

**11TH REPORT OF THE**  
**LONDON ADVISORY COMMITTEE ON HERITAGE**

Meeting held on September 9, 2015, commencing at 5:30 PM, in Committee Room #5, Second Floor, London City Hall.

**PRESENT:** W. Kinghorn (Chair), S. Adamsson, D. Brock, J. Cushing, D. Dudek, S. Gibson, T. Jenkins, J. Manness, K. Waud and M. Whalley and B. Mercier (Secretary).

**ABSENT:** J. Dent, H. Elmslie, H. Garrett and J. Peters.

**ALSO PRESENT:** R. Armistead, K. Gonyou, T. Koza and D. Menard.

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**I. CALL TO ORDER**

1. Disclosures of Pecuniary Interest

That it **BE NOTED** that no pecuniary interests were disclosed.

**II. SCHEDULED ITEMS**

2. Industrial Heritage Structures

That the attached five recommendations by the East London Historical Society, with respect to industrial structures of heritage, **BE REFERRED** to the Stewardship Sub-Committee for review; it being noted that the LACH heard a verbal delegation from B. Vazquez with respect to this matter.

**III. CONSENT ITEMS**

3. 10th Report of the London Advisory Committee on Heritage

That it **BE NOTED** that the 10th Report of the London Advisory Committee on Heritage, from its meeting held on August 19, 2015, was received.

4. 1284 Sunningdale Road West and the northerly portion of 1139 Fanshawe Park Road West

That it **BE NOTED** that the Notice dated August 26, 2015, from C. Smith, Senior Planner, with respect to an application submitted by Auburn Developments relating to the properties located at 1284 Sunningdale Road West and the northerly portion of 1139 Fanshawe Park Road West, was received.

5. Wonderland Road South Class Environmental Assessment

That it **BE NOTED** that the communication dated August 18, 2015, from M. Chiu, Consultant Project Manager, MMM Group Limited, with respect to the Notice of Study Completion for the Wonderland Road South Class Environmental Assessment, was received.

**IV. SUB-COMMITTEES & WORKING GROUPS**

6. Stewardship Sub-Committee Report

That the following actions be taken with respect to the Stewardship Sub-Committee Report:

- a) a Notice under the provisions of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*, of the Municipal Council's intention to designate the properties located at 479, 481, 483, 485, 487 and 489 Talbot Street (Camden Terrace) to be of cultural heritage value and interest **BE GIVEN**, for the attached reasons;

- b) a Notice under the provisions of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*, of the Municipal Council's intention to designate the properties located at 93 – 95 Dufferin Avenue to be of cultural heritage value and interest **BE GIVEN**, for the attached reasons;
- c) the Civic Administration **BE REQUESTED** to work with the developer prior to the demolition of the buildings located 505, 509 and 511 Talbot Street to:
  - i) obtain photo documentation of the buildings proposed for demolition and measured drawings of the exterior facades at 505 Talbot Street;
  - ii) identify significant architectural details and elements, notably the decorative trim at 505 Talbot, that may be salvaged prior to or as part of the demolition process for potential reuse; and,
  - iii) prepare an artistic commemoration of the existing building streetscape; and,
- d) it **BE NOTED** that the Stewardship Sub-Committee minutes from its meeting held on August 26, 2015, were received.

## V. ITEMS FOR DISCUSSION

### 7. 78-88 Oxford Street West

That the matter of the proposed designation of the properties located at 78-88 Oxford Street West, **BE DEFERRED** to such time as the Stewardship Sub-Committee receives the Consultant report on the Heritage Impact Assessment for the above-noted properties; it being noted that the London Advisory Committee on Heritage received the attached presentation from C. Andreae, Heritage Planner, AECOM, with respect to this matter.

### 8. Demolition Request - 4342 McDougall Close

That the following actions be taken with respect to the building located 4342 McDougall Close:

- a) the Civic Administration and the Chief Building Official **BE ADVISED** that the London Advisory Committee on Heritage (LACH) does not object to the demolition of the building located at 4342 McDougall Close and does not recommend designation, it being noted that the property should be removed from the Inventory of Heritage Resources, as its evaluation determined that it does not demonstrate sufficient cultural heritage value or interest; and,
- b) the property owners **BE ENCOURAGED** to reuse any salvageable heritage materials.

