

**Heritage Impact Assessment
160 Oxford Street East
City of London, Ontario**

Prepared for
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EXECUTIVE SUMMARY

Under a contract awarded in December 2018 by Northwest Healthcare Properties REIT, Archaeological Research Associates Ltd. carried out a Heritage Impact Assessment for the property at 160 Oxford Street East in the City of London, Ontario. 160 Oxford Street East is listed on the City of London's Municipal Heritage Register (*Inventory of Heritage Resources*).

The property located at 160 Oxford Street East is located in the historic core of the City of London. It was the first area of the city to be annexed in 1840 following the establishment of the town site of London in 1826. The property is located within part of lot 1 N/S of Oxford Street, Plan 65, in the City of London, County of Middlesex, Ontario.

The Heritage Impact Assessment approach consisted of the following:

- Background research concerning the project context, natural context and historical context of the study area;
- Consultation with the Heritage Planner for the City of London;
- Identification of any designated or recognized cultural heritage properties within and adjacent to the subject lands;
- On-site inspection and identification of all properties with potential Built Heritage Resources and Cultural Heritage Landscapes within, adjacent to or otherwise in close proximity to the subject lands;
- A description of the location and nature of potential cultural heritage resources;
- Evaluation of potential cultural heritage resources against the criteria set out in Ontario Regulation 9/06 for determining *cultural heritage value or interest*;
- Evaluation of potential project impacts of the proposed development; and
- Provision of suggested strategies for the future conservation of identified cultural heritage resources.

Following consultation, historical research, field survey and evaluation against the criteria set out in O. Reg. 9/06 of the *Ontario Heritage Act*, the property at 160 Oxford Street East was not found to meet any of the criteria. 160 Oxford Street East has undergone modifications that have impacted the integrity of the structure's architectural features and as such it is no longer a vernacular representation of the Ontario Cottage style. The property is associated primarily with the Friendships and Taylors who were early families residing in this area of London. Research conducted did not suggest any notable contributions to the community made by the individuals who lived in the extant structure. The contextual value of the property has been diminished through adjacent contemporary development along the Oxford Street East streetscape. Archival research undertaken by ARA suggests that the extant structure was not built until after 1875. Specifically, research has indicated that the structure was likely constructed between 1877 and 1896.

As a result of consultation, field survey and evaluation, the following properties adjacent to the project location were identified as having CHVI: 155 Oxford Street East (BHR 1), 163 Oxford Street East (BHR 2), 165 Oxford Street East (BHR 3), 176 Oxford Street East (BHR 4), 176 St. George Street (BHR 5), 165 St. George Street (BHR 6), and the Great Talbot Heritage Conservation District (CHL1). Each of these cultural heritage resource may warrant mitigation of project impacts to allow for their conservation in the project planning process.

The proponent's current plan for the property entails the demolition and removal of the existing dwelling at 160 Oxford Street East. As outlined in Section 8.0, the proposed demolition of the structure will have direct impacts on the subject property. At the time of writing this report a preferred redevelopment plan had not been disclosed.

Potential impacts stemming from the proposed demolition of 160 Oxford Street East include the alteration of the historic low-density residential character of the Oxford Street East and St. George Street streetscapes. Impacts on adjacent buildings may include the presence of a new land use that may create shadows and/or not be compatible with the character of the area and that may alter views to the recommended Great Talbot HCD looking north down St. George Street from Oxford Street East.

The following conservation/mitigation strategies are recommended moving forward:

- That although the building at 160 Oxford Street East was not found to meet *Ontario Heritage Act* O. Regulation 9/06 criteria, it does contain historic fabric that may be worthy of salvage and reuse.
- That a development plan is not yet available for the project location, however symbolic conservation opportunities should be considered for the property in the future.
- That an updated Heritage Impact Assessment may be requested by the City of London for 160 Oxford Street East once a redevelopment plan is proposed for the property. And that to adhere to the City's Official Plan, the design of any new development, either as infilling, redevelopment, or as additions to existing buildings, should complement the prevailing character of the area and consider potential impacts on adjacent properties.
- That if a parking lot or open space is considered for the property, a landscaping plan should be developed that provides a visual transition from the commercial property at 140 Oxford Street East to the properties included in the recommended Great Talbot HCD boundary to the east to assist in mitigating, in a minor way, the loss of the historic fabric at 160 Oxford Street East.

