

## **Report: LACH Stewardship Sub-Committee Meeting of August 26, 2015**

Committee Room 3, City Hall

Start: 6:30 p.m.

Present: T. Regnier, M. Evens, A. Beaton, J. Hunten, M. Tovey, G. Smith, J. Cushing (Chair)

K. Gonyou & D. Menard (staff)

### **Agenda Items and Actions:**

#### **1. Meadowlily Mill Remnants (request for designation)**

G. Smith provided an update on his research to date to recognize the heritage significance of the former Plewes Mill site on the north side of the south branch of the Thames River. His research suggests the property meets the criteria outlined in Regulation 9/06. However, he is of the opinion that further research is needed to more clearly identify the scope of the site and the remnants although he noted that the current remnants seem to lie clearly within one lot parcel. He noted that land survey would assist in delineating the site and its features and requested, through Stewardship/LACH that Planning Division be asked to fund such a survey.

#### **2. Heritage Register Project Update**

K. Gonyou provided a brief report on the recent work by summer intern, Beth Davies, to update the Heritage Register (Inventory). The bulk of the work to add new listings and remove demolished buildings has been done but significant work remains to revise the introductory pages.

#### **3. Priority 1 Properties (not on agenda)**

Stewardship members had a brief discussion with respect to becoming more proactive in recommending Priority 1 properties for designation and determined that this matter required further discussion at an upcoming meeting.

#### **4. 78-88 Oxford Street West**

K. Gonyou presented the Cultural Heritage Evaluation Report (CHER) recently completed by AECOM with respect to the heritage character and values of the six properties on the south side of Oxford Street West that were identified in the recent draft AECOM Environmental Assessment. It was noted that the consultants confirmed that the six properties had cultural heritage value with respect to their potential for designation under Section 29 of the *Ontario Heritage Act*.

With respect to whether or not the additional information about these six properties would alter the previous Stewardship recommendation to the LACH to designate the westerly four properties, the following recommendation was put forward:

That the Stewardship sub-committee prepare a draft Statement of Cultural Heritage Value or Interest for all six properties on the basis of their cultural heritage value with respect to physical/design, historical/associative, and contextual values.

Moved: J. Hunten

Seconded: A. Beaton  
Approved

It is hoped that the consultant would be available to comment on their findings at the September LACH meeting.

**5. Camden Terrace (considered for designation)-479, 481, 483, 485, 487, 4889 Talbot Street**

A draft Statement of Cultural Heritage Value or Interest, representing input from various sub-committee members, was prepared, discussed and revised.

The Stewardship Sub-Committee recommends that the Statement of Cultural Heritage Value or Interest, as revised, be forwarded for consideration by the LACH to recommend that Municipal Council designate the properties under Section 29 (Part IV) of the *Ontario Heritage Act*.

Moved: M. Tovey  
Seconded: T. Regnier  
Approved

**6. 93-95 Dufferin Avenue (considered for designation)**

A draft Statement of Cultural Heritage Value or Interest has been prepared. While some additional research will be done (T. Regnier to check the Murphy-Moore Architectural Holdings collection; K. Gonyou to revise to include member suggestions).

The Stewardship Sub-Committee recommends that the Statement of Cultural Heritage Value or Interest, as revised, be forwarded for consideration by the LACH to recommend that Municipal Council designate the property under Section 29 (Part IV) of the *Ontario Heritage Act*.

Moved: M. Tovey  
Seconded: J. Hunten  
Approved

**7. 926 Maitland Street**

An inquiry has been received regarding the potential cultural heritage value or interest of the property at St. Michael's School noting the recent addition of St. Michael's Church to the Register (Inventory). The Sub-Committee deferred to a future meeting its consideration as to whether it would recommend listing of the property noting that a review of the Fire Insurance Plans and any school history might provide additional information.

Moved: A. Beaton  
Seconded: J. Hunten  
Approved as amended.

**8. 4342 McDougal Close (Request for Demolition)**

K. Gonyou provided information about the building located on this property and the request for demolition. Photographs were shown of the c. 1870 property and further graphic information was provided with respect to its location (near Highway 401). It was noted that the Inventory identified the building on the property as a Priority 3, one and one half storey Ontario Farmhouse. The ensuing discussion noted that the context of the property had been affected by the construction, nearby of Highway 401, that the building was not a good example of its style and that there were no known historical associations of the property other than to the McDougal family.

