Agenda Item #	Page #

TO:	**CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE**
FROM:	**JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER**
SUBJECT:	**REQUEST FOR DEMOLITION BY: MAJESTY COMMERCIAL PROPERTIES INC. 80 OXFORD STREET WEST PUBLIC PARTICIPATION MEETING ON MONDAY APRIL 25, 2016**

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, with respect to the request for the demolition of a heritage listed property located at 80 Oxford Street West the following report **BE RECEIVED** and that the following action **BE TAKEN**:

A. That the Chief Building Official be advised that Municipal Council consents to the demolition of the building located at 80 Oxford Street West;
B. That 78, 80, 82, 84, 86, and 88 Oxford Street West be removed from the Register (*Inventory of Heritage Resources*);
C. That prior to the removal of the above properties from the Register and the demolition of 80 Oxford Street West, high quality photographic documentation and as-built measured drawings of all exterior elevations of the buildings located on those properties be prepared and submitted to the satisfaction of the Heritage Planner to ensure an archival record of these properties exists to allow for future research and commemoration; and,
D. That commemoration of the cultural heritage value or interest of 78-88 Oxford Street West be undertaken in a near-by public space as part of the implementation and construction of civic infrastructure projects.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

2008, May 5: Report to PEC: “Application By: Jamie Deakin, 78-80 Oxford Street West.”

2014, April 29: Report to PEC: “City of London Official Plan Review, Blackfriars/Petersville Heritage Conservation District Plan and Conservation Guidelines and Official Plan Amendments to Implement District.”

2015, July 16: Report to LACH: “Western Road/Oxford Street Environmental Assessment 78-88 Oxford Street West.”

2015, October 6. Report to Civic Works Committee: “Western Road/Wharncliffe Road North Widening Environmental Study Report.”

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose of the recommended action is to address the cultural heritage value or interest of the properties located at 78-88 Oxford Street West in a comprehensive manner, recognizing their principal value as a set of six properties together. The effect of the recommended action is to remove these properties from the Register (*Inventory of Heritage Resources*), thus enabling the future removal of the buildings located thereon, following compliance with the recommended mitigation approach.

Agenda Item #	Page #

BACKGROUND

Location and History
78-88 Oxford Street West are properties located on the south side of Oxford Street West, west of Wharncliffe Road North (Appendix A). The residential dwellings on each of the properties appear to have been built in rapid succession between 1906 and 1907, likely by the same unknown builder. The buildings are consistent in their form, scale, and massing with a consistent setback along the south side of Oxford Street West (Appendix B1). The buildings are one-and-three-quarters stories in height, topped by a gambrel roof which is popular in the Blackfriars/Petersville Heritage Conservation District (Appendix B2). With the exception of the buildings at 84 and 88 Oxford Street West, each of the buildings has a recessed entry door with a column or post supporting the structure above. The entry at 84 Oxford Street West was enclosed circa 2009-2011, and the façade cladding was added in summer 2015. 88 Oxford Street West has a flat roof verandah, supported by square piers set on brick plinths. Originally, a segmented arch window adorned the ground storey façade with a triplet window located above in the imbricated gambrel end. Dormers to the east and west adopted a similar gambrel style of the main roof. Each of the buildings has been altered since its construction to varying degrees; however, all retain the characteristic gambrel roof.

Shortly after their construction, the properties were featured in the *London Free Press* article "A Booming Section of a Booming City" (March 28, 1914), which extolled the virtues of London West.

Heritage Status
80 Oxford Street West (Priority 2) and 88 Oxford Street West (Priority 2) were included on the *Inventory of Heritage Resources* (the Register pursuant to Section 27 of the *Ontario Heritage Act*) prior to 2006. In 2008, Municipal Council added 78 Oxford Street West (Priority 3), 82 Oxford Street West (Priority 2), 84 Oxford Street West (Priority 3), and 86 Oxford Street West (Priority 3) to the *Inventory of Heritage Resources*. All six of the properties at 78-88 Oxford Street West are heritage listed properties.

Planning History
In 2008, a Zoning By-law Amendment application for the properties located at 78-80 Oxford Street West was refused. The demolition of "a Priority 2 heritage building reducing the significance of the remaining group of similar buildings" was part of the rationale for its refusal. This decision was appealed to the Ontario Municipal Board, but the appeal was subsequently withdrawn prior to the hearing.

The LACH was asked to consider the addition of 78, 82, 84, and 86 Oxford Street West to the *Inventory of Heritage Resources*, which it ultimately recommended. Municipal Council subsequently added those properties to the *Inventory of Heritage Resources* on September 29, 2008.

At its meeting held on November 3, 2008, Municipal Council requested the LACH prepare "reasons for heritage designation" for 78-88 Oxford Street West. The LACH did so at its meeting held on June 10, 2009, and the "statements of significance" were referred to Civic Administration. No further action was taken at that time.

The Blackfriars/Petersville Heritage Conservation District Study was initiated in spring 2013. The initial study area included the subject properties; however the Blackfriars/Petersville Heritage Conservation District boundary designated under Part V of the *Ontario Heritage Act* did not include 78-88 Oxford Street West. The *Blackfriars/Petersville West Guideline Document* was adopted by Municipal Council at the time of the designation of Blackfriars/Petersville Heritage Conservation District in 2014, which includes 78-88 Oxford Street West.

The *Blackfriars/Petersville West Guideline Document* identified the "distinguishable character" of the sub-areas not included within the Blackfriars/Petersville Heritage Conservation District. 78-88 Oxford Street West were noted for their inclusion in the *London Free Press* article, "A Booming Section of a Booming City" (1914). The gambrel roofs of the six buildings were

highlighted by the *Blackfriars/Petersville West Guideline Document* which recommended listing of all six properties on the *Inventory of Heritage Resources* (the Register).

As part of the Municipal Class Environmental Assessment (EA) for the Western Road/Wharncliffe Road North Widening, a review of recognized and potential cultural heritage resources was undertaken. In response to a staff report to the LACH on its meeting held on July 16, 2015, the LACH recommended that,

a) *"The report of the Managing Director, Planning and City Planner dated July 16, 2015 entitled "Western Road/Oxford Street Environmental Assessment 78-88 Oxford Street West" BE RECEIVED;*
b) *The Stewardship Sub-Committee BE REQUESTED to evaluate the heritage value of the properties known as 78 to 88 Oxford Street West and report back to the next meeting of the London Advisory Committee on Heritage (LACH) of their findings;*
c) *The consultant BE REQUESTED to evaluate the impact of placing the existing buildings at an increased setback from the front lot line in order to preserve the buildings;*

It being noted that the London Advisory Committee on Heritage (LACH) expressed an interest in preserving the buildings known as 78 to 88 Oxford Street West as the grouping of these buildings along a major arterial road provides for a unique heritage opportunity for London;

It being further noted that the LACH received a report from the Stewardship Sub-Committee regarding this matter.

At its meeting held on July 29, 2015, the Stewardship Sub-Committee recommended the retention of the buildings on all six properties, noting that the westerly four (82-88 Oxford Street West) should be designated under Section 29 of the *Ontario Heritage Act*. At its meeting held on August 19, 2015, the LACH deferred consideration of the properties located at 78-88 Oxford Street West to a future meeting.

A Cultural Heritage Evaluation Report (CHER) (AECOM, August 2015) of the properties located at 78-88 Oxford Street West was undertaken to evaluate the cultural heritage value or interest of the six properties. This CHER confirmed the cultural heritage value or interest of 78-88 Oxford Street West as articulated by the LACH in 2009, particularly their value as a group of six houses together. Draft Statements of Cultural Heritage Value or Interest were prepared as part of the CHER.

At its meeting held on September 9, 2015, the LACH received a presentation from AECOM regarding the CHER for the properties at 78-88 Oxford Street West. The LACH recommended,

> *"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."*

Through its recommendation, the LACH recognized the on-going EA process to understand the preferred alternatives of the Western Road/Wharncliffe Road North Widening EA to identify potential conservation options for 78-88 Oxford Street West prior to making a recommendation.

The Western Road/Wharncliffe Road North Widening EA has since concluded. The CHER was included as part of the Background Reports section of the Environmental Study Report (October 2015), noting that a Heritage Impact Assessment would be required. The intent of a Heritage Impact Assessment is to identify potential impacts to a cultural heritage resource as the result of a proposed development or site alteration and to recommend mitigation approaches to conserve the cultural heritage value or interest of those resources. The Heritage Impact Assessment for 78-88 Oxford Street West (AECOM, March 2016) was received on March 31, 2016 and is included as Appendix C of this report.

A demolition request for 80 Oxford Street West was received on March 7, 2016. In accordance with Section 27(3) of the *Ontario Heritage Act*, Municipal Council has 60 days thereafter to make a decision on the demolition request, including consultation with the LACH, either to designate the property under Section 29 of the *Ontario Heritage Act* or to consent to the demolition. Given the previously articulated contextual value shared between all of the properties at 78-88 Oxford Street West, a comprehensive approach to reconcile their cultural heritage value or interest is preferred.

ANALYSIS

Section 2.6.1 of the *Provincial Policy Statement* (2014) directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved." "Significant" is defined in the Provincial Policy Statement (2014) as, in regards to cultural heritage and archaeology, "resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, and event, or a people." The objectives of Chapter 13 (Heritage) of the City of London's Official Plan comply with these policies. The Strategic Plan for the City of London 2015-2019 identifies heritage conservation an integral part of "Building a Sustainable City."

Per the *Provincial Policy Statement*, "conserved" means:

> "the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development can be included in these plans and assessments" (*Provincial Policy Statement* 2014).

Comparative Analysis

The form of the buildings located at 78-88 Oxford Street West contributes to their physical or design value. Colonial revivals, such as the Dutch Colonial Revival exemplified in the gambrel roof style, were particularly popular architectural influences from around the turn of the twentieth century until circa World War I.

A preliminary survey of gambrel roof buildings within the Blackfriars/Petersville Heritage Conservation District was undertaken, which identified many buildings with this particular roof style (see Appendix B2). There are many individual buildings with gambrel roofs (120 Wharncliffe Road North, Image 16), some duos of gambrel roof buildings (37-39 Wilson Avenue, Image 10), trios (226-230 Wharncliffe Road North, Image 20), a quintet (20-30 Wilson Avenue, Image 9), and one other known sextet (136-146 Wharncliffe Road North, Image 17).

While a row of six historic buildings of the same form and design are rare, a local example at 136-146 Wharncliffe Road North is comparable to 78-88 Oxford Street West. 136-146 Wharncliffe Road North is protected under Part V of the *Ontario Heritage Act* as part of the Blackfriars/Petersville Heritage Conservation District.

Collective Value

78-88 Oxford Street West is a set of six properties that together have been identified for their cultural heritage value or interest. This value primarily lies in the six buildings collectively located on those properties. To remove one of those six buildings on those properties, particularly one in the middle of the row, would severely diminish the contextual value of those remaining properties.

Given the comparative analysis of rows of gambrel roof buildings within the Blackfriars/Petersville Heritage Conservation District, the removal of one of the six buildings on those properties would diminish the contextual value of those remaining properties to a point that the remaining properties may not warrant designation under Section 29 of the *Ontario Heritage Act*.

Therefore, an approach which recognizes the cultural heritage value or interest of the six properties at 78-88 Oxford Street West together is preferred.

Heritage Impact Assessment
While the in situ conservation of the built heritage resources at 78-88 Oxford Street West is preferred, there may be other mitigative measures that are appropriate to conserve their cultural heritage value or interest. The Heritage Impact Assessment for 78-88 Oxford Street West (see Appendix C) explored mitigation options, noting that the proposed widening of Oxford Street West may result in the loss/destruction and/or alteration of the buildings located at 78-88 Oxford Street West. Mitigation options considered included:

- Relocation of the houses on the existing lots;
- Detailed documentation;
- Retaining a portion of the facades as a commemorative element;
- Interpretive signs, plaques, and/or public art installations; and,
- Footprint location of buildings.

Relocation was explored by the Heritage Impact Assessment, concluding that the cost of relocation (estimated at $100,000-$150,000 per house) and associated technical challenges (e.g. UTRCA, size of lots, impacts on adjacent properties) would be prohibitive. Relocation can also diminish the contextual value of the original setting of the resource and is generally not preferred.

