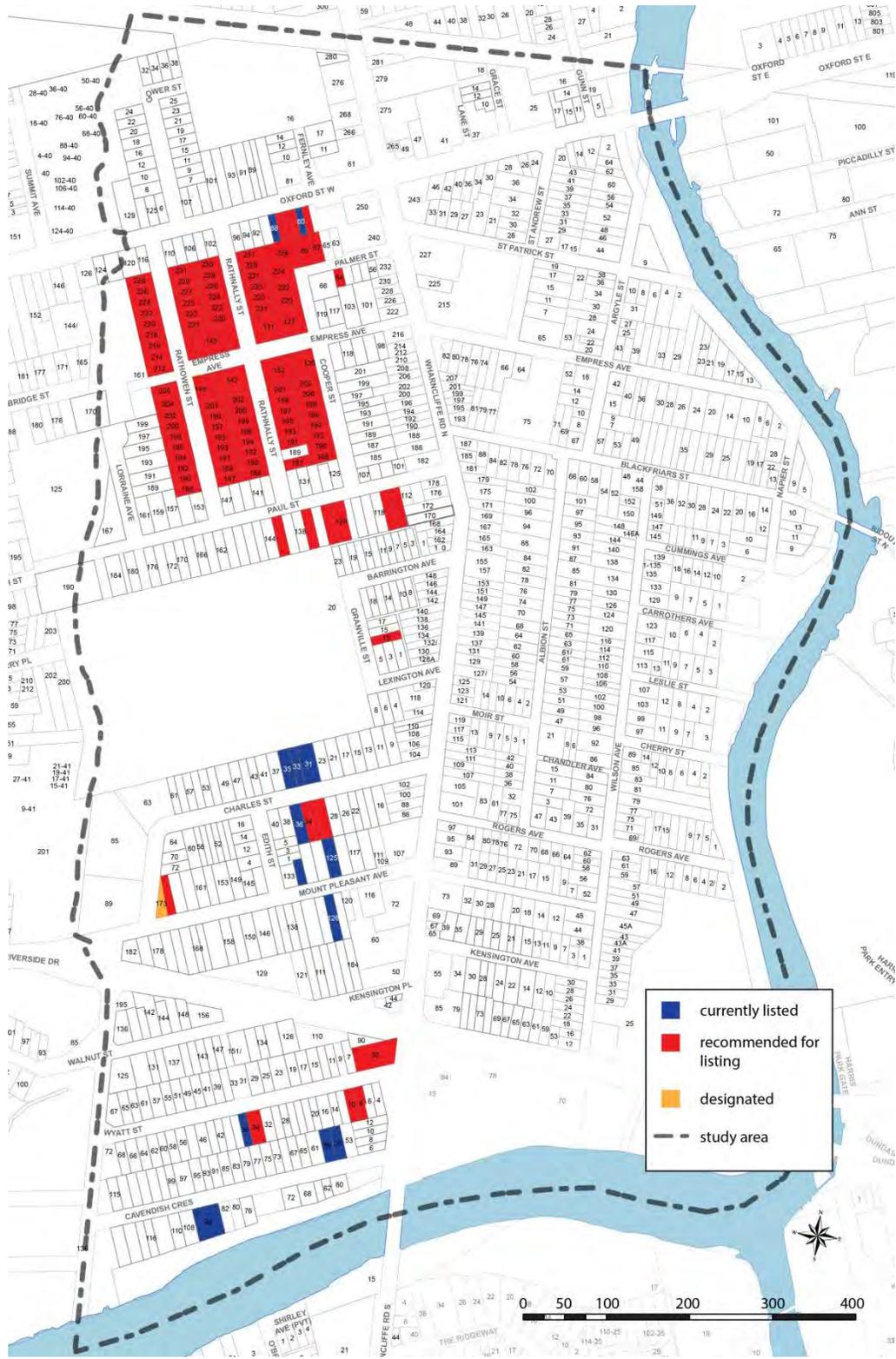


Figure 2: Properties in sub-areas 2 and 3 that are currently listed, designated, or recommended for listing.