The Stewardship Sub-Committee recommends that the LACH not recommend designation to Municipal Council and encourage the reuse of any salvageable heritage materials and Municipal Council should advise the Chief Building Official that designation is not recommended and a demolition permits be issued.

Moved: M. Tovey  
Seconded: M. Evens  
Carried

## **New Business**

### **9. 275 Thames Street (inquiry about Heritage status)**

D. Menard reported that an inquiry was received about the heritage status of 275 Thames Street, site of the Fugitive Slave Chapel now removed to 432 Grey Street. It was noted that plans have been on hold to repeal the designating by-law now that the building has been removed and that staff will initiate the repeal with a request to the LACH. It was also noted that completion of the Stage 4 archaeological assessment remains to be done and will be a requirement of any future development application for the property. This may include signage regarding the historic importance of the site.

### **10. 505 Talbot and Proposed Redevelopment**

Sub-Committee members discussed the PEC recommendation to Council that the buildings at 505 -511 Talbot be demolished and recommend the following to the LACH for its consideration:

That the LACH recommends that prior to demolition, i) photo documentation be made of the proposed demolitions of 505, 509 and 511 Talbot Street and measured drawings be made for exterior facades at 505 Talbot; ii) the identification and reuse on site of significant architectural details and elements that may be salvaged prior to or as part of the demolition process.

Moved: M. Tovey  
Seconded: J. Hunten  
Approved.

Adjournment: 9:00 p.m.

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## **Statement of Cultural Heritage Value or Interest for 479, 481, 483, 485, 487, 489 Talbot Street**

### **Legal Description of Property**

479-485 Talbot Street: PLAN 61 PT LOT 4 PT LOT 5 S/S MAPLE RP 33R5367 PT PART 1

487 Talbot Street: PLAN 61 PT LOT 4 PT LOT 5 S/S MAPLE

489 Talbot Street: PLAN 61 PT LOT 4 PT LOT 5 S/S MAPLE RP 33R2843 PART 1 REG

### **Roll Number**

479-485 Talbot Street: 010030064000000

487 Talbot Street: 010030063000000

489 Talbot Street: 010030062000000

### **Property Description**

479-489 Talbot Street is located on the west side of Talbot Street, between Fullarton Street and Dufferin Avenue (formerly Maple Street/Hitchcock Street). The building located on the properties is a six-unit terrace, or townhouse/row house, locally known as Camden Terrace. It is believed to have been designed by Samuel Peters Junior in two phases: the northerly four units were built in 1876 and the southerly two units shortly after in 1877. The terrace units are two and a half storeys in height and are built of London (buff) brick. Units in Camden Terrace are paired, with entry doors adjacent and sharing a common stoop.

### **Physical/Design Values**

This property is of physical and design value as a rare example of a late nineteenth century terrace, composed of six attached units. Camden Terrace reflects the refined Italianate detailing expected of a later nineteenth century housing development that appealed to well-to-do Londoners. Camden Terrace demonstrates a high degree of craftsmanship, believed to be the design of Samuel Peters Junior, as demonstrated in the use of characteristic buff brick for the structure and details including brick brackets, dentils and cornice frieze, drip course, roof fire walls, and chimneys. Other architectural details which contribute to the refined qualities of Camden Terrace include unusual carved flat-based half-elliptical lintels over the windows on the ground storey and rounded-bottom half-elliptical lintels on the upper storey, narrow dormers on the shallow roof, and stone corbels at the eaves.

Each of the paired terrace units features tall, narrow windows equally spaced across the terrace, also accenting the Italianate verticality of Camden Terrace. The similarly tall, narrow single leaf front entry doors are paired and accented by a (now blind) transom. Each terrace unit has an identical front three-bay window with a solid sill running across

the base and a flat roof articulated by denticulate brickwork. This lends a harmonious rhythm to the whole construction.

The difference between the northerly four units and southerly two units of Camden Terrace are minute. The southerly two units are accessed by an elevated stoop. The height difference is pronounced at the basement level (the northerly four units of Camden Terrace do not have basement windows) however this diminishes to a minor height difference at the roofline. The southerly two units of Camden Terrace are also accented by a pilaster, which is not present on the northerly four units.