Most development projects propose some sort of impact to the local heritage fabric. The 2014 *Provincial Policy Statement* notes that cultural heritage value or interest is bestowed upon cultural heritage resources by communities. Accordingly, the system by which heritage is governed in this province places emphasis on the decision-making of local municipalities in determining cultural heritage value or interest. It is hoped that the information presented in this report will be useful in those deliberations.

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GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.
 BHR – Built Heritage Resource
 CHVI – Cultural Heritage Value or Interest
 CHL – Cultural Heritage Landscape
 HCD – Heritage Conservation District
 HIA – Heritage Impact Assessment
 MCL – (Former) Ministry of Culture

MTC – (Former) Ministry of Tourism and Culture
MTCS – Ministry of Tourism, Culture and Sport
OHA – Ontario Heritage Act
OHT – Ontario Heritage Trust
OP – Official Plan
O. Reg. – Ontario Regulation
PPS – Provincial Policy Statement

PERSONNEL

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1.0 PROJECT CONTEXT

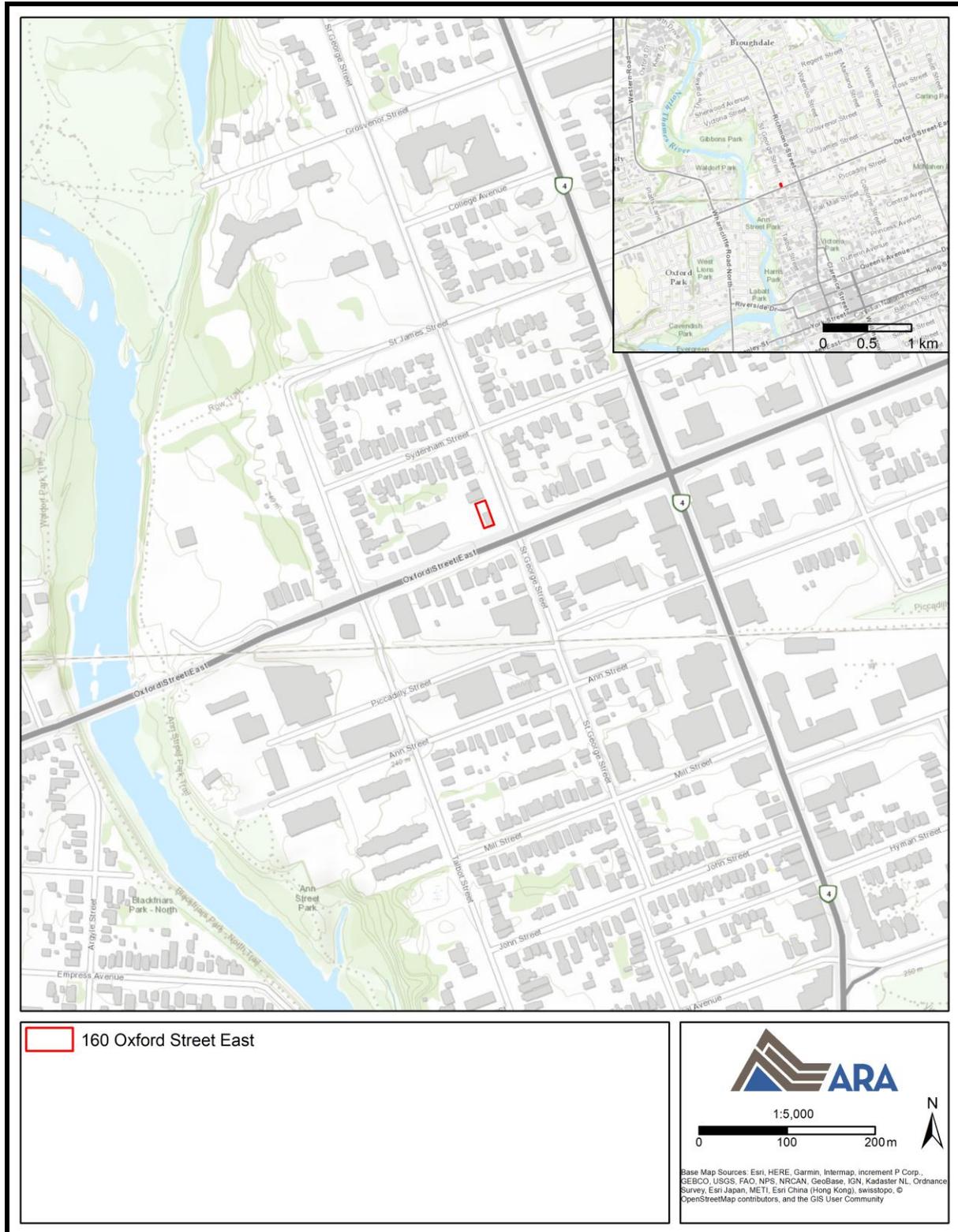
Under a contract awarded in December 2018 by Northwest Healthcare Properties REIT, Archaeological Research Associates Ltd. carried out a Heritage Impact Assessment (HIA) of the property at 160 Oxford Street East in the City of London, Ontario. 160 Oxford Street East is listed on the City of London's Municipal Heritage Register (*Inventory of Heritage Resources*) pursuant to Section 27 of the *Ontario Heritage Act*. The property was included on the Register by resolution of the City's Municipal Council arising out of the *St. George-Grosvenor Heritage Conservation District Study* (2016), which recommended the designation of two Heritage Conservation Districts (HCD): Great Talbot and Gibbons Park. The property at 160 Oxford Street East is located on the southern boundary of the recommended Great Talbot HCD. Municipal Council has directed that a Plan for the Great Talbot HCD be prepared. At the time of writing this HIA report, a Plan had not been completed. As such, policy direction specific to the recommended HCD was not available and the City's Official Plan (OP), *The London Plan* (2016), was relied upon to provide policy context.