## **3.2 Planning Recommendations**

The *Ontario Heritage Act* states that heritage conservation district studies shall “make recommendations as to any changes that will be required to the municipality’s Official Plan and to any municipal by-laws, including zoning by-laws”. In addition to the proposed changes to the Official Plan and Zoning By-law contained in the HCD Plan, the following proposes changes for consideration in Sub-areas 2 & 3

### **3.1 City of London Official Plan**

The land use designations within Sub-areas 2 & 3 are: Low Density Residential, Multi-Family Medium Density Residential, Neighbourhood Commercial Node, Office Area, and Open Space. Low Density Residential is the predominate designation in the Sub-areas. Sub-areas 2 & 3 are also identified in the Official Plan as “Near Campus Neighbourhood”. The Near Campus Neighbourhood polices provide for balanced and appropriate residential intensification in identified areas. These land use designations and policies are generally appropriate for the area and for the preservation of the character of the area.

It is recommended that additional direction for Sub-area 2 & 3 and foundation for character-based zoning regulations be provided in the Official Plan by creating a Special Policy Area for the Sub-areas. The drafted policies should incorporate the neighbourhood character statement and draft policies of this technical addendum. Such policies would be a point of reference for where other Official Plan policies make reference to character, form, size, scale, mass, and density, and shall be used as the Neighbourhood Character Statement as intended by OP policy 3.7.3

#### **Policies:**

- a) Incorporate the following neighbourhood character statement into Section 3.5 of the City of London Official Plan:

*Sub-areas 2 & 3 are characterised by a diversity of low density residential development generally ranging from the 1870s to the 1950s, with some infill occurring over the past 50 years. Sub-area 2 is generally characterized by Ontario Cottage type housing and gradually transitions to post WWII “Victory” housing as you move north through to Sub-area 3, which has a very consistent inventory of raised bungalow and one and one half storey houses. Sub-areas 2 and 3 generally present modest sized homes on wide lots at acute angles to Wharncliffe Road. The streets are generally wide and terminate with views to the treed escarpment. The streetscape of represents a great diversity of styles of development patterns from numerous ears. The streetscape character of Sub-area 3, with its concentrated Victory homes, provides for a unified viewshed, as the homes are of a typical form, height and set back from the road and from each other. The streetscape character of sub-area 2 is comparatively less consistent.*

#### **Sub-area 2**

- *Characteristically small houses, mainly 1 or 1.5 storeys and narrow, in the Ontario Cottage, Queen-Anne Revival Cottage, Victory and Ranch styles. Generally houses are now clad in wood, brick, aluminum and vinyl*
- *Residential lots are generally small and of varying widths, and houses set back varying distances from the road*



- *Streetscapes are generally wider with orderly design*
- *Key sites: Under the Volcano, St. Joseph Chaldean Catholic Church, Christian Academy, West Lions Park and Kinsmen Rec Centre*

### Sub-area 3

- *In general characteristic is that of a post-WWII subdivision, and most homes date from early 1950s. The outer fringes feature modest ranch style homes, while at its centre the area is characterized by streetscape and housing associated with Victory Housing of the last 1940's and 1950's, however differing from the norm of this style. Gable roofs are higher, there is more use of brick and imagination in the colour and finishes of brick, and there are a number of homes with hipped roofs. Palmer Street in particular has a variety of homes dating from periods before and just after WWI.*
  - *The streets generally have boulevards and sidewalks. The setbacks of houses from one another and the road are generally uniform.*
  - *The park areas at the base of the cliff also lend to character of the area.*
- b) Amend the Low Density Residential, Multi-Family Medium Density Residential, Office Area, and Neighbourhood Commercial Node designations to make specific reference to character.
- c) In the implementation of policies in Section 3.2.3 of the Official Plan regarding residential intensification, and policies 3.5.19.5 and 3.6.9(ii), have regard for the character defining elements as detailed in Section 2.0 of this technical addendum.