The Heritage Impact Assessment recommended that detailed documentation be undertaken for each of the buildings located at 78-88 Oxford Street West prior to demolition and that interpretive signs, plaques, and/or a public art installation could be used to commemorate the six properties.

The Stewardship Sub-Committee of the LACH received the Heritage Impact Assessment for 78-88 Oxford Street West at its meeting held on March 31, 2016. The Stewardship Sub-Committee recommended that “78, 80, 82, 84, 86, and 88 Oxford Street west be removed from the Register, provided that all six properties are documented with photographs and as built drawings and commemorated, per the Heritage Impact Assessment.”

The LACH supported the staff recommendations regarding 78-88 Oxford Street West at its meeting held on April 13, 2016.

Detailed Documentation
To ensure an archival record of these properties exists to allow for future research and commemoration, detailed documentation should be undertaken. Detailed documentation should include:

- Historical narrative of relevant background information;
- Measured, scalable drawings of each building’s exterior elevation noting existing materials, major alterations and additions; and,
- High resolution photography of each building’s exterior elevations under optimal environmental conditions (e.g. not raining; cloudy day ideal);

It is essential that detailed documentation be undertaken prior to the issuance of a demolition permit for any of the properties at 78-88 Oxford Street West. Transportation Planning & Design has agreed to cover the costs associated with the photographic and as build drawing documentation of the buildings located at 78-88 Oxford Street West.

Commemoration
In situations where in situ retention is not appropriate, commemoration may be an acceptable form of conservation. Heritage interpretive signage, such as that at Victoria Park, is successful in conveying stories associated with Victoria Park that are not readily apparent such as the archaeological record of the military garrison or London’s Free Integrated School. Plaques are a more traditional form of commemoration and record historic events or former buildings using words. A public art installation may be the most effective means of communicating the

contextual value of 78-88 Oxford Street West and could be broadly interpreted in a creative, but meaningful, manner.

Commemoration of any lost cultural heritage resource should be undertaken in a publicly-accessible space, such as along the West London Dyke, a local park or parkette, or in an urban civic space. Opportunities for the commemoration of 78-88 Oxford Street West should be undertaken as part of the implementation and construction of civic infrastructure projects in the vicinity. Transportation Planning & Design has agreed to cover the costs associated with the commemoration of 78-88 Oxford Street West to an upset limit.

Other Matters
Previous property standards orders on the building located at 80 Oxford Street has prompted concerns regarding its condition. The issue was referred to the Building Division.

Condition is not a criterion for designation under the *Ontario Heritage Act*.

CONCLUSION

The value of the properties located at 78-88 Oxford Street West is best understood as a set together. Addressing their cultural heritage value or interest in a comprehensive manner is preferred.

While Municipal Council may issue its notice of intent to designate the six properties at 78-88 Oxford Street West under Section 29 of the *Ontario Heritage Act* with the Statement of Cultural Heritage Value or Interest within the Heritage Impact Assessment (see Appendix C), the documentation and commemoration of these six properties will sufficiently conserve their cultural heritage value or interest.

PREPARED BY:	**SUBMITTED BY:**
KYLE GONYOU **HERITAGE PLANNER** **URBAN REGENERATION**	**JIM YANCHULA, MCIP, RPP** **MANAGER** **URBAN REGENERATION**

RECOMMENDED BY:
JOHN M. FLEMING, MCIP, RPP **MANAGING DIRECTOR, PLANNING AND CITY PLANNER**

Attach:
- Appendix A: Property Location – 78-88 Oxford Street West
- Appendix B1: Property Photographs – 78-88 Oxford Street West
- Appendix B2: Property Photographs – Gambrel Roofs
- Appendix C: *Heritage Impact Assessment 78, 80, 82, 84, 86, 88 Oxford Street West, London, Ontario* (AECOM, March 2016).

Agenda Item #	Page #

APPENDIX A: Property Location – 78-88 Oxford Street West

Agenda Item #	Page #

Appendix B1: Property Photographs – 78-88 Oxford Street West

Image 1: 78-88 Oxford Street West.

Image 2: 78 Oxford Street West.

Image 3: 80 Oxford Street West.

Image 4: 82 Oxford Street West.

Image 5: 84 Oxford Street West.

Agenda Item #	Page #

Image 6: 86 Oxford Street West.

Image 7: 88 Oxford Street West.

Agenda Item #	Page #

Appendix B2: Property Photographs – Gambrel Roofs within Blackfriars/ Petersville Heritage Conservation District

Image 8: 12-16 Oxford Street West (3 properties).

Image 9: 20-30 Mount Pleasant Avenue (5 properties).

Image 10: 37-39 Wilson Avenue (2 properties).

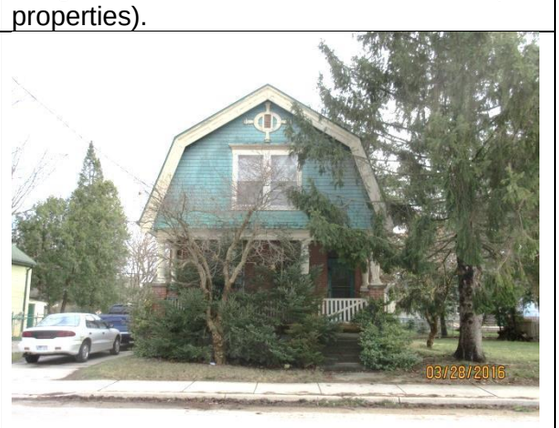
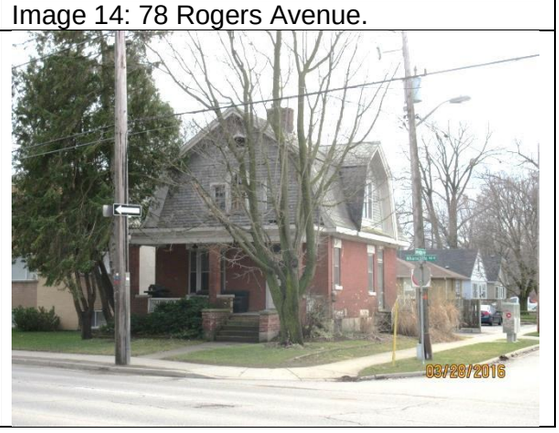


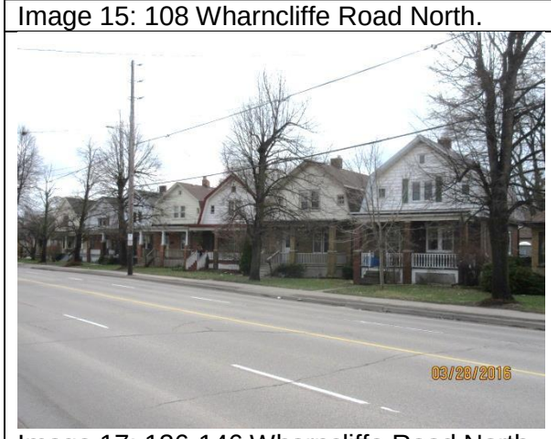
Image 11: 72 Rogers Avenue.

Image 13: 77 Rogers Avenue.

Image 14: 78 Rogers Avenue.



Agenda Item #	Page #

Image 15: 108 Wharncliffe Road North.	Image 16: 120 Wharncliffe Road North.
 Image 17: 136-146 Wharncliffe Road North (6 properties).	Image 18: 160-164 Wharncliffe Road North.
Image 19: 197-201 Wharncliffe Road North (3 properties).	Image 20: 226-230 Wharncliffe Road North (3 properties).

Agenda Item #	Page #

Appendix C: Heritage Impact Assessment 78, 80, 82, 84, 86, 88 Oxford Street West (AECOM, March 2016)

Environment

City of London

Heritage Impact Assessment
78, 80, 82, 84, 86, 88 Oxford Street West
London, Ontario

Prepared by:

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Project Number:

60314856

Date:

March 2016

Statement of Qualifications and Limitations

The attached Report (the "Report") has been prepared by AECOM Canada Ltd. ("Consultant") for the benefit of the client ("Client") in accordance with the agreement between Consultant and Client, including the scope of work detailed therein (the "Agreement").

The information, data, recommendations and conclusions contained in the Report (collectively, the "Information"):

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- represents Consultant's professional judgement in light of the Limitations and industry standards for the preparation of similar reports;
- may be based on information provided to Consultant which has not been independently verified;
- has not been updated since the date of issuance of the Report and its accuracy is limited to the time period and circumstances in which it was collected, processed, made or issued;
- must be read as a whole and sections thereof should not be read out of such context;
- was prepared for the specific purposes described in the Report and the Agreement; and
- in the case of subsurface, environmental or geotechnical conditions, may be based on limited testing and on the assumption that such conditions are uniform and not variable either geographically or over time.

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Revision Log

Revision #	Revised By	Date	Issue / Revision Description
1	M. Greguol	March 1, 2016	Terminology clarification

AECOM Signatures

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Senior Architectural Historian

Executive Summary

AECOM was retained by the City of London to prepare a Heritage Impact Assessment (HIA) for the six properties located at 78, 80, 82, 84, 86, and 88 Oxford Street West (hereafter 78-88 Oxford Street West) in London Ontario as a part of the Environmental Assessment for the Widening of Western Road between Platts Lane and Oxford and the northern limits of the Wharncliffe Road North and Oxford Street intersection. All six properties are currently listed on the City of London *Inventory of Heritage Resources* (2006). In June 2009, the London Advisory Committee on Heritage (LACH) approved a statement of heritage significance for the six properties.

The objective of the HIA is to assess the potential impacts of the proposed road widening, and to recommend mitigation options for the conservation of the cultural heritage value identified in the Cultural Heritage Evaluation Report (CHER) conducted by AECOM in August 2015 (AECOM 2015). The CHER assessed the cultural heritage value of the properties and determined that the six properties collectively demonstrate cultural heritage value as a result of their design/physical, historic/associative, and contextual values.

The Environmental Assessment for the proposed widening of Western Road is located primarily along Western Road from Platt's Lane to Oxford Street West. However, the intersection of Oxford Street West and Wharncliffe Road will require intersection improvements that will adversely impact the houses at 78-88 Oxford Street West. Strictly from the perspective of best practice for heritage conservation, the preferred option is one that conserves a property's cultural heritage value. However, given site restrictions and transit and transportation requirements identified in this report *in situ* conservation of the houses at 78-88 Oxford Street West presents a series of challenges.

Section 5 of this HIA identifies five mitigation options:

- Relocate Houses on Existing Lots;
- Detailed Documentation Program;
- Retain Portions of Building Facades as Commemorative Elements;
- Interpretive Signs, Plaques, and/or Public Art Installations; and/or
- Footprint Location of Buildings.

This HIA recommends that a detailed documentation program be undertaken to the minimum standards identified in Section 5.3.2 of this report. A documentation report should be prepared and filed with the City of London and deposited with the London Public Library for a publically available record of the properties. In addition, the City should consider the use of interpretive signs, plaques, or a public art installation to commemorate/preserve the six properties. A commemorative form of mitigation such as this would likely need to be undertaken in a different area of London such as the West London Dyke or an existing nearby park.