The current owner of the property, Northwest Healthcare Properties REIT, is proposing to demolish the subject house.

The subject property is located in the historic core of the City of London. It was the first area of the city to be annexed in 1840 following the establishment of the town site of London in 1826 (City of London 2012). The property is located within part of Lot 1 N/S of Oxford Street, Plan 65, in the City of London, County of Middlesex, Ontario (see Map 1).

The purpose of this assessment is to identify and evaluate the cultural heritage resources (built heritage resources and cultural heritage landscapes) located at the 160 Oxford Street East project location, as well as the adjacent properties that may be impacted by the proposed demolition of the house at 160 Oxford Street East. This assessment was conducted in accordance with the aims of the *Planning Act* R.S.O. 1990, c. P.13, *Provincial Policy Statement* (2014), *Ontario Heritage Act*, R.S.O. 1990, c. O.18, and *The London Plan* (2016).

All notes, photographs and records pertaining to the heritage assessment are currently housed in ARA's processing facility located at 1480 Sandhill Drive – Unit 3, Ancaster, Ontario. Subsequent long-term storage will occur at the same location.



Map 1: Subject Property in the City of London
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)

2.0 METHOD

The framework for this assessment report is provided by provincial planning legislation and policies as well as municipal Official Plans and guidelines. Section 2 of the *Planning Act* indicates that a council of a Municipality have regard for matters of provincial interest such as: “(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.” Section 3 of the *Planning Act* directs a municipal Council’s decisions to be consistent with the *Provincial Policy Statement* (PPS 2014). Policy 2.6.1 states: “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

With respect to cultural heritage, the City of London’s OP, *The London Plan*, Policy 554 states that the City will:

1. Promote, celebrate, and raise awareness and appreciation of London’s cultural heritage resources.
2. Conserve London’s cultural heritage resources so they can be passed on to our future generations.
3. Ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources (2016:138).