### **3.2 Zoning By-law**

The Low Rise Residential Zone R2 applies to most of Sub-areas 2 & 3. It is recommended that residential zoning be linked further to the low rise low density character of the neighbourhood. Residential zoning specific to the neighbourhood could be crafted to reflect the area's existing character. Examples of this type of regulation include front yard setbacks that are the average of abutting properties, reduced maximum building heights and maximum dwelling depths. It would also be appropriate to apply the Heritage (HER) Zone Overlay to properties that are designated under Part IV of the *Ontario Heritage Act*.

#### **Policies:**

- a) Within the Sub-areas 2 & 3, amend the R2 and R3 zones such that:
- i) Minimum front yard setback required is the average of front yard setbacks of dwellings on the same street block;
  - ii) Maximum permitted height is "6 metres or 1 to 1 ½ storeys".
- d) Apply Heritage (HER) zone overlay in Sub-areas 2 & 3 to properties designated under Part IV of the Ontario Heritage Act.

### **3.3 SITE PLAN CONTROL**

The Site Plan Control process helps ensure appropriate siting and massing of new development and addresses efficiency of land use, servicing, safety, attractiveness and compatibility. In accordance with Official Plan Section



19.9, Site Plan Control is currently required for new development in the City of London with the exception of single detached, semi-detached and duplex dwellings and additions or renovations thereto (unless constructed as intensification projects considered under section 3.2.3 of the Official Plan). Most new development in the Sub-areas 2 & 3 would constitute an intensification project per the definition of section 3.2.3 of the Official Plan, and as such Site Plan Control could be required for new development, including for single detached, semi-detached or duplex dwelling infill projects within the Sub-areas. Site Plan Control should continue to be required in accordance with current City of London policies to ensure that redevelopment is appropriately reviewed and that the design guidelines included in this Plan are being applied. In addition, the following practices are recommended:

- a) To encourage the integration of new development with adjacent land uses, Council may require public notification and a public meeting at the site plan approval stage for applications within Sub-areas 2 & 3;
- b) Where development is to occur (other than for single and semi detached dwellings), an assessment of the impact on neighbourhood character should be required to ensure compatible and appropriate development;
- c) Urban Design staff review should be required to ensure compatible and appropriate development with regard for the Neighbourhood Character Statement contained in this technical addendum
- d) Elevations drawings should be required for all site plan applications to evaluate the character, scale, appearance and design features of buildings, including (but not limited to) the proposed colours and materials;
- e) Landscape plans may be required for site plan applications to evaluate the private amenity space associated with new development.

### 3.4 BUILDING PERMITS

In the City of London a building permit is required for any new structure that is larger than 10 square metres (108 square feet) consisting of a wall, roof and floor (or any of them), structures containing plumbing, and structures designated in the Ontario Building Code. As such, building permits are required for many interior renovation projects and additions as well as exterior and facade projects including porches, additions, structural alterations to doors or windows, etc. Building permits will continue to be required within Sub-areas 2 & 3.

### 3.5 DEMOLITION CONTROL

Demolition of buildings within areas of defined character is discouraged. It is recognized, however, that there are some circumstances where demolition may be necessary, such as in the interest of public health and safety (i.e. severe structural instability resulting from fire or other catastrophic events). It is recommended that the City of London consider establishing conditions for demolition. Such conditions may include the requirement for an approved site plan for new development in keeping with appropriate City policies or a specific time frame for construction of a new building on the site. Council approval is required when all or part of a residential building is proposed for demolition in the City of London.

#### ***Policies:***

In situations where demolition of a residential building in Sub-areas 2 & 3 is necessary, the following actions should be undertaken where feasible:



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## BLACKFRIARS-PETERSVILLE STUDY AREA TECHNICAL MEMO

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- a) Photographic documentation of any notable architectural features and construction techniques are to be taken prior to demolition to create a record of the building and its components;
- b) Replacement of buildings lost due to circumstances such as severe structural instability, fire, flood or other reasons shall be generally consistent with the siting and scale of original building(s);
- c) Demolition of buildings that would create a gap in the streetscape shall be discouraged. Owners/applicants shall be encouraged to maintain the continuity of the street edge by implementing setbacks and building scale similar to the surrounding buildings along the streetscape;
- d) The Chief Building Official shall be directed that, prior to the issuance of a demolition permit, Site Plan Approval or a Building Permit for the new development/redevelopment shall be obtained to mitigate against premature demolition;
- e) Owners/applicants shall be encouraged to reclaim suitable building materials such as windows, doors, moldings, columns, bricks, etc. for potential reuse in a new building on the site or as replacement components for other buildings in the neighbourhood which require repair and restoration over time.