Table of Contents

Statement of Qualifications and Limitations
Letter of Transmittal
Distribution List
Executive Summary

Page

Project Personnel ..... **i**

1. Introduction **1**
1.1 Study Purpose 1
1.2 Study Method 1

2. Land Use History **2**
2.1 Oxford Street West and Wharncliffe Road 2
2.2 78-88 Oxford Street West 2

3. Property Descriptions **12**
3.1 Context 12
3.2 Building Descriptions 13
3.2.1 Common Features 13
3.2.2 78 Oxford Street West 13
3.2.3 80 Oxford Street West 14
3.2.4 82 Oxford Street West 15
3.2.5 84 Oxford Street West 16
3.2.6 86 Oxford Street West 17
3.2.7 88 Oxford Street West 18

4. Summary of Cultural Heritage Evaluations **20**
4.1 Previous Heritage Evaluations 20
4.2 CHER 20
4.2.1 O.Reg 9/06 Evaluation of 78-88 Oxford Street 21
Design/Physical Value 22
Historic/Associative Value 22
Contextual Value 22
4.3 Statement of Cultural Heritage Value or Interest 22
4.3.1 Heritage Attributes 22

5. Proposed Undertaking, Impacts, and Mitigation **24**
5.1 Proposed Undertaking 24
5.2 Potential Impacts 24
5.2.1 Loss/Destruction and Alteration 24
5.2.2 Shadows 24
5.2.3 Isolation 25
5.2.4 Direct or Indirect Obstruction 25
5.2.5 Change in Land Use 25
5.3 Potential Mitigation 25
5.3.1 Relocate Houses on Existing Lots 25
5.3.2 Detailed Documentation Program 27

5.3.3 Retain Portions of Building Facades as Commemorative Element 27
5.3.4 Interpretive Signs, Plaques, and/or Public Art Installation 27
5.3.5 Footprint Location of Buildings 28

6. Recommendations 29

6.1 Detailed Documentation Program 29
6.2 Interpretive Signs, Plaques, and/or Public Art Installation 29

7. Bibliography 30

List of Figures

Figure 1: Henry Vernon's Directory for the City of London for 1906, Oxford Street (L.W), South Side 5
Figure 2: Portion of the 1892 Rev. 1907 Insurance Plans for the City of London 6
Figure 3: Henry Vernon's Directory for the City of London for 1907-1908, Oxford Street (L.W), South Side 7
Figure 4: Portion of the 1912 Rev. 1915 Insurance Plans for the City of London 8
Figure 5: 1926 Plan of the City of London (Department of the Interior, Canada) 9
Figure 6: "A Booming Section of a Booming City", *London Free Press*, March 28, 1914 10

List of Tables

Table 1: Ontario Regulation 9/06 Evaluation for 78-88 Oxford Street West 21

Appendices

Appendix A. Western Road Widening Alternatives

Project Personnel

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Don Menard, Heritage Planner, Urban Regeneration, City of London

Ted Koza, P. Eng., Transportation Design Engineer, Transportation Planning & Design, City of London

1. Introduction

1.1 Study Purpose

AECOM was retained by the City of London to prepare a Heritage Impact Assessment (HIA) for the six properties located at 78, 80, 82, 84, 86, and 88 Oxford Street West (hereafter 78-88 Oxford Street West) in London, Ontario as a part of the Environmental Assessment for the Widening of Western Road between Platt's Lane and Oxford and the northern limits of the Wharncliffe Road and Oxford Street intersection. All six properties are currently listed on the City of London Inventory of Heritage Resources. In June 2009, the London Advisory Committee on Heritage (LACH) approved a Statement of Significance for the six properties.

The objective of the HIA is to assess the potential impacts of the proposed road widening, and to recommend mitigation options for the conservation of the cultural heritage value identified in the Cultural Heritage Evaluation Report (CHER) conducted by AECOM in August 2015 (AECOM 2015). The CHER evaluated the cultural heritage value of the properties along Oxford Street and determined that the six properties collectively demonstrate cultural heritage value as a result of their design/physical value, historic/associative value, and contextual value.

1.2 Study Method

The Study Area consisted of six properties located at 78-88 Oxford Street West in the City of London. The study was undertaken according to the guidelines set out in the Ontario Ministry of Tourism, Culture, and Sport's (MTCS) *Ontario Heritage Toolkit: Heritage Resources in the Land Use Planning Process.* The following three components were completed in the AECOM CHER:

- Section 2: Historical background research of the subject properties and surrounding area;
- Section 3: Property descriptions based on fieldwork to visually assess describe and photograph the six subject properties 3);
- Section 4: Summary of the existing heritage evaluations undertaken for the properties, and a summary of the CHER for the properties; and
- Section 5: Assessment of Proposed undertaking, potential impacts, and proposed mitigation options.

2. Land Use History

2.1 Oxford Street West and Wharncliffe Road

The subject properties are located on the south side of Oxford Street, west of the intersection of Wharncliffe Road. Oxford Street was originally known as the Second Concession Line used in the original survey of London Township in 1810, and offered early access for residents of London Township to the Town of London. Prior to the construction of a bridge across the Thames on Oxford Street in 1881, travellers to London from the west proceeded to the intersection of Oxford Street and Wharncliffe, then south through the Blackfriars area to cross into London.

In 1874, the communities on the west side of the Thames River, including the Wharncliffe/Oxford intersection, separated from London Township and incorporated as the village of London West. In 1897 London West was annexed by the City of London. By 1900 the London Street Railway system had been extended along Wharncliffe Road and terminated at the intersection with Oxford Street and the area was well connected to the rest of the City.[1]

Most of the properties along the north and south sides of Oxford Street, west of Wharncliffe Road were developed in the early-20th century. However, most of the subdivision and development of the land south of the subject properties did not take place until the circa 1950. As a result of its post-war development, the area has become home to a series of Victory Homes, the 1 story homes that were typically designed and sponsored by the government to provide quick, economical homes for returning soldiers.

2.2 78-88 Oxford Street West

The properties located at 78-88 Oxford Street West were constructed between 1906 and 1907. In 1906, the *Vernon's Directory for the City of London* listed seven "unfinished houses" located between 78-88 Oxford Street. The 1892 Rev. 1907 Fire Insurance Plans for the City of London illustrated the structural footprints for these seven houses (Figure 1Figure 2). A year later, the Directory lists six houses at 78, 80, 82, 84, 86, and 88 that were either occupied or "vacant" (which presumably means not yet rented/sold). No house at 76 Oxford was built at this time and only 6 houses are visible on the 1912 Rev. 1915 Insurance Plans (Figure 3Figure 4).[2]

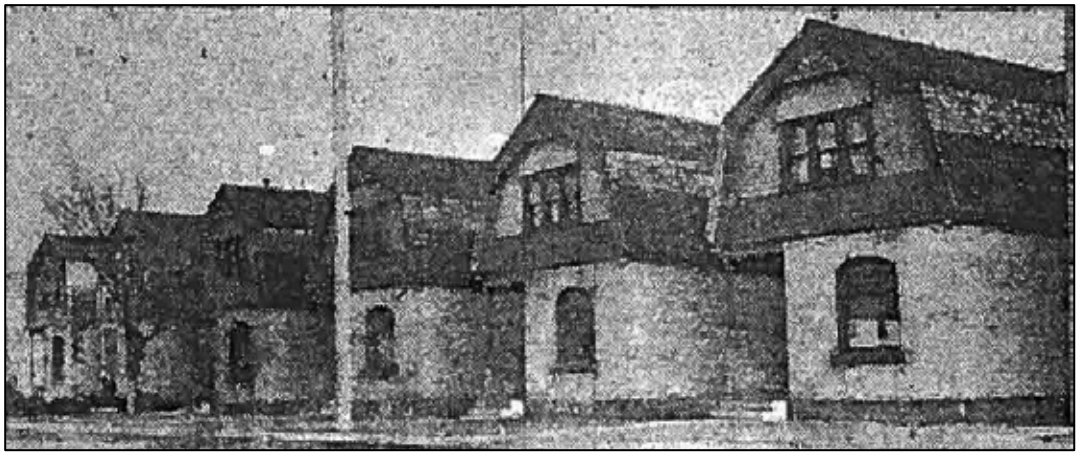


Plate 1: 78-88 Oxford Street West, as they appeared in the London Free Press, 1914

[1] Golder Associates, *Blackfriars-Petersville Heritage Conservation District Study,* 2014.
[2] *Vernon's Directory for the City of London, 1906 and 1907; Goad's Fire Insurance Plan, 1892 Rev. 1907, and 1912 Rev. 1915.*

A few houses were also built on the north side of Oxford Street West at the same time, notably the three buildings at 87, 89, and 99 Oxford Street West across from the subject properties. These buildings are architecturally similar to the subject properties and had been built prior to 1906. The structure at 99 Oxford Street West is significantly larger but 89 Oxford Street West is virtually identical in massing to the sixth house on the south side of the street. The house at 87 Oxford Street West differs from 89 Oxford Street West by having a projecting second storey over the ground floor. The architectural treatment of the gable end suggests that this second floor projection is original; however, it is possible that this could have been a later extension to the building. It is possible that these three houses were constructed by the same builder prior to the six subject properties across the street (Plates 2-5).

Plate 2: 82 Oxford Street West

Plate 3: 89 Oxford Street West

Plate 4: Property at 87 Oxford Street West

Plate 5: Property at 99 Oxford Street West

The architect/builder of these houses could not be determined. However, the traditional pattern of development seems to be that a builder would build a few homes as a small development. This appears to be a common pattern in London. The construction of the six subject properties (or nine if the houses on the north side were by the same builder) likely constituted a relatively large number to build at one time during the early 20th century.

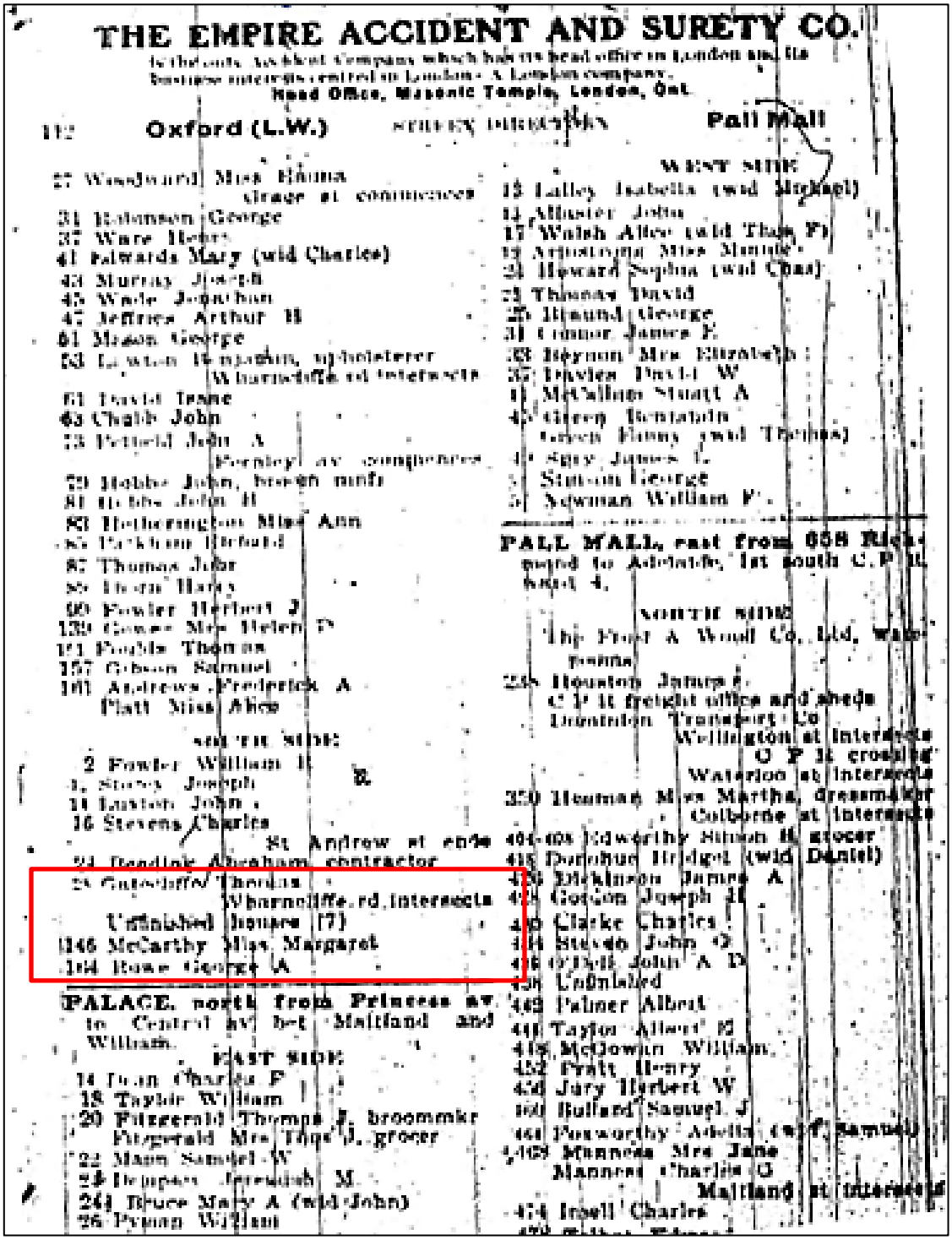
Architecturally, the houses at 78-88 Oxford Street West can be described an eclectic variant of the Colonial Revival style that was popular from the late 19th to mid-20th century. The variant of the gambrel roof appears to have had its

main popularity in the early-20th century. A continuation of this style into the mid-20th century can be seen in other areas of London including along Wharncliffe Road (for example six houses at 136-146 Wharncliffe Road North).