### 9. Heritage Planner's Report

That it **BE NOTED** that the attached submission from D. Menard and K. Gonyou, Heritage Planners, with respect to various updates and events, was received.

## VI. DEFERRED MATTERS/ADDITIONAL BUSINESS

None.

## VII. ADJOURNMENT

The meeting adjourned at 8:27 PM.

**NEXT MEETING DATE: October 14, 2015**

## **East London Industrial Heritage Recommendations**

### **Executive Summary**

#### **Summary:**

Over the past year, the London East Historical Society has been engaged in preparing an inventory of industrial structures of heritage significance east of Adelaide Street. The inventory was prompted by forthcoming developments on the McCormick's and Kellogg's sites, but ultimately grew to encompass thirty-one sites, many of which we are convinced require heritage preservation. The five recommendations brought forward in this report suggest some degree of additional preservation for nineteen of the thirty-one sites in the inventory, and have been unanimously endorsed by the boards of both the Old East Village Community Association, and the Hamilton Road Community Association.

#### **Recommendation #1:**

The first recommendation consists of a list of nineteen structures or complexes of structures which we recommend be placed upon the Inventory of Heritage Resources to ensure that due consideration can be given to their heritage characteristics in the case of future development. A complete list has been attached. The structures range from such large and impressive buildings as the McCormick's factory to much smaller structures such as 982 Princess Street. A list of the questions considered in evaluating each building on the inventory is attached to the full report.

#### **Recommendation #2:**

The second recommendation consists of a list of seven structures, all of them also included in the first recommendation, which we recommend be designated as heritage structures. Of these seven structures, only 1156 Dundas Street is currently a designated heritage structure. The other six structures recommended for designation are 825 Cabell Street, 430 Adelaide Street North, 630 Dundas Street, 471 Nightingale Avenue, 1152 Dundas Street, and the heritage portions of 100 Kellogg Lane.

#### **Recommendation #3:**

The third recommendation is that the existing heritage designation for 1156 Dundas Street, the McCormick's building, be explicitly extended to include the surviving smokestack, original to the complex and a major neighbourhood landmark.

#### **Recommendation #4:**

The fourth recommendation is that a heritage conservation district be established in the Smokestack District, the region encompassing the stretch of Dundas Street from Kellogg's to McCormick's, along with some of the adjacent streets. As of the current date, the area is one of the largest and best preserved collections of heritage industrial architecture in Southwestern Ontario, in many ways comparable in extent and quality to Milwaukee Junction in Detroit or the Distillery District in Toronto, and we recommend that it be considered as a unit to the maximum possible extent when considering redevelopment proposals within the area.

#### **Recommendation #5:**

The fifth recommendation calls for the erection of historic plaques on the sites of the Grand Trunk Car Shops and the Imperial Oil Refinery. In both cases no structure survives on the site from either complex, but as both of them were London's largest employer during their respective heydays, both are deserving of recognition. This recommendation, however, is not intended to be directed through LACH.

## **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.



LACH Presentation  
*78-88 Oxford Street West*  
*Sept 9, 2015*

Christopher Andreae

September, 9, 2015



The presentation will cover the following four points:

1. Summary of significance of buildings and current status
- 2 Identify comparable architectural examples in London
- 3 Describe road improvements to the intersection
- 4 Review of potential mitigation

1. Summary of significance of buildings and current status

*78-88 Oxford Street West, looking south west*



# Oxford Street West and Wharncliffe Road, 1926



## **Architecture:**

The six gambrel roof houses are an eclectic variant of the Colonial Revival (also called Dutch Colonial Revival) style popular from the late 19<sup>th</sup> to mid-20<sup>th</sup> century with its main popularity in the 1910s/1920s

## **Setting:**

Grouping of houses due to subdivision development.

Very close to Oxford Street due to road widening on south side of street

# Heritage Assessment

78 - 88 Oxford Street are listed buildings in the municipal Inventory of Heritage Resources

(Priority 3 buildings may merit designation as part of a group designated under Part IV of the *Ontario Heritage Act* or as part of a Heritage Conservation District designated under Part V of the Act.)