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## Report Signature Page

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# **APPENDIX A**

## **Properties Recommended for listing on City of London's Inventory of Heritage Resources**

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## BLACKFRIARS-PETERSVILLE STUDY AREA TECHNICAL MEMO

### 1) 55, 59 Cavendish Crescent

Listed with a priority 3. Built *circa* 1886, these late Victorian cottages with a unique plan: while two bay windows front the cottage, the main door is on the side. A third cottage, at 55 Cavendish Crescent, was originally identical but has been significantly altered. The three cottages were built by C. Williams, who lived in one and rented the other two.



55 Cavendish Crescent



59 Cavendish Crescent



**2) 84 Cavendish Crescent**

Listed with a priority 1. Willowbank: a fine Italianate residence built in 1876 for William Henry Bartram, designed by London architect William Joanes. Bartram was a barrister who served Petersville as clerk, reeve, and solicitor; he was a founding member of St George's Society in London and registrar of the London Law School. He was also leader in changing the community's name to London West. Though now altered beyond recognition, the house at 72 Cavendish Crescent was originally the coach house for the Willowbank estate; it indicates the extent of Bartram's property.



84 Cavendish Crescent



72 Cavendish Crescent



### 3) Charles Street

Famed baseball player George (Mooney) Gibson built 30 Charles Street as his family home in 1926. Gibson played for twelve years as a catcher with the Pittsburgh Pirates and two years with the New York Giants during the first two decades of the twentieth century, and he was the first baseball player named to the Canadian Sports Hall of Fame. He also had a career as a mason/contractor, working with his father and brothers in building numerous houses in his Kensington neighbourhood. Several are clustered on Charles Street. Recommended priority 1.



30 Charles Street

As a mason/contractor, Gibson built or worked on houses at 31, 33, and 35 Charles which are already listed in the Inventory, with priority ratings of 3, and the double house at 32-34 Charles Street, for which we recommend a priority rating of 2. Although the present porches appear to be later additions, the double house is an interesting and rather unusual example of a Queen Anne Revival double house.



## BLACKFRIARS-PETERSVILLE STUDY AREA TECHNICAL MEMO



31, 33 Charles Street



35 Charles Street. The river stone porch appears to be a later addition.



## BLACKFRIARS-PETERSVILLE STUDY AREA TECHNICAL MEMO



32-24 Charles Street

**36 Charles Street** is currently listed as a priority 2 building. Although it later came to be owned by the Gibson family, no definitive evidence that they built the house has yet been uncovered.



36 Charles Street



**4) 188-202, 220-226 Cooper Street**

At the centre of a 1951-1952 development in the northwest corner of the Study Area, along Cooper Street, Empress Avenue and Rathnally and Rathowen Streets, is a particularly interesting set of streetscapes featuring styles associated with the Wartime or Victory Housing of the late 1940s and early 1950s. This development differs from the norm in some significant ways. Gable roofs tend to be higher, and, where most Victory Housing is frame, many of the homes here are of brick. Moreover, the builders have exercised a good deal of imagination both in the colours and finishes of the bricks and in the ways in which they are laid. Finally, a number of homes with hipped roofs are included here; with their shallow heights and short ridges, they recall the early Ontario Cottages of the Study Area. Most of the buildings within this cluster of Victory Houses are listed here, with a recommended priority of three, indicating their contextual importance.



Houses along the west side of Cooper Street, north of Empress Avenue



## BLACKFRIARS-PETERSVILLE STUDY AREA TECHNICAL MEMO

### 5) 125-133, 126-134, 139-147, and 140-148 Empress Avenue

Victory Houses between Cooper and Rathowen Streets. Recommended priority 3.



Looking west along Empress from near the corner of Rathnally Street



130, 132, and 134 Empress Avenue.