### **Historical/Associative Values**

This property and several surrounding properties were owned by Samuel Peters Junior (1822-1882). Samuel Peters Junior was a Surveyor, Architect, and Engineer. He was appointed as Town Engineer in 1852, and became the first City Engineer in 1855. Samuel Peter Junior is responsible for surveying the first City of London map in 1855. He is a noted architect in London having designed several prominent buildings, including Grosvenor Lodge (1853), first Covent Garden Market building (1853-1854, now demolished), and the Edge Block (1875, southeast corner of Richmond Street and Dundas Street). He oversaw the construction of the city sewer system, surveyed and designed the Mount Pleasant Cemetery, and other undertakings in the rapidly growing City of London. Samuel Peters Junior is believed to be responsible for the design of Camden Terrace. After moving to No. 2 Camden Terrace (481 Talbot Street) in 1881, Samuel Peters Junior died there in 1882. His wife and daughter continued living there after his death.

In addition to historical associations with Samuel Peters Junior and his family, Camden Terrace became a fashionable address for affluent Londoners. Some notable residents included D.S. Perrin of Perrin Biscuit Company, Colonel John Walker of Imperial Oil, Mrs. S. L. Carfrae, Mrs. Louisa Ridout, Richard Shaw-Wood, and Ethelwolfe Scatchard.

Following the construction of the new Federal Courthouse (80 Dundas Street) in 1974, lawyers' offices became common in Camden Terrace, lending the name "Lawyer's Row." 485 Talbot Street was the home of Julius Siskind in 1923-1966, a noted London pawnbroker who became a successful merchant. His son, Abe, founded what would become Siskinds LLP, a prominent Canadian law firm.

### **Contextual Value**

Camden Terrace is historically linked to the mid-nineteenth century development north of the original Mahlon Burwell's survey of the town site of London. Originally part of the Kent Farm, several large commercial and industrial establishments were the first non-agricultural uses in the area. These included the North American Wagon Factory, R. M. McPherson Machine Shop, Fanning Mill Manufacturing, and Joseph D. Saunby's Blackfriars Mill. As residential uses began to develop the Talbot North area as London's

first suburban area in the 1860s-1880s, these businesses relocated to other areas of London.

Business owners and workers wanted to live in close proximity to, but outside of, the Downtown. Terrace housing became a practical and elegant solution, signaling the transition of the built form from the Downtown to more residential uses in the Talbot North area. Camden Terrace represents this historic transition and is important in defining the character of the Talbot North area. While the terrace form of the building was once common, Camden Terrace is one of the last remaining nineteenth century terraces in London.

### **Heritage Attributes**

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

- Rare example of a late nineteenth century terrace development in the Italianate style;
- Form, scale, and massing of a six-unit terrace development, divided into three sets of pairs;
- Elevated stoops and basement windows of the southerly two units (479 and 481 Talbot Street);
- Use of buff brick in the structure of the terrace as well as details including pilasters, drip course, dentils, brackets, and cornice frieze;
- Ground floor bay windows with a continuous plain rectangular lugsill, brickwork detailing, and a flat roof;
- High transoms (now blind) above the front entry doors;
- Plain rectangular lugsills;
- Unusual carved flat-based half-elliptical lintels over the windows on the ground storey and rounded-bottom half-elliptical lintels on the upper storey;
- Roof fire walls with integrated chimneys;
- Narrow dormers with a pair of sash windows separated by a mullion (one per terrace unit) on the shallow sloping roof;
- “Camden Terrace” plaque affixed to the building;
- Prominent location on Talbot Street;
- Historical associations with Samuel Peters Junior as the architect and original property owner of Camden Terrace; and,
- Historical associations with other notable occupants.

## **Statement of Cultural Heritage Value or Interest for 93-95 Dufferin Avenue**

### **Legal Description of Property**

93-95 Dufferin Avenue: PLAN 61 PT LOT 3 PT LOT 4 RP 33R3977 PART 1 & RP 33R7012 PT PART 1 69.91X129.33X189.31XIRR 11217.00SF 69.91FR

### **Roll Number**

93-95 Dufferin Avenue: 010030049000000

### **Property Description**

93-95 Dufferin Avenue is located on the south side of Dufferin Avenue (formerly Maple Street/Hitchcock Street) between Talbot Street and Ridout Street in London, Ontario. The double house located on the property was primarily constructed in two phase, but maintains cohesion across its two parts. The first, 93 Dufferin Avenue, was constructed circa 1864 or 1868, as the home of Samuel Peters Junior. 95 Dufferin Avenue was added in 1894.