Shortly after their construction, the houses were featured in a newspaper article called “A Booming Section of a Booming City”. The article appeared in the March 28, 1914 evening edition of the *London Free Press* and included a series of photographs showing recent developments in London. The six properties on the south side of the street were depicted, along with the Kensington Bridge that was built in1914, and a series of homes on Wharncliffe Road. The caption that appeared with the three photographs read “Scenes snapped in West London by The Free Press camera man. The top and bottom pictures show residences on Oxford and Wharncliffe Road and the centre the new bridge which will soon join West and South London. West London is going ahead at a rapid rate and it is expected that this summer will find more building done than ever before.”[3]

[3] “A Booming Section of a Booming City” *London Free Press,* March 28, 1914.

Figure 1: Henry Vernon's Directory for the City of London for 1906, Oxford Street (L.W), South Side



THE EMPIRE ACCIDENT AND SURETY CO.
Is the only Accident Company which has its head office in London and its business interests centred in London. A London company.
Head Office, Masonic Temple, London, Ont.

112 Oxford (L.W.) STREET DIRECTORY Pall Mall

27 Woodward Miss Emma
Grage st commences
31 Robinson George
37 Ware Henry
41 Edwards Mary (wid Charles)
43 Murray Joseph
45 Wade Jonathan
47 Jeffries Arthur H
61 Mason George
63 Lawson Benjamin, upholsterer
Wharncliffe rd intersects
67 David Isaac
69 Chalb John
73 Pettrell John A
Pembroke av commences
79 Hobbs John, brush mnfr
81 Hobbs John H
83 Hetherington Miss Ann
85 Parkham Richard
87 Thomas John
89 Hogan Harry
99 Fowler Herbert J
139 Gower Mrs Helen P
151 Foulds Thomas
157 Gibson Samuel
161 Andrews Frederick A
Platt Miss Alice

SOUTH SIDE

2 Fowler William H
4 Storey Joseph
14 Luxton John
16 Stevens Charles
St Andrew st ends
24 Readink Abraham, contractor
28 Gatcliffe Thomas
Wharncliffe rd intersects
Unfinished houses (7)
146 McCarthy Miss Margaret
164 Rose George A

PALACE, north from Princess av to Central av bet Maitland and William.

EAST SIDE

14 Dean Charles F
18 Taylor William
20 Fitzgerald Thomas J, broommkr
Fitzgerald Mrs Thos J, grocer
22 Mann Samuel W
24 Burgess Jeremiah M
24½ Bruce Mary A (wid John)
26 Pynn William

WEST SIDE

13 Lailey Isabella (wid Michael)
15 Allister John
17 Walsh Alice (wid Thos F)
19 Armstrong Miss Minnie
21 Howard Sophia (wid Chas)
23 Thomas David
25 Hound George
31 Connor James F
33 Beynon Mrs Elizabeth
35 Davies David W
41 McMillan Stuart A
45 Green Benjamin
Green Fanny (wid Thomas)
47 Sgry James L
Simson George
51 Newman William F

PALL MALL, east from 608 Richmond to Adelaide, 1st south C P R, block 4.

NORTH SIDE

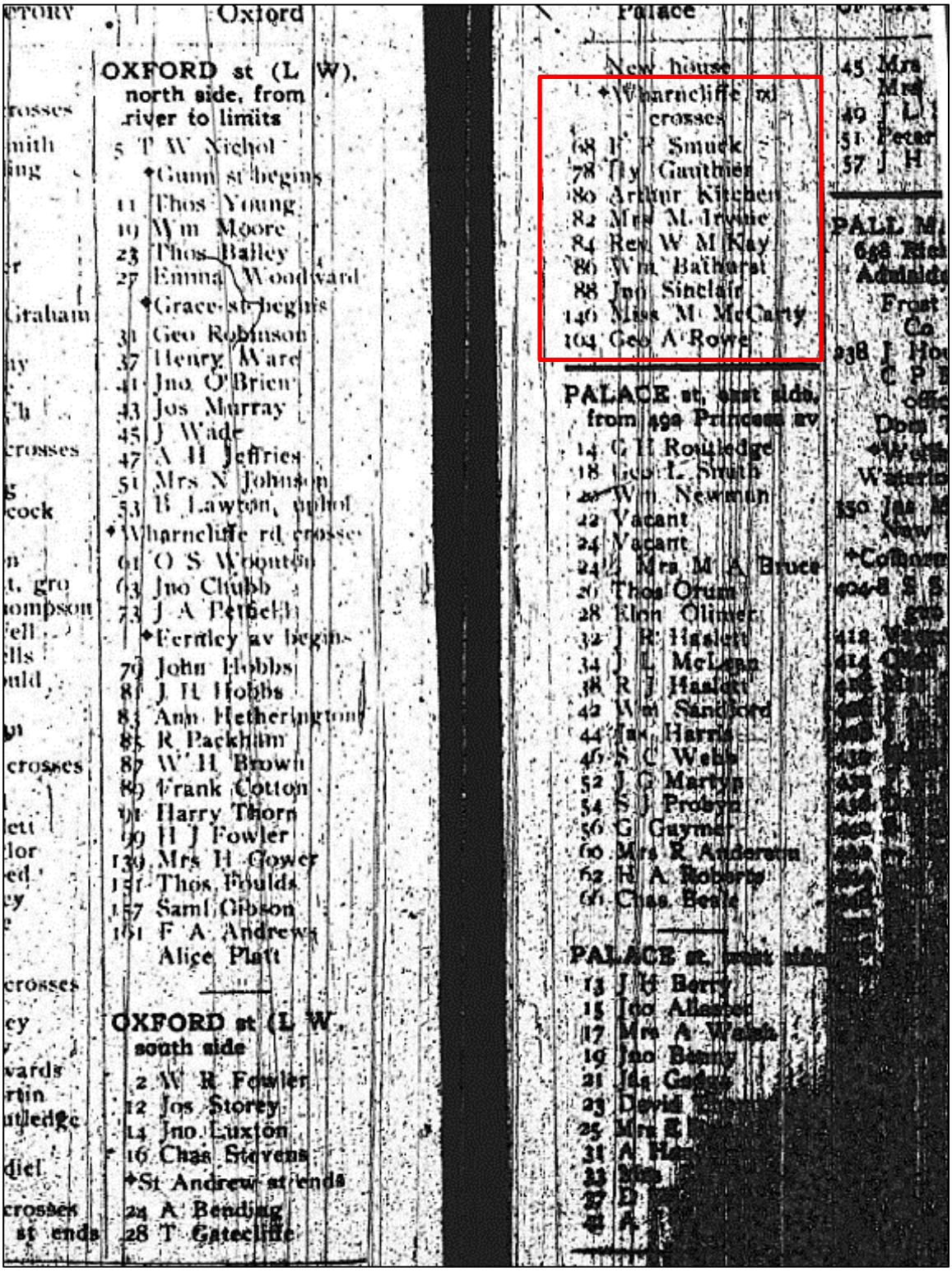
The Frost & Wood Co, Ltd, warehouse
258 Houston James E
C P R freight office and sheds
Dominion Transport Co
Wellington st intersects
C P R crossing
Waterloo st intersects
350 Hosman Miss Martha, dressmaker
Colborne st intersects
404-408 Edworthy Simon H, grocer
415 Donohue Bridget (wid Daniel)
Dickinson James A
Gordon Joseph H
Clarke Charles
Steeds John O
O'Dell John A P
Unfinished
442 Palmer Albert
444 Taylor Albert E
448 McDowell William
452 Pratt Henry
456 Jury Herbert W
460 Bullard Samuel J
464 Pinworthy Adelia (wid Samuel)
469 Manness Mrs Jane
Manness Charles G
Maitland st intersects
474 Irwell Charles

Vernon, H.(1906)

Figure 2: Portion of the 1892 Rev. 1907 Insurance Plans for the City of London

Charles E. Goad Co. 1892 Rev. 1907

Figure 3: Henry Vernon's Directory for the City of London for 1907-1908, Oxford Street (L.W), South Side



OXFORD st (L W),
north side, from
river to limits
5 T W Nichol
✦Gunn st begins
11 Thos Young
19 Wm Moore
23 Thos Bailey
27 Emma Woodward
✦Grace st begins
31 Geo Robinson
37 Henry Ware
41 Jno O'Brien
43 Jos Murray
45 J Wade
47 A H Jeffries
51 Mrs N Johnson
53 B Lawton, apltd
✦Wharncliffe rd crosses
61 O S Wootton
63 Jno Chubb
73 J A Petbell
✦Fernley av begins
79 John Hobbs
81 J H Hobbs
83 Ann Hetherington
85 R Packham
87 W H Brown
89 Frank Cotton
101 Harry Thorn
109 H J Fowler
139 Mrs H Gower
151 Thos Foulds
157 Saml Gibson
161 F A Andrews
Alice Platt

OXFORD st (L W),
south side
2 W R Fowler
12 Jos Storey
14 Jno Luxton
16 Chas Stevens
✦St Andrew st ends
24 A Bending
28 T Gatecliffe

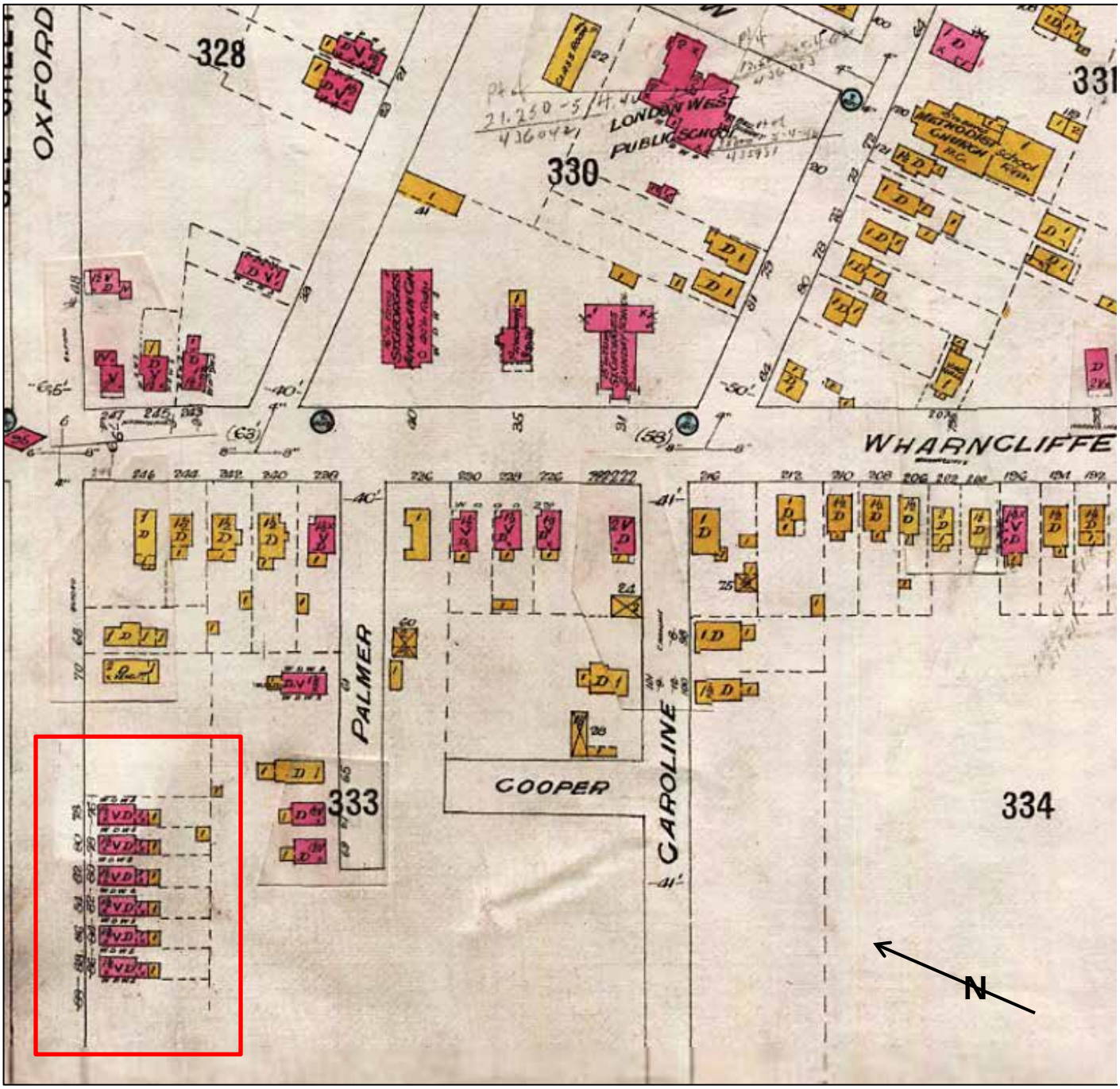
New house
✦Wharncliffe rd
crosses
68 F R Smuck
78 Ty Gauthier
80 Arthur Kitchen
82 Mrs M Irvine
84 Rev W M Kay
86 Wm Bathurst
88 Jno Sinclair
146 Miss M McCarty
164 Geo A Rowe