## BLACKFRIARS-PETERSVILLE STUDY AREA TECHNICAL MEMO



139, 141 Empress Avenue

### 6) 13 Granville Street

This modest Tudor Revival house, built in 1937-38 for constable Frederick G. Hart and his wife Beatrice, has a clearly vernacular flavour but combines Tudor motifs in an interesting attempt to create a stylish façade. The brick porch posts feature curved buttresses at their bases, the ground floor windows have leaded diamond-shaped panes, the front door is set into a one-storey frontispiece, and checkerboard brickwork adorns the apex of both the main gable and the porch gable. Recommended priority 2.



13 Granville Street



**7) 125 Mt. Pleasant Avenue**

This farmhouse style residence was built for John H. Wade, blacksmith, probably around 1887, although he occupied a dwelling on the property after 1879. Currently listed, with a priority 2.



125 Mt. Pleasant Avenue

**8) 126 Mt. Pleasant Avenue**

Built c. 1892, this house is outstanding within the area for the retention of its original cladding and Queen Anne Revival detailing. A back addition is entirely sympathetic with the character and materials of the house. The building is currently listed with a priority 2; we recommend raising it to a priority 1 within its context.



126 Mt. Pleasant Avenue



## BLACKFRIARS-PETERSVILLE STUDY AREA TECHNICAL MEMO

### 9) 131 Mt. Pleasant Avenue

Built in 1892-93, this house achieves a striking angular decoration through its use of concrete blocks and bricks in the voussoirs, complemented by the concrete block plinths of the porch posts. Currently listed with a priority 2.



131 Mt. Pleasant Avenue

### 10) 171 Mt. Pleasant Avenue

Like the designated house at 173 Mt. Pleasant Avenue, this building has a picturesque profile despite the fact that so much of its ornamentation has been obscured by modern siding. The gambrel roof, so typical of this area, is here varied with returned eaves at the point where the pitch of the roofline changes and by an outward flare at the bottom of the roof. The pattern is repeated in the side gable. Recommended listing with a priority 3.



171 Mt. Pleasant Avenue



## BLACKFRIARS-PETERSVILLE STUDY AREA TECHNICAL MEMO

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### 11) 173 Mt. Pleasant Avenue

Built c. 1910. Designated under Part IV of the OHA.



173 Mt. Pleasant Avenue



**12) 78-88 Oxford Street West**

A 1914 edition of the *London Free Press* used a photograph of the eastern five houses shown here to illustrate “A Booming Section of a Booming City.” With the gambrel roof so typical of the booming London West, the six houses illustrated here still have a striking presence along Oxford Street, though only one of the houses, at 82 Oxford, has its Edwardian ornamentation intact. The buildings at 82 and 88 Oxford are listed in the *Inventory of Heritage Resources*, both with a priority 2, but the entire row has tentatively been recommended for designation by LACH. Recommended that remaining houses be listed with a priority 3.



78-88 Oxford Street West



**13) 99 Oxford Street West**

The gambrel-roofed house at 99 Oxford Street, built *circa* 1909, features intact ornamental shingling in an unusually simple pattern, as well as concrete block plinths, foundation and porch balustrade that appear to be original to the house.

Recommended listing with a priority 3.



99 Oxford Street Wes

**14) 66 Palmer Street**

Built *circa* 1929-1950, this house, unusually large for its neighbourhood, is a late but interesting variation on the English Cottage, incorporating a split level plan. Creating an obvious example of facadism, the stones that give the house its English Cottage character where the were carried from the river by the original owner, a contractor. Recommended listing with a priority 2.



66 Palmer Street



## BLACKFRIARS-PETERSVILLE STUDY AREA TECHNICAL MEMO

### 15) 67 Palmer Street

Built c. 1905, the house closely echoes the house next door, though its *circa* 1920s porch features posts, railings and pediment of a style popular on 1820s bungalows in the area. Recommended listing with a priority 3.



67 Palmer Street

### 16) 69 Palmer Street

A substantial Queen Anne Revival house, built c. 1908, with its original trim on the facade. Recommended priority 3.