### **Physical/Design Values**

The physical or design value of 93-95 Dufferin Avenue is derived from the particular stylistic evolution seen across its façade.

Believed to have been designed by Samuel Peters Junior in circa 1864 or 1868, 93 Dufferin Avenue demonstrates the Italianate style in its shallow hipped roof, paired brackets, and balanced horizontal proportions, as well as robust lugsills and lintels with a gentle peak. Brickwork detailing, including quoining, the plain frieze, and stringcourse, complement the appearance. The wide, single leaf entry door in the east bay of the lower storey features a rounded arch fan light articulated by wooden fluted pilasters and trim detail. A flat roof porch supported by square columns on plinths covers the doorway. A double-storey bay window is located between 93 and 95 Dufferin Avenue, acting as a bridge between the two units.

Added in 1894, 95 Dufferin Avenue replicates many of the architectural details of 93 Dufferin Avenue however it takes a stronger Classical Revival influence, particularly in its temple front form. Additional Classical Revival elements include the oval window with a robust architrave, keystone and blocks located above the entry doorway, as well as the round window set in the pediment that is surrounded by a laurel wreath. Brickwork detailing, window sills and lintels with a gentle peak, as well as paired brackets are maintained from 93 Dufferin Avenue.

### **Historical/Associative Values**



93-95 Dufferin Avenue has several significant historical associations. Firstly, it is believed to have been designed by London architect/surveyor/engineer Samuel Peters Junior (1822-1882). Samuel Peters Junior was a Surveyor, Architect, and Engineer. He was appointed as Town Engineer in 1852, and became the first City Engineer in 1855. Samuel Peter Junior is responsible for surveying the first City of London map in 1855. He is a noted architect in London having designed several prominent buildings, including Grosvenor Lodge (1853), first Covent Garden Market building (1853-1854, now demolished), and the Edge Block (1875, southeast corner of Richmond Street and Dundas Street). He oversaw the construction of the city sewer system, surveyed and designed the Mount Pleasant Cemetery, and other undertakings in the rapidly growing City of London. Samuel Peters Junior and his family lived at 93 Dufferin Avenue from its construction in 1868 until immediately prior to his death in 1882. Samuel Peters Junior's decision to settle in Talbot North reflects the status he had achieved in London.

Secondly, Lieutenant Colonel John Walker (1832-1889) lived at 93 Dufferin Avenue, then known as "Shirra." Colonel Walker was a Scottish-born industrialist and London's Liberal Member of Parliament in the Canadian House of Commons in 1874. He was also a Vice-President of Canadian Pacific Railway, a director of the Mutual Oil Refining Company, and the Middlesex County Registrar.

### **Contextual Values**

The historical and contextual values of 93-95 Dufferin Avenue are rooted in its location in London and the Londoners who chose to live there. 93-95 Dufferin Avenue contributes to the history of the Talbot North area. Residential and industrial uses were mixed throughout the area north of the City of London proper until the mid-1860s when the area began to transition to a primarily residential area. It quickly became London's first suburb. Talbot North developed with an exclusive character of London's early elite. Many of the buildings that date from this period of early suburban development are constructed of the characteristic London buff brick, including 93-95 Dufferin Avenue. The form and style of 93-95 Dufferin Avenue reflect the social status afforded to individuals who chose to settle in this area in the later-half of the nineteenth century.

### **Heritage Attributes**

Heritage attributes which support and contribute to the cultural heritage value or interest of 93-95 Dufferin Avenue include:

- Form and scale of the double house;
- Buff brick;
- Demonstration of the Italianate style in 93 Dufferin Avenue: shallow hipped roof; paired wooden brackets; balanced proportions across its three bays in the upper and lower storey; robust lugsills and lintels with a gentle peak; wide, six panel

single leaf door with rounded arch fan light transom and wooden fluted pilasters and trim; brickwork detailing including quoining, a plain frieze, and stringcourse;

- Double storey bay window, acting as a bridge between 93 and 95 Dufferin Avenue;
- Demonstration of the Classical Revival style in 95 Dufferin Avenue: temple front form; oval window with robust architrave, keystone, and blocks located above the entry doorway; round window set in the pediment that is surrounded by a laurel wreath; dentils; brickwork detailing, window sills and lintels with a gentle peak, and paired brackets maintained from 93 Dufferin Avenue; and,
- Historical associations with Samuel Peters Junior and Lieutenant Colonel John Walker.