PALACE st, east side,
from 499 Princess av
14 G H Routledge
18 Geo L Smith
20 Wm Newman
22 Vacant
24 Vacant
24½ Mrs M A Bruce
26 Thos Orum
28 Elon Oliver
32 J R Haslett
34 J L McLean
38 R J Hasler
42 Wm Sandford
44 Jas Harris
46 S C Weeks
52 J G Martyn
54 S J Probyn
56 G Guymer
60 Mrs R Anderson
62 H A Roberts
66 Chas Beale

PALACE st, west side
13 J H Berry
15 Jno Allester
17 Mrs A Walsh
19 Jno Beatty
21 Jas Gates
23 David
25 Mrs E
31 A Ha
33 Mrs
37 D
41 A

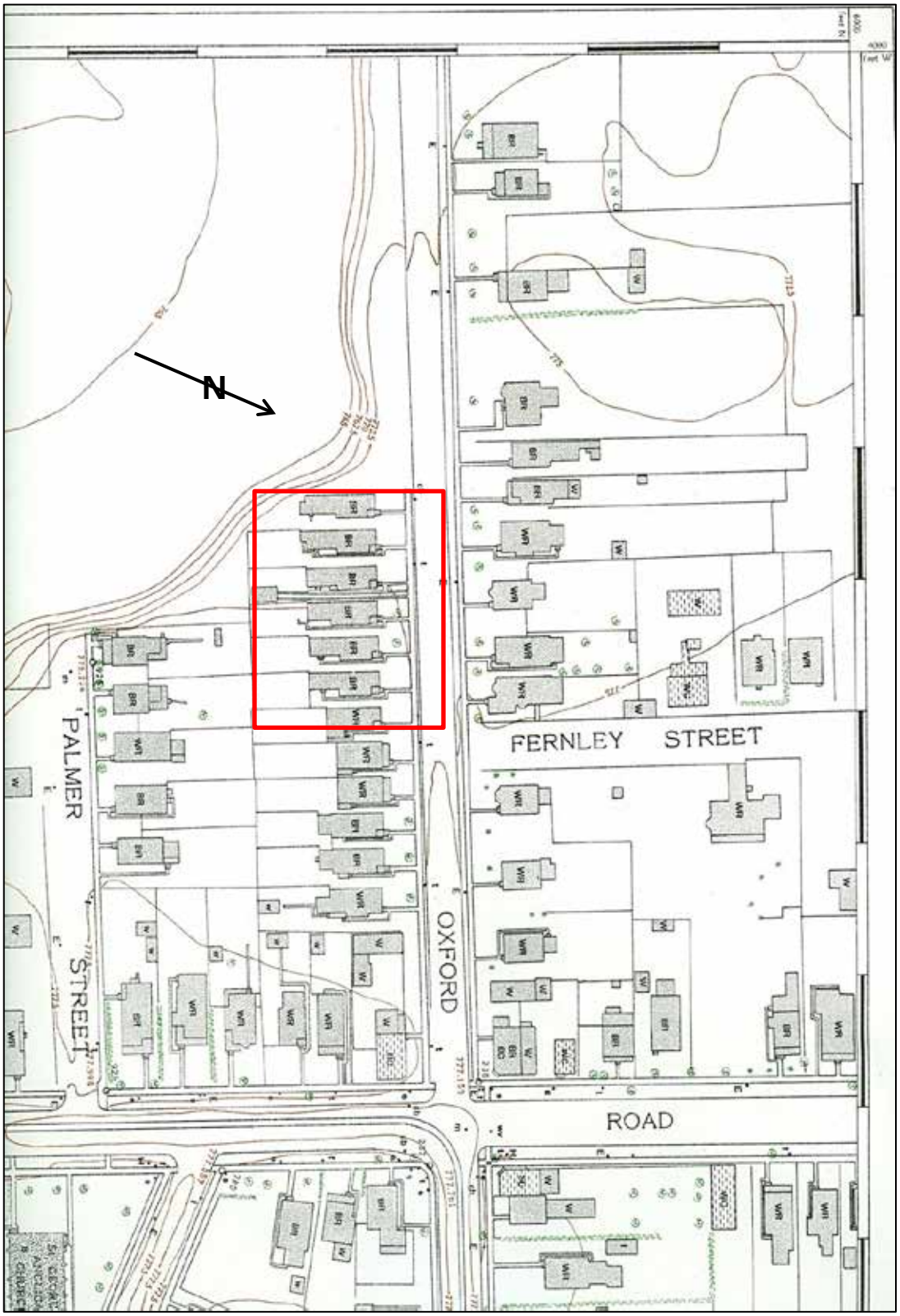
Vernon, H (1907)

Figure 4: Portion of the 1912 Rev. 1915 Insurance Plans for the City of London



Charles E. Goad Co. 1912 Rev. 1915

Figure 5: 1926 Geodetic Survey of Canada – City of London (Department of the Interior, Canada)



Stewart et al. 1926

Figure 6: *London Free Press*, March 28, 1914, showing article featuring 78-88 Oxford Street West in Context

THE LONDON EVENING FREE PR

LONDON, ONTARIO, SATURDAY, MARCH 28, 1914.—20 PAGES.

A BOOMING SECTION OF A BOOMING CITY.

HYDRO DEPUTATION WAS LESSON, SAYS BECK OF OTTAWA MEETING

Minister of Power is Well Satisfied With Result of Request for a Bonus of $8,600 a Mile for Electric Lines Owned By the People.

Hon. Adam Beck returned from Toronto last night, well pleased with the results of the deputation to Ottawa. He expects a favorable answer to the requests of the delegates, although it is possible that a year will elapse before the details are arranged.

"It was a wonderful demonstration," said Mr. Beck. "Nothing like it has been seen in the history of Parliament. The best men of the province were most enthusiastic. It was not a tribute to any individual but to the cause itself. It is right and just and will prevail. I am well pleased with results. It was a greater demonstration than I anticipated, and it certainly was an object lesson to those who had the privilege of seeing the delegates meet the premier."

BAILIFF LOCKED IN SOUTH LONDON HOUSE ALL NIGHT

Limb of the Law Was Made Prisoner When He Went to Take Possession.

TWO MEN ARE HELD ON A SERIOUS CHARGE.

CHIEF OF POLICE SAYS FIRE DEPT. IS ACTING SILLY

This is in Answer to Chief Aikens, Who Claims Police Are Too Fresh.

POLICE DRIVERS COMPELLED TO COMPLY WITH ACT.

Styles Seen on Streets of Londo

LONDON MAN'S LIF WAS SAVED BY A CLOSE MARGI

NATURAL GAS IS BLAMED FOR TROUBL

SPELLING PAPERS ARE SAID TO BE TOO DIFFICULT

Principals of London Schools Condemn Them for Fourth Grade Pupils.

RESOLUTION WILL BE SENT TO DEPARTMENT

BANQUET TENDERED PROMOTED BANKER

F. J. McCallum, Who Goes to Toronto, Was Honored By Many Friends.

BOARD OF TRADE PROTEST AGAINST REDUCTION.

Weather Forecast

Saturday, March 28.

COLD.

LOCAL.

FEAR REPETITION OF HEAVY FLOODS OF ONE YEAR AGO

People of New York State in Tonawanda District Are Using Boats.

FLOODS RAMPANT IN THE SOUTHERN COUNTIES.

Hudson River Rising Rapidly — Many Families Have Vacated Their Homes.

HUDSON RIVER RISING.

OCEAN STEAMER ARRIVALS.

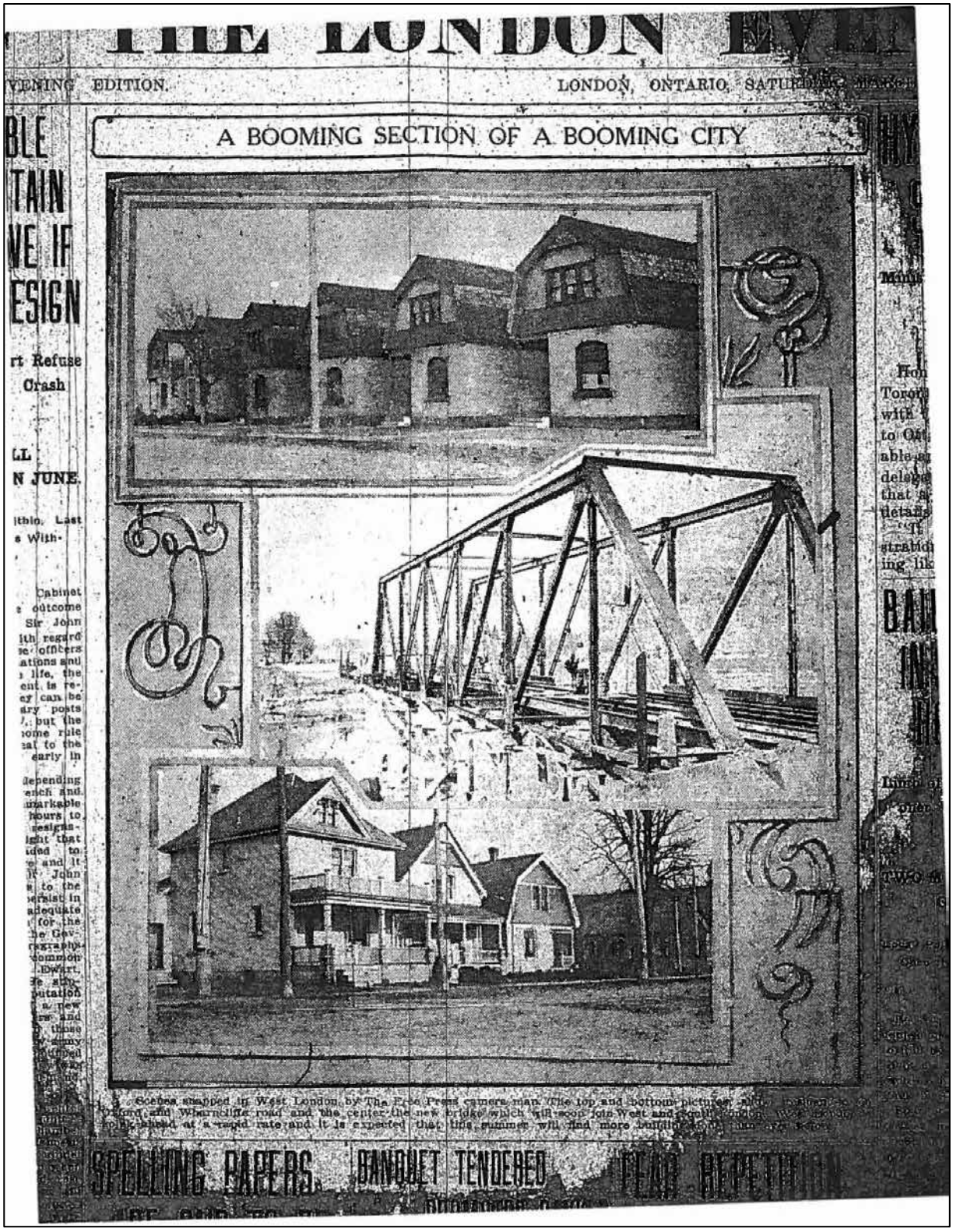
RATS ARE GOURMANDS WHERE CARNATIONS ARE CONCERNED

A Plague of the Rodents Reported in the Heart of the Business Section.