69 Palmer Street



## BLACKFRIARS-PETERSVILLE STUDY AREA TECHNICAL MEMO

### 17) 114, 116, 128, 132, 136, 142 Paul Street

Early buildings, most preceding the incorporation of the Village of Petersville, along the west side of Paul Street. Recommended listing with priorities of 3.

The houses at 114 and 116 Paul Street were built as income properties by James McDonald in 1875 or 1876. The first tenants were Robert Murray at 114 Paul Street and Daniel McFie at 116 Paul Street.



114 Paul Street



116 Paul Street



## BLACKFRIARS-PETERSVILLE STUDY AREA TECHNICAL MEMO



128 Paul Street: Francis Moran was living in the house at 128 Paul Street by 1870



132 Paul Street: James McDons built this house for speculation in 1875.

James McDonald, a blacksmith and substantial landowner along Paul Street, built this house to house his family of seven, prior to 1869.



## BLACKFRIARS-PETERSVILLE STUDY AREA TECHNICAL MEMO



136 Paul Street

Francis Friend, who also came to own several lots along the west side of Paul Street prior to 1869, was renting this cottage to Nicholas Dare by 1876. The porch is a later addition, and the basement has been raised, a trait common in this formerly flood-prone neighbourhood.



142 Paul Street.



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## BLACKFRIARS-PETERSVILLE STUDY AREA TECHNICAL MEMO

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### 18) 187, 191-201, 221-231, 188-202, 220-230 Rathnally Street

Victory Houses within the small development in the northwest corner of the Study Area. (See, also, Cooper Street, Empress Avenue, and Rathowen Street.) Recommended listing with a priority 3.



East side of Rathnally Street, looking towards Paul Street from near Empress Avenue



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## BLACKFRIARS-PETERSVILLE STUDY AREA TECHNICAL MEMO

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West side of Rathnally Street, looking towards Paul Street from near Empress Avenue

### 19) 187-199, 221-231, 188-206, 212-228 Rathowen Street

Victory Houses within the small development in the northwest corner of the Study Area. (See, also, Cooper Street, Empress Avenue, and Rathnally Street.) Recommended listing with a priority 3.



West side Rathowen Street, looking northwest from near the corner of Paul Street



## BLACKFRIARS-PETERSVILLE STUDY AREA TECHNICAL MEMO

### 20) 30 Wharncliffe Road

Built circa 1940-1941, this early Modern building came by 1943 to house the Three Little Pigs Pentry, one of several Disney-themed restaurants then in the City and long a London landmark remembered by local residents as part of a commercial village also serving local needs along this part of Wharncliffe Road. Now housing a Mexican restaurant, Under the Volcano, the building still exhibits its fine Modern lines. Recommended listing as a priority 2.



30 Wharncliffe Road

### 21) 8, 10 Wyatt Street

These buildings comprise two of the five houses William Wyatt, a labourer then living on Leslie Street, built around the corner of Wyatt Street and Wharncliffe Road *circa* 1885. Though in poor condition, the house at 8 Wyatt Street is important within its context for the well-preserved façade, which retains its original very narrow tongue-and-groove siding, corner boards, bargeboard, pendant, cornice board, and ornate eared door surround. Once a twin, the house at 10 Wyatt serves as a reminder of the tendency west of Wharncliffe to build rows of identical houses; though now clad with a modern siding, it also retains its bargeboard bargeboard and pendant. Recommended listing of 8 Wyatt Street with a priority 2 and of 10 Wyatt with a priority 3.



8 Wyatt Street. 10 Wyatt Street can be glimpsed to the right.



**22) 34 Wyatt Street**

With its five-bay facade, this house, built *circa* 1877 demonstrates the stylistic time lag within the Study Area. It was the home of John J. Pocock, founder of one of London's leading shoe establishments and childhood home of his son Philip, who became one of the city's leading benefactors. Recommended priority listing of 2.



34 Wyatt Street

**23) 36 Wyatt Street**

This house, built *circa* 1890, has probably received its vinyl cladding since it was listed with a priority 1, though it still retains its lavishly moulded front door and its more delicately moulded door, transom, and window surround. We recommend that its priority be lowered to 3.



36 Wyatt Street

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