

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 daughters 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 phases, 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, 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.