GRAND RIVER STILL ON RAMPAGE.

$700,000 MAY

Figure 7: "A Booming Section of a Booming City", *London Free Press*, March 28, 1914, featuring the 6 houses at 78-88 Oxford Street West (top), the Wharncliffe Road Bridge constructed in 1914 (middle), and a series of unidentified houses (bottom).



THE LONDON

EVENING EDITION. LONDON, ONTARIO, SATURDAY, MARCH

A BOOMING SECTION OF A BOOMING CITY

Scenes snapped in West London by The Free Press camera man. The top and bottom pictures are [illegible] Oxford and Wharncliffe road and the center the new bridge which will soon join West and South London. [illegible] progressed at a rapid rate and it is expected that this summer will find more buildings [illegible]

SPELLING PAPERS BANQUET TENDERED

3. Property Descriptions

3.1 Context

The six buildings at 78-88 Oxford Street West were built with a common foot print and orientation to create a streetscape of identical looking houses (Plate 6). The houses are located on deep, narrow lots. South and west of 88 Oxford Street West the land slopes steeply. The change in grade is particularly evident at the end of Palmer Street (Plate 7). The lot setbacks for the subject properties have been significantly reduced since the early 20th century due to the widening of Oxford Street which first began in 1973 (Figure 5). It appears that all of the road widenings have occurred on the south side. The north side of the street retains, what appear to be, the original house setbacks (Plates 7 and 8). The streetscape east of the subject properties and at the intersection with Wharncliffe has developed into a commercial and business area and is comprised of parking lots, professional buildings, and restaurant businesses.

Plate 6: 78-88 Oxford Street West looking southwest

Plate 7: Original grade change at the end of Palmer Street, south of the subject properties

Plate 8: Original lot setbacks along the north side of Oxford Street

Plate 9: View looking southeast to the subject properties showing reduced setbacks.

3.2 Building Descriptions

3.2.1 Common Features

The six subject properties were all originally built as yellow brick, 1½ storey, gambrel-roof structures with a one storey brick addition at the rear. The houses appear to have been built on poured concrete foundations that have since been parged. Small gable dormers were built on both the east and west sides of the roof on each building. The existing roofing materials consist of asphalt shingles. Initially, the gable end of each front façade was clad with decorative wood shingles, and wood pilaster mouldings that surrounded a grouping of three windows. However, the shingles and moulding details are only still visible on 82 Oxford Street West today. The remaining five buildings are all clad with vinyl or aluminum siding. In addition, 82 Oxford Street is the only house remaining with its elegant bargeboard detailing that lines the roofline, as well as its wood posts and wood entablature above the front door entrance. These details have also been covered, altered, or removed on the other five buildings.

Many of the original heritage attributes of the subject properties have been removed or covered as a result of subsequent renovations. A description of each property is provided below.

3.2.2 78 Oxford Street West

The exterior of this structure has been heavily modified with vinyl siding. The east (side) facade has been modified by the construction of a two-storey addition, clad with vinyl siding which covers the original roof dormer and part of the chimney. The original recessed front entrance porch façade appears to have been modified with the construction of a shed roof that extends out further than the neighbouring buildings. The gable end has been covered with vinyl and the remaining visible brick has been painted white. The grouping of second storey windows on the gable end has been boarded over but the lower level window retains its original attributes, including its arched brick voussoirs (Plates 10-12).

Plate 10: Front façade of 78 Oxford Street West

Plate 11: East facade of 78 Oxford Street West showing modern addition

Plate 12: West side of 78 Oxford Street West showing side dormer

3.2.3 80 Oxford Street West

This structure has also undergone a series of modifications and currently appears to be vacant. The one-storey, rear brick addition has been rebuilt as a two-storey vinyl clad structure. The original pillar supporting the second storey over the recessed porch has been replaced or covered with a square aluminum clad pillar. The front gable end has been covered with vinyl siding and the second storey grouping of windows on the gable end has been boarded over. The original chimney has been rebuilt above the roofline. The first story window is also boarded over; however, the elliptical transom portion of the window opening and the brick arched lintel is still visible (Plates 13-15).

Plate 13: Front façade of 80 Oxford Street West

Plate 14: East facade of 80 Oxford Street West showing rear two-storey addition

Plate 15: West facade of 80 Oxford Street West showing dormer

3.2.4 82 Oxford Street West

The building at 82 Oxford Street West is the least modified house of the six properties. The front façade is the least altered retaining its wood shingles in the gable end, detailed decorative bargeboards, wood mouldings around its second storey windows, and its porch post. The exception is a new front door and a small one storey vinyl sided addition at the rear that can be seen along the west side of the house (Plates 16-18).

Plate 16: Front façade of 82 Oxford Street West

Plate 17: East facade of 82 Oxford Street West

Plate 18: West facade of 82 Oxford Street West showing portion of later rear addition

3.2.5 84 Oxford Street West

The buildings at 84 and 86 Oxford Street West have been significantly modified in similar manner by recent exterior renovations. The rear one-storey addition has been extended east into the laneway area and the original recessed porch has been filled in to create a consistent front façade depth. The house has been covered by with vinyl siding representative of board-and-batten wood siding on both first and second storeys. The second storey grouping of windows remains on the front facade, but its wood mouldings/pilasters and bargeboard have been replaced by vinyl. The elliptical transom of the ground floor window has been replaced with a vinyl one-over-one rectangular sash window with vinyl framing and the house's chimney has been removed (Plates 19-21).

Plate 19: Front facade of 84 Oxford Street West

Plate 20: East facade of 84 Oxford Street showing later addition at rear.

Plate 21: West facade of 84 Oxford Street West

3.2.6 86 Oxford Street West

The buildings at 86 and 84 Oxford Street West have been significantly modified in similar manner by modern renovation. The original rear one-storey addition at the rear has been rebuilt as a two storey vinyl clad structure. The original recessed porch remains with the original pillar having been replaced with a square pillar. The front facade has been covered by vinyl siding representative of board-and-batten wood siding on both the first and second storeys. The east and west walls still retain the original, unpainted brick. The second storey grouping of windows remains in the front facade, but the original wood mouldings/pilasters and bargeboard have been replaced with vinyl. The chimney has been removed. The elliptical arch of the first storey window has been replaced with a sliding rectangular window with vinyl framing (Plates 22-24).

Plate 22: Front façade of 86 Oxford Street West

Plate 23: East facade of 86 Oxford Street West

Plate 24: West facade of 86 Oxford Street West showing unpainted brick

3.2.7 88 Oxford Street West

Architecturally, the property at 88 Oxford Street West is slightly different from the other five subject properties. The front façade no longer includes a recessed porch and the reconstruction of the brick on the front façade has hid any remnants hint of its reconstruction. In addition, a side entrance door was constructed on the east façade. The rear addition has been replaced with a two-storey, vinyl clad addition. A covered porch spans across the front of the building and appears to date from the mid-20th century based on its style and building materials, namely the brick posts. The brick on the first storey of the front façade has been painted, and the gable end covered with aluminum siding. The second storey grouping of windows remains on the front facade, but the original wood mouldings/pilasters and bargeboard have been replaced or covered by the siding (Plates 25-27).

Plate 25: Front façade of 88 Oxford Street West

Plate 26: East facade of 88 Oxford Street West showing side door and brick-work where recessed front entrance may have been

Plate 27: West facade of 88 Oxford Street West showing roof line of rear addition.

4. Summary of Cultural Heritage Evaluations

4.1 Previous Heritage Evaluations

As of 2008, the properties located at 78, 84, and 86 Oxford Street West were listed as Priority 3 properties within the City of London's *Inventory of Heritage Resources.* The properties located at 80, 82, and 88 were listed as Priority 2 properties.

In May 2009, the London Advisory Committee on Heritage (LACH) approved the following Draft Statement of Cultural Heritage Value for five of the six properties.[4]

> *These houses are recommended for designation under Part IV of the Ontario Heritage Act as a streetscape of cultural heritage value. They form, along with 82 Oxford, a row of six homes which were built in 1907 to a common floor plan and common elevations to create a row of identical looking houses. It is this streetscape that is considered worthy of preservation as being fairly unique in the city. A newspaper article in 1914 referred to the area of Oxford and Whamcliffe as "A booming section of a booming city". These houses were originally home to labourers, drivers, carpenters and a widow, many of whom rented the properties from a single owner who may have been the builder. Several of them were employed at the leather and shoe factories in the area. This demographic suggests that the area was populated by working-class families with sufficient income to afford a house.*
>
> *These homes are all built in London white brick, one-and-a-half storey, with gambrel roof and a gambrel-roofed dormer on each side. The gambrel roof style became popular at the time of these homes as it allowed greater interior space on the upper storey without losing the perceived tax advantages of not being a full two-storey. The roof style appears to be quite popular in this area of the city.*

The six properties were also reviewed in the Blackfriars-Petersville Conservation District Study (2014). The properties were not recommended for inclusion in the Part V designation of the Heritage Conservation District, however, they were included within a Technical Memorandum that addressed the heritage value of the properties. Related to the subject properties, the report stated:

> *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 roofs 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.*

4.2 CHER

In 2015, the six properties were formally evaluated as part of a Cultural Heritage Evaluation Report (CHER) conducted for the proposed road widening project. The CHER evaluated the properties collectively according to *Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest* and determined that the properties had heritage value. Collectively the properties were determined to form a row of architecturally identical houses which were built in 1907 and it was the streetscape of the houses form that was considered significant. On

[4] *82 Oxford Street West was not included in the statement as it was already a listed property*

the basis of the evaluation, the CHER agreed with previous LACH recommendations to designate the properties under Section 29 of the *Ontario Heritage Act*.

4.2.1 O.Reg 9/06 Evaluation of 78-88 Oxford Street

The six properties were evaluated collectively rather than on an individual basis. The results of the Ontario Regulation 9/06 as presented in the CHER evaluation are presented in Table 1 below, and are described in the following subsections.

Table 1: Ontario Regulation 9/06 Evaluation for 78-88 Oxford Street West

O. Reg 9/06 Criteria		Site Specific Evaluation
1)	**The property has design value or physical value because it:**	
i)	Is a rare, unique, representative or early example of a style, type, expression, material or construction method;	Representative in scale, design, and materials of early 20th century gambrel-roof, Colonial Revival style architecture. Distinctive characteristics such as wood shingling on the front façade, the recessed porch and pillar, elliptical window, and side roof gable dormers were popular stylistic features in the early 20th century.
ii)	Displays a high degree of craftsmanship or artistic merit; or	Not applicable
iii)	Demonstrates a high degree of technical or scientific achievement.	Not applicable
2)	**The property has historic value or associative value because it:**	
i)	Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;	Not applicable
ii)	Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or	Not applicable
iii)	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	Representative of early 20th century, developer-built housing.
3)	**The property has contextual value because it:**	
i)	Is important in defining, maintaining or supporting the character of an area;	Not applicable
ii)	Is physically, functionally, visually or historically linked to its surroundings; or	Remnant of suburban development in expanding city at beginning of 20th century; three similar buildings are located on north side of road
iii)	Is a landmark.	Not applicable

Design/Physical Value

The properties at 78-88 Oxford Street West are representative in their scale, design, and material use of the architectural style known commonly in North America as Colonial Revival architecture. More specifically, the style can be referred to as Dutch Colonial. The Dutch Colonial style became widely popular in North America in the early-20th century and was revival of the architectural styles that were used commonly in the English and Dutch colonies in the Hudson Valley. The gambrel roof, gable end, shingle details, and porch entries were common characteristics of the style.

Historic/Associative Value

The properties at 78-88 Oxford Street West reflect the trend of early-20th century developer-built housing. As urban centres began to grow outwards at the turn of the century it was not uncommon for a single developer or builder to subdivide a property and build a row of similar houses. The row of six houses represents the subdivision and creation of Park Lots on the outskirts of London at the turn of the 20th century.

Contextual Value

The properties at 78-88 Oxford Street West are a remnant of the suburban development and expansion of the city of London in the early-20th century. Historically, the six buildings are linked to their surroundings, and were at one time considered a symbol of the growing, or "booming city" that was expanding. Although the properties have now become surrounded with more recent developments, the properties and their three similar counterparts on the north side of Oxford Street were once located on the edge of a growing city.