In June 2009 LACH approved the statement of heritage significance for the six properties.

# Comparable Architectural Examples in London

Good examples of early 20<sup>th</sup> century developer-built housing and Dutch Colonial Revival architecture in London.

Examples include:

- Three architecturally similar houses on the north side of Oxford Street (87, 89 and 99) directly opposite the subject properties and built at the same time.
- A continuation of the Dutch Colonial is style into the mid-20<sup>th</sup> century can be seen in other areas of west London including along Wharncliffe Road (For example six houses at 136-146 Wharncliffe Road North).

## *Comparison of Oxford Street West buildings*



*89 Oxford Street West (north side)*



*82 Oxford Street (south side)*



*87 Oxford Street West (north side)  
Showing also deep set back from  
Oxford Street*



*88 Oxford Street (south Side)*

# Proposed Undertaking - Preferred Alternative

- a) Road widening would occur on south side of Oxford Street:
  - avoid impacts to a significant hydro pole line
  - permit boulevards to have sufficient width to ensure pedestrian safety and proper snow storage.
  
- b) Shifting widening program to north side of Oxford would
  - result in replacing signals, medians, all sidewalks
  - increased impacts to municipal servicing and business/commercial properties
  
- c) The EA is to have regard for transit priority through the intersection and potential for future rapid transit.

# Potential Mitigation Options

- Relocate buildings either on property or to new lots;
- Detailed architectural and site documentation prior to demolition;
- Designation of other similar buildings (north side of Oxford or elsewhere in London);
- Develop strategic plan to identify/assess high-priority features located in proposed municipal long-range public works proposals prior to proposed development
- Others?

Thank You

## Heritage Planners' Report to LACH: September 9, 2015

1. Heritage Alteration Permits processed under Delegated Authority By-law:
  - a. 486 Richmond Street (Downtown HCD) – projecting sign
  - b. 359 Talbot Street (Downtown HCD) – façade alteration
  - c. 242 Dundas Street (Downtown HCD)- awning
2. Heritage Conservation Districts:
  - a. St. George – Grosvenor Heritage Conservation District Study
3. HER Zone for 183 King Street (Downtown HCD)
4. Pioneer Cemeteries Update
5. 2526 Oxford Street West - Kilworth Cottage – update



6. 250 Commissioners Road West – proposed listing referred by Municipal Council back to LACH
7. 275 Thames Street – Status of Designating By-law

8. Archaeological Updates
  - a. Village Green Park Improvements – Stage 1 & 2
  - b. Proposed Dingman Dog Park – Stage 1 & 2
9. Heritage Alteration Permit: 525 Princess Avenue (East Woodfield HCD) – update
10. Query- Street Names in Nelson Park

### **Upcoming Heritage Events**

1. Lost Rivers of the Hamilton Road Area (Pat Donnelly), Hidden History of Hamilton Road. Thursday, September 17, 7:00pm at Crouch Branch Library
2. ACO/LMHS “Steel Wheels” Rail Heritage bus trip – Saturday, September 19. \$55/pp. [info@acolondon.ca](mailto:info@acolondon.ca)
3. Museum London *Let's Eat* opening reception – Friday, September 25 at 8:00pm
4. “My Dundas” Launch – Saturday, September 26, 11:00am-3:00pm. Dundas Street between Talbot Street and Richmond Street. More details to follow
5. Elijah Williams and William Park dedication at Gore Cemetery – Saturday, September 26, 2015 at 1:00pm (1467 Trafalgar Street; street parking on McLarenwood Terrace)
6. Doors Open London & London Culture Days – Saturday, September 26 – Sunday, September 27 <http://www.londonculture.ca/things-we-do/doors-open-london-and-london-culture-days>
7. OGS London Branch - Victorian Mourning Customs & Funeralization (Paul Culliton, Manager of Woodland Cemetery) – Saturday, October 3, 10:00am at Westmount Library
8. Fanshawe 1812: The Invasion of Upper Canada, Fanshawe Pioneer Village – Saturday October 3 – Sunday October 4
9. Behind the Ropes Tour, Eldon House – Saturday October 10 at 10:00am-12:00pm