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<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE MEETING ON DECEMBER 4, 2017</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>PASSAGE OF DESIGNATING BY-LAW 93-95 DUFFERIN AVENUE</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the attached by-law to designate 93-95 Dufferin Avenue to be of cultural heritage value or interest **BE INTRODUCED** at the Municipal Council meeting to be held on December 12, 2017; it being noted that this matter has been considered by the London Advisory Committee on Heritage and public notice has been completed with respect to the designation in compliance with the requirements of the *Ontario Heritage Act*.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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July 17, 2017: Report to PEC. Request for Designation of 93-95 Dufferin Avenue.

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The effect of the recommended action is to pass the by-law to designate the 93-95 Dufferin Avenue under Section 29 of the *Ontario Heritage Act*.

<b>BACKGROUND</b>
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The double house located at 93-95 Dufferin Ave was primarily constructed in two phases, but maintains cohesion across its two parts. The first, 93 Dufferin Ave was constructed circa 1864 as the home of Samuel Peters and 95 Dufferin Ave was added in 1894. This property is of cultural heritage value or interest due to its physical or design values, historical or associative values and contextual values. 93 Dufferin Ave demonstrates the Italianate style with its shallow hipped roof, paired eave brackets and balance horizontal proportions, including the wide single leaf entry door and wooden fluted pilasters and trim detail. The double storey bay window that is located between 93 and 95 Dufferin Ave acts as a bridge between the two units. Added in 1894, 95 Dufferin Ave replicates many of the architectural details of 93 Dufferin Ave, however it takes a stronger Classical Revival influence, particularly in its temple front form. Both phases were constructed of the characteristic London buff brick and reflect the social status afforded to individuals who chose to settle in London's first suburb, the Talbot North Area, in the later-half of the nineteenth century. Two of the significant inhabitants of this property are Samuel Peters, the surveyor, architect and engineer, and Colonel John Walkers, London's Member of Parliament in the Canadian House of Commons in 1874 and his wife Laura (Heslper) Walker.

Supported by the London Advisory Committee on Heritage (LACH), Municipal Council resolved to issue its notice of intent to designate 93-95 Dufferin Avenue under Section 29 of the *Ontario Heritage Act* at its meeting held on July 25, 2017. This notice was served on the Ontario Heritage Trust and the property owner. The notice was also published in

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*The Londoner* on October 5, 2017; the thirty day appeal period expired on November 6, 2017. No appeals were received.

The final steps to designate 93-95 Dufferin Avenue under the *Ontario Heritage Act* are the passage of the designating by-law and registration of that by-law on the title of the property.

<b>CONCLUSION</b>
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The property at 93-95 Dufferin Avenue is a significant cultural heritage resource in the City of London and should be protected under the *Ontario Heritage Act*.

<b>PREPARED AND SUBMITTED BY:</b>
<b>JIM YANCHULA, MCIP, RPP MANAGER, URBAN REGENERATION</b>
<b>RECOMMENDED BY:</b>
<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>

2017-11-16

Attach:

Appendix A: A by-law to designate 93-95 Dufferin Avenue to be of cultural heritage value or interest.

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**APPENDIX A**

Bill No.  
2018

By-law No. L.S.P.- \_\_\_\_\_

A by-law to designate 93-95 Dufferin Avenue to be of cultural heritage value or interest.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of cultural heritage value or interest;

AND WHEREAS notice of intention to so designate the property known as 93-95 Dufferin Avenue has been duly published and served and no notice of objection to such designation has been received;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

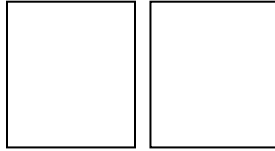
1. The real property at 93-95 Dufferin Avenue, more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published once in a newspaper of general circulation in The City of London, to the satisfaction of the City Clerk, and to enter the description of the aforesaid property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on December 12, 2017.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

First Reading – December 12, 2017  
Second Reading – December 12, 2017  
Third Reading – December 12, 2017



**SCHEDULE "A"**  
**To By-law No. L.S.P.- \_\_\_\_\_**

**Legal Description**

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

**SCHEDULE "B"**  
**To By-law No. L.S.P.- \_\_\_\_\_**

**Roll Number**

93-95 Dufferin Avenue: 010030049000000

**Description of Property**

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, as the home of Samuel Peters. 95 Dufferin Avenue was added in 1894.

**Statement of Cultural Heritage Value or Interest**

93-95 Dufferin Avenue is of cultural heritage value or interest because of its physical or design values, historical or associative values, and its contextual values.

**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 of S. Peters and Sons in circa 1864, 93 Dufferin Avenue demonstrates the Italianate style in its shallow hipped roof, paired eave 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 (1822-1882). Samuel Peters was a Surveyor, Architect, and Engineer. He was appointed as Town Engineer in 1852, and became the first City Engineer in 1855. Samuel Peter 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 and his family lived at 93 Dufferin Avenue from its construction in 1868 until immediately

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prior to his death in 1882. Samuel Peters decision to settle in Talbot North reflects the status he had achieved in London.

Secondly, 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. Mrs Laura (Hespler) Walker, his wife, was the wealthy heiress of Jacob Hespler of Waterloo County. Mrs Laura Walker purchased 93 Dufferin Avenue in 1881 and sold it in 1891.

### 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. 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 a significant portion of the double house, including the northerly and westerly facades;
- Buff brick;
- Demonstration of the Italianate style in 93 Dufferin Avenue: shallow hipped roof; paired wooden eave brackets; balanced proportions of street-face façade in three bays in the upper and lower storey; window and door openings, including robust lugsills and lintels with a gentle peak; wide, six panel single leaf door with rounded arch fan light transom above, and framed with wooden fluted pilasters and trim; a flat-roofed front porch supported by a cornice containing an entablature with modillions and plain frieze, itself supported on square columns set on masonry plinths; brickwork detailing on street-facing and westerly facades including quoining, a plain frieze, and stringcourse; window openings with robust lugsills and capped with vertical-laid brick flat-arches on original building westerly façade;
- 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 façade and peaked roof form; round window with laurel wreath surround, set in gable pediment with scalloped siding and wood dentilled trim; oval window with keystone frame; paired wooden eave brackets; brickwork detailing, including quoining, a plain frieze, and stringcourse; window sills and lintels with a gentle peak; blocks above entry doorway; and
- Historical associations with Samuel Peters, Colonel John Walker and Mrs. Laura (Hespler) Walker.