4.3 Statement of Cultural Heritage Value or Interest

In May 2009, London Advisory Committee on Heritage approved a Draft Statement of Heritage Interest for the properties. For the purposes of this HIA, and consistency with the O.Reg. 9/06 evaluation conducted for the properties as a part of the CHER, a Statement of Cultural Heritage Value has been prepared:

The properties located at 78-88 Oxford Street West, in the City of London consist of a row of six one-and-a-half storey houses that are representative examples of Dutch Colonial Revival architecture that became popular in the early-20th century. The houses were constructed at the same time, and appear to have been constructed by the same builder given the similarities of the buildings' one-and-a-half storey scale and massing, as well as the gambrel roofs and side dormers. The houses individually vary, based on design details including recessed porches, decorative bargeboards, and groupings of second storey windows that are surrounded by wood mouldings. The homes are representative of the early-20th century growth and expansion of London, and were identified in a 1914 newspaper article as symbols of a growing city. Today, the houses are located in the centre of a city that has vastly grown outwards and they are no longer located on the edges of the city, however, they represent a snapshot in the growth of London in the early-20th century. Together, the six properties contribute a visual pattern and consistency that contributes to the streetscape character of Oxford Street West.

4.3.1 Heritage Attributes

The defining heritage attributes of the properties, as identified in this report include:

- Colonial Revival (Dutch Colonial) style as demonstrated by:

- 1 ½ storey scale and massing;
- Buff brick material (where remaining);
- Gambrel roof forms;
- Street facing end gables;
- End gable wood shingles (where remaining);
- Recessed front porches including posts (where remaining);
- Decorative wood bargeboards (where remaining);
- Grouping of three windows on front façade with wood moulding/pilasters; and
- Side gable dormers.

5. Proposed Undertaking, Impacts, and Mitigation

5.1 Proposed Undertaking

The Environmental Assessment for the proposed widening of Western Road is located primarily along Western Road from Platt's Lane to Oxford Street West. However, at the intersection of Oxford Street West and Wharncliffe Road the project will include intersection improvements primarily to accommodate transit priority queue jump lanes in each direction. The preferred alternative for this project includes the widening of Oxford Street generally between Gunn Street and Rathowen Street. Existing lane configuration and widths would be maintained, with the provision of a new 3.5m wide queue jump/right turn lane, and relocation of the existing 1.8m curb face sidewalk. Varying boulevard widths would be provided to accommodate street lighting (See Appendix A for alternatives and property requirements).

5.2 Potential Impacts

Widening Oxford Street West as a part of the Western Road Widening Environmental Assessment is anticipated to result in the loss of the buildings located at 78-88 Oxford Street West. The potential impacts of the proposed undertaking were evaluated according to the MTCS document, *Ontario Heritage Toolkit: Heritage Resources in the Land Use Planning Process.* The document identifies seven potential impacts to consider when evaluating a site development or alteration. Impacts may include:

- **Loss/Destruction** of any, or part of any, significant heritage attributes, or features;
- **Alteration** that is not sympathetic or is incompatible, with the historic fabric and appearance;
- **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- **Isolation** of a heritage attribute from its surrounding environment, context or significant relationship;
- **Direct or indirect obstruction** of significant views or vistas within, from, or of built and natural features; or
- **A change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.

It is understood that the road widening on Oxford Street West is preferred to take place on the south side of the street to avoid significant impacts to municipal services, utilities, and commercial properties. In addition, construction on the south side of the street will permit boulevards to have sufficient width to ensure pedestrian safety and proper snow storage during the winter season. Further, the widening on the south side of Oxford Street will achieve an effective transit priority road design.

5.2.1 Loss/Destruction and Alteration

The proposed widening of Western Road and Oxford Street West may result in the loss/destruction and/or alteration of the six properties and the demolition of the six houses. Demolition of the houses will result in the loss of the heritage attributes and cultural heritage value identified in this report and by LACH in previous consideration of the properties.

5.2.2 Shadows

The proposed widening of Western Road and Oxford Street West is not anticipated to result in shadows.

5.2.3 Isolation

The proposed widening of Western Road and Oxford Street West may result in the isolation of the six houses if the properties are not conserved collectively. The cultural heritage value of the properties, as identified in this report and in the Draft Statement of Cultural Heritage Value as adopted by LACH in 2009, identify that the properties demonstrate heritage value collectively. In order to mitigate any impacts that may result from isolation of a heritage attribute, mitigation option should be considered that conserves the six properties or a portion of the six properties together. Isolating a single property would result in a loss of the cultural heritage value of the six properties as they have been evaluated collectively and recognized as containing cultural heritage value or interest together.

5.2.4 Direct or Indirect Obstruction

The proposed widening of Western Road and Oxford Street West is not anticipated to result in direct or indirect obstruction.

5.2.5 Change in Land Use

The proposed widening of Western Road and Oxford Street West will result in a change in land use, as a portion of the existing lots will now become a part of the road allowance and will no longer function as residential properties. Depending on the preferred mitigation option, a conservation strategy could be identified in order to maintain a residential land use of the property.

5.3 Potential Mitigation

There is no, one, correct way to mitigate the adverse impacts of new construction on or adjacent to heritage properties. Strictly from the perspective of best practice for heritage conservation, the preferred option is one that conserves a property's cultural heritage value. The Provincial Policy Statement, 2014, identifies the requirement to conserve cultural heritage, specifically in Section 2.6.1 stating "Significant built heritage resources and significant cultural heritage landscapes shall be conserved."[5] Typically this involves maintaining a heritage resource *in situ*. In reality, economic, technical, and/or environmental site considerations may require some form of compromise and/or alternate means of heritage conservation.

In order to mitigate the impacts of the demolition of the six houses, AECOM has considered a series of mitigation options for the consideration of the City. The mitigation options may be read and carried out individually, or could be paired in order to achieve the desired level of heritage conservation for these properties. The potential mitigation options and any potential advantages or disadvantages of the options are described below:

5.3.1 Relocate Houses on Existing Lots

The houses on the properties could be relocated to a new location on the property. This would require pulling the houses southward and their placement on new foundations to avoid the widened road. Given the size of the lots, the houses would likely be located close to the rear portion of the lots. As a result of their location within the West London Special Policy Area, consultation with the Upper Thames Conservation Authority will likely be required in order to determine an acceptable level of floodproofing for the relocated dwellings.

[5] *Provincial Policy Statement, 2014.*

In addition, as part of the City of London's Rapid Transit initiative, Oxford Street has been identified as a Potential Rapid Transit Corridor.[6] Although the Environmental Assessment for this project is ongoing, and corridors and routes have not been confirmed, if Oxford Street is in fact a corridor for the transportation network, further impacts to Oxford Street may be anticipated. The extent of the anticipated impacts – and a finalized corridor system – are not known at this time, however, it can be assumed that the six properties that are the subject of this report may experience impacts in the future as a result of The Shift EA.

Further to the short-term and long-term planning challenges identified above, it was also confirmed that doing relocation would present some significant technical and financial challenges. It is assumed that the intent would be to relocate the existing homes further back on each of the existing lots. As a result, the following items present themselves as technical challenges, ranging in complexity, in order to complete the work:

- **Condition and structural integrity of the existing homes.** At this time, the conditions of each house is unknown, as is whether they can be physically lifted and relocated without significant damage to the interior and exteriors of the building.
- **Narrow width of the existing lots.** There is very limited space between each of the homes, restricting the work area and ability for equipment to operate. This would result in requiring access to the rear yards from each subsequent adjacent back yard.
- **Site access.** As above, the narrow lots create the requirement to access the rear yard from the adjacent neighbouring lot, all of which are private lands. Each rear yard also has trees, sheds, gardens, patios, etc., that would be impacted by the construction access, and construction itself. In addition, all of the site access and staging of construction equipment would be occurring on Oxford Street, which is a high volume road, resulting in potential road closures or lane restrictions.
- **Temporary living arrangements.** For each building relocation, the existing residents would need to be temporarily relocated to allow the relocation and construction to be completed. This work could take months to complete for each house.
- **Available lot depth.** In a number of instances, the existing house depth may be too long in order to fit within the rear yard of the existing lot. This is due to the presence of other buildings, additions to the existing homes, trees, etc. Further review would be required to determine if a new basement footing could be constructed in the remaining lot depth. In addition, this would result in essentially no useable rear yard space for the residents, affecting the enjoyment of their house and the value.
- **Zoning and setback requirements.** As above, with limited rear yard space, the required building setbacks may not be achievable. Further review would be required to determine what setbacks would be available.

Based on the above, it was estimated that the construction cost to relocate each house would be between $100,000 to $150,000. This is a high level estimate that does not take in to account engineering, permits, interior/exterior restoration, temporary living arrangements, etc. Therefore, the estimate could fluctuate from 50 to 100%, all subject to the final design and implementation.

As indicated above, one of the large uncertainties is the condition of the building structure, and whether they can be physically relocated without causing additional damage. This, along with the limited access, could have significant impacts on the cost and ability to relocate the homes. In addition, it is unknown at this time what impacts will result from the current Rapid Transit EA, which affect the Oxford Street corridor. Subject to the preferred alternative and ultimate detailed design of that project, there is a strong potential that additional road widenings will be required, potentially creating further conflicts with any relocated houses.

Pros: The buildings will be retained in full and on their existing lots
Cons: As demonstrated above, the nature of the buildings and the lots will present significant economic and technical challenges that will likely not make the relocation of the buildings feasible.

[6] *The Shift, www.shiftlondon.ca.*

5.3.2 Detailed Documentation Program

Prior to demolition, the houses should be documented to high graphic standards that would include, as a minimum, a historical narrative, high-resolution photography of the building's exterior features under optimal environmental conditions and/or measured architectural drawings of the building elevations. A documentation report should be compiled and deposited in public archives or libraries as a record of the properties. A documentation program for these houses should include digital photography undertaken in optimal weather conditions using digital photography with the following minimum standards:

- A minimum pixel depth of 3000 x 2000;
- Resolution of 300 ppi (pixels per inch); and
- Photographs should be saved in .tif or .jpeg image file format.

Architectural drawings as a form of mitigation should be measured and should scalable, including details such as existing materials, and major alterations and/or additions to the existing structures. A heritage documentation report should be assembled into a formal narrative report including relevant background history pertaining to the properties. The report should be filed with the City of London, and deposited with the London Public Library for addition to the City's local history resources.

***Pros*:** The existing conditions of the buildings will be recorded according to professional standards and their cultural heritage value or interest will be documented for archival purposes.
Cons: The buildings on the properties would ultimately be demolished, and the physical presence of the buildings will be removed from the streetscape.

5.3.3 Retain Portions of Building Facades as Commemorative Element

Depending on the future uses of the properties following the road widening and demolition, the front facades of the properties could be retained on Oxford Street West and integrated into a new development on the properties, or retained as free-standing structures as a symbolic form of commemoration of the properties. This option would result in a continued presence of the streetscape character on this portion of Oxford Street West.

Pros: Several of the physical heritage attributes of the properties will be retained on the properties. In addition, this presents an opportunity for an artistic use of the properties.
Cons: This would likely require demolishing the buildings and retaining or rebuilding free-standing facades on the lots. The result may not be an appropriate representation of the heritage value of the buildings and may require considerations regarding public safety or future use. Although, this approach may conserve a portion of the buildings, façade retention otherwise known simply as "facadism" is typically discouraged as it preserves very little of the physical heritage value of a property. Façade retention is most successfully undertaken in urban cores where significant building facades can be integrated into proposed towers in order to maintain a particular streetscape character. In this instance, it may not be the most appropriate approach.

5.3.4 Interpretive Signs, Plaques, and/or Public Art Installation

Following demolition of the buildings, interpretive signs, plaques or an art installation could be prepared for placement on the edge of the new lot(s) or in a different location in order to mitigate the loss of the heritage value of the properties and contribute to alternate form of commemorative/preservation. Interpretive signage could include historic and/or contemporary images, historic information, and other text. On the contrary, a plaque or a series of plaques would be fairly limited in graphics and would merely include text. This is often used to identify designated or listed properties while they are still present.

Lastly, the properties could be reinterpreted in the form of an art installation elsewhere in the city. For example, a portion of the West London Dyke has recently been replaced and includes a series of panels that appear separate from the others. This may present a viable space for an opportunity such as public art that can commemorate the properties. In addition, existing parks, parkettes, or other open spaces elsewhere in the City that may be suitable for public art or an art installation may provide an opportunity to commemorate the properties.

Pros: The installation of interpretive plaques or signage would commemorate the cultural heritage value of the properties, although the built heritage resources would no longer be present.
Cons: Interpretive plaques or signage may not convey the streetscape character of the existing houses. In addition, given that the heritage value of the properties is closely tied with their streetscape character, plaques/signage may not be the most appropriate form of heritage conservation.

5.3.5 Footprint Location of Buildings

Following completion of the road widening construction, the location of the former houses could be outlined in the street/sidewalk by means of pavers, concrete colouring, or other markers. This method would commemorate the existence of the former buildings and the streetscape they created.

Pros: Commemorating the footprint of the buildings offers an opportunity for an artistic connection to the heritage value of the properties and may be a visible commemoration for the properties.
Cons: Depending on materials considered for this form of commemoration, the future use of the properties may be restricted as a result of the footprint designs. In addition, the design of the road allowance and sidewalk/boulevards may need to conform to specific design requirements and will ultimately have limited effectiveness in conveying the cultural heritage value of the properties.

6. Recommendations

It is understood that the preferred alternative for the widening of Oxford Street West is to widen the south side of the road in order to avoid significant impacts to municipal services and utilities as well as to achieve effective transit priority road design. As a result, the six houses located at 78-88 Oxford Street West may be demolished in order to accommodate the widening of the road. The mitigation options presented in Section 5.3 have identified various forms of mitigation that may be appropriate for the six properties. Given the constraints identified for the mitigation approaches identified above, this HIA makes the following recommendations that are the most appropriate for the conservation of the six properties.

6.1 Detailed Documentation Program

A detailed documentation program for the six properties has been identified as the most appropriate level of conservation for the properties at 78-88 Oxford Street West. Given the anticipated impacts to the properties and potential future impacts that may result from planning initiatives for rapid transit in London, the properties should be documented using the photography and architectural measured drawings, to the standards described in Section 5.3.2 of this report. A documentation report should be prepared and filed with the City of London and deposited with the London Public Library for a publically available record of the properties.

6.2 Interpretive Signs, Plaques, and/or Public Art Installation

Interpretive signs, plaques, or a public art installation to commemorate/preserve the properties six could properties should be considered. Although it is unlikely that the properties will be the most appropriate location for this form of conservation, other areas within London including the West London Dyke, or existing nearby parks may provide an opportunity for interpretive panels, or a form of public art.

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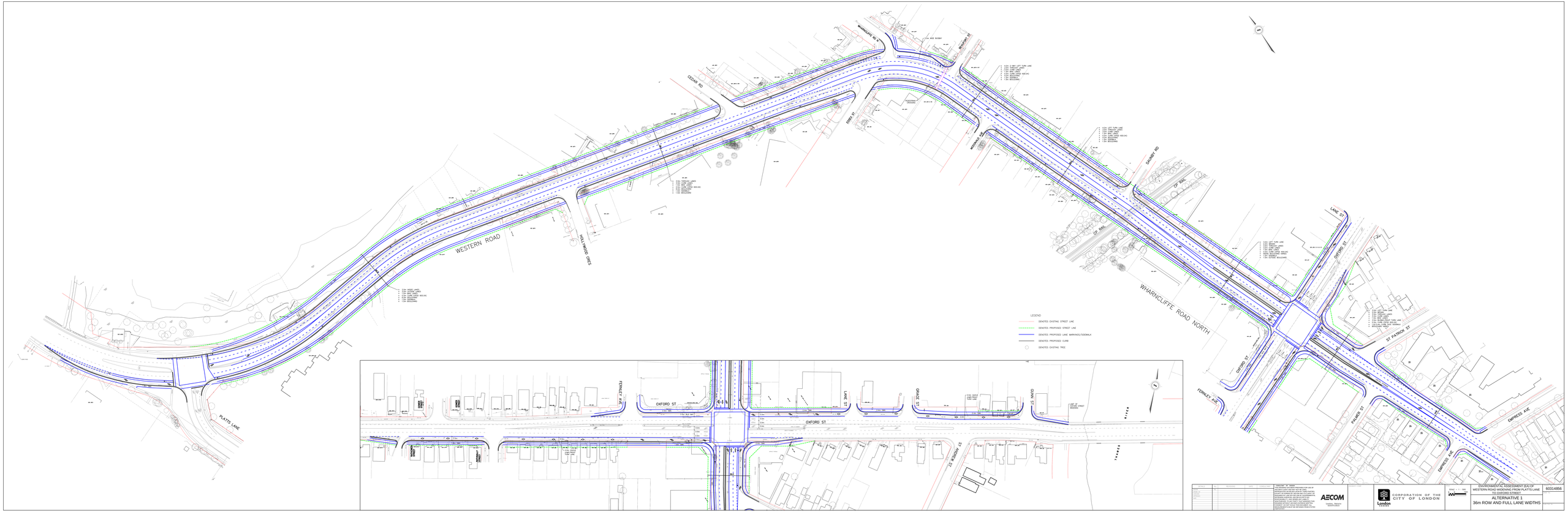
Appendix A

Western Road Widening Alternatives

Western Road Environmental Assessment
Western Road Widening from Platt's Lane to Oxford Street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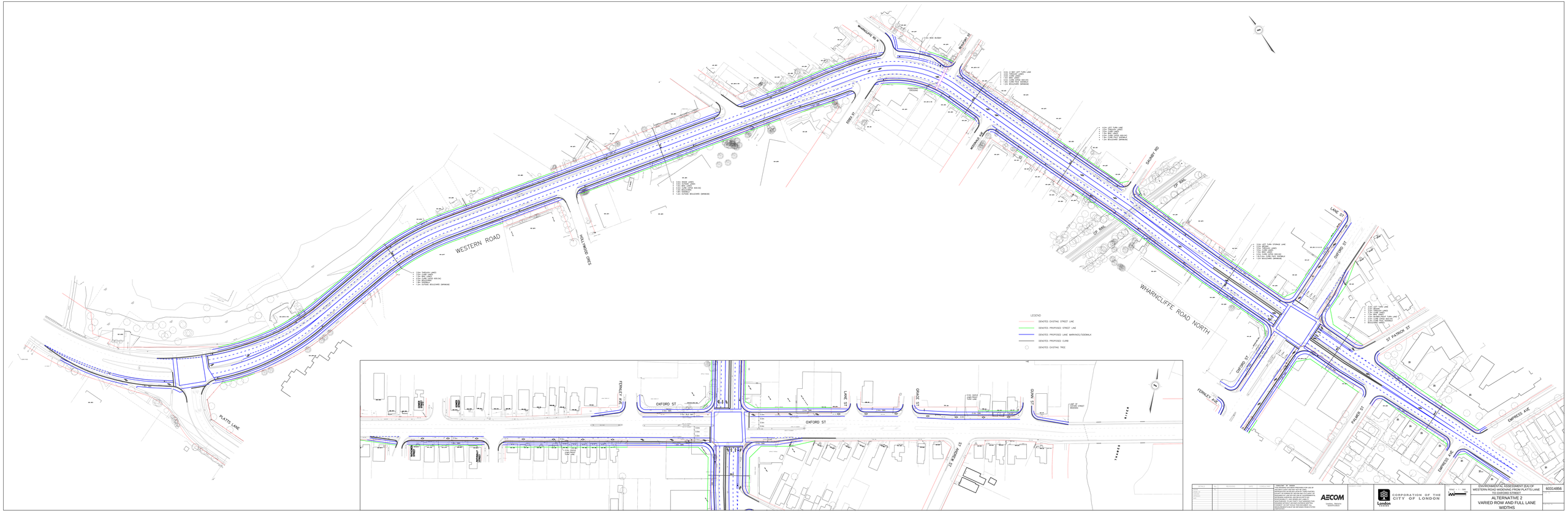
SALISBURY RD
CP RAIL
LANE ST
OXFORD ST
ST PATRICK ST
FERNLEY AVE
FLAMER ST
EMPRESS AVE
FERNLEY AVE
OXFORD ST
LANE ST
GRACE ST
ST MARGRET ST
OWEN ST
ST MARGRET ST
LEGEND
DENOTES EXISTING STREET LINE
DENOTES PROPOSED STREET LINE
DENOTES PROPOSED LANE MARKINGS/SIDEWALK
DENOTES PROPOSED CURB
DENOTES EXISTING TREE



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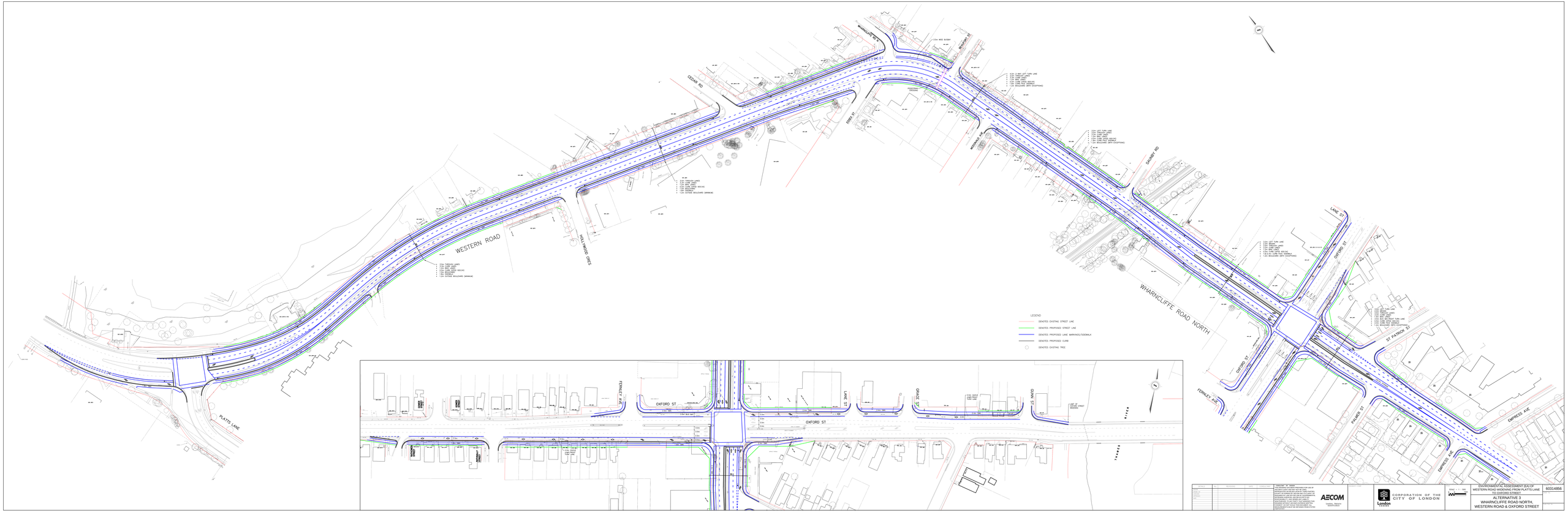
CORPORATION OF THE CITY OF LONDON

SCALE = 1 : 500

ENVIRONMENTAL ASSESSMENT (EA) OF WESTERN ROAD WIDENING FROM PLATTS LANE TO OXFORD STREET

ALTERNATIVE 2
VARIED ROW AND FULL LANE WIDTHS

60314856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OXFORD ST
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HOLLYWOOD CRES
CEDAR RD
ELM AVE
WOODLAND AVE
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SALISBURY RD
LANE ST
ST PATRICK ST
FERNLEY AVE
FLAMER ST
EMPRESS AVE
FIRST AVE
LANE STREET
GRAND STREET
SYNE ST
LEGEND
DENOTES EXISTING STREET LINE
DENOTES PROPOSED STREET LINE
DENOTES PROPOSED LANE MARKINGS/SIDEWALK
DENOTES PROPOSED CURB
DENOTES EXISTING TREE

WESTERN ROAD
PLATTS LANE
HILLSPOND RD
BRAMHALL PL
BRAMHALL AVE
WHARNCLIFFE ROAD NORTH
SALISBURY AVE
OXFORD ST
ST JOHN'S AVE
EMPRESS AVE
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