Policy 592 details that “areas of the city that City Council considers to have cultural heritage value or interest may be considered for designation as heritage conservation districts under the *Ontario Heritage Act*” (City of London 2016:144). The Great Talbot HCD, located within the St. George-Grosvenor HCD study area, has been recommended for designation, however a HCD Plan detailing the policies that will guide change in the district has not yet been adopted by Council. As such, policies included within *The London Plan* that focus on managing development and change related to cultural heritage resources will be adhered to until such time as a HCD Plan is adopted. The absence of a HCD designation should not be taken as an indication that these properties or areas are not worthy of cultural heritage protection or that the area lacks cultural heritage value or interest (CHVI).

Specifically, Policy 565 of *The London Plan* states that, “new development, redevelopment, and all civic works and projects on and adjacent to heritage designated properties and properties listed on the Register will be designed to protect the heritage attributes and character of those resources, to minimize visual and physical impact on these resources. A Heritage Impact Assessment will be required for new development on and adjacent to heritage designated properties and properties listed on the Register to assess potential impacts and explore alternative development approaches and mitigation measures to address any impact to the cultural heritage resource and its heritage attributes” (City of London 2016:140). This report was triggered as a result of the City’s HIA requirement. Lastly, Policy 591 indicates that “where a heritage designated property or a property listed on the Register is to be demolished or removed, the City will ensure the owner undertakes mitigation measures including a detailed documentation of the cultural heritage features to be lost and may require the salvage of materials exhibiting cultural heritage value for the purpose of re-use or incorporation into the proposed development” (2016:144).

Through careful analysis of the heritage values and attributes of identified resources and landscapes, coupled with an analysis of project impacts and an outline of potential mitigation measures, the requirements of the *PPS*, the *OP* and their guidelines can be met.

2.1 Key Concepts

The following concepts require clear definition in advance of the methodological overview; proper understanding is fundamental for any discussion pertaining to cultural heritage resources:

- **Cultural Heritage Value or Interest (CHVI)**, also referred to as Heritage Value, is identified if a property meets one of the criteria outlined in O. Reg. 9/06 namely historic or associate value, design or physical value and/or contextual value. Provincial significance is defined under *Ontario Heritage Act (OHA) O. Reg. 10/06*.
- **Built Heritage Resource (BHR)** can be defined in the *PPS* as: “a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *OHA*, or included on local, provincial and/or federal registers” (MMAH 2014:39).
- **Cultural Heritage Landscape (CHL)** is defined in the *PPS* as: “a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g., a National Historic Site or District designation, or a UNESCO World Heritage Site)” (MMAH 2014:40).

It is recognized that the heritage value of a CHL is often derived from its association with historical themes that characterize the development of human settlement in an area (Scheinman 2006). In Ontario, typical themes which may carry heritage value within a community include, but are not limited to: 1) Pre-Contact habitation, 2) early European exploration, 3) early European and First Nations contacts, 4) pioneer settlement, 5) the development of transportation networks, agriculture and rural life, 6) early industry and commerce, and/or 7) urban development. Individuals CHLs may be related to a number of these themes simultaneously.

The *Operational Guidelines for the Implementation of the World Heritage Convention* defines several types of CHLs: 1) designed and created intentionally by man, 2) organically evolved landscapes which fall into two-subcategories (relic/fossil or continuing), and 3) associative cultural landscapes (UNESCO 2008:86). MCL (at the time) *Information Sheet #2 Cultural Heritage Landscapes* (MCL 2006c) repeats these definitions to describe landscapes in Ontario.

- **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 approaches can be included in these plans and assessments” (MMAH 2014:40).

- **Heritage Attributes** are defined in the *Ontario Heritage Act* as: “the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest” (Government of Ontario 2009).
- **Significant** in reference to cultural heritage is defined as: “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, an event, or a people” (MMAH 2014:49).

Key heritage definitions from *The London Plan* are as follows:

- **Adjacent** when considering potential impacts to cultural heritage resources means “sites that are contiguous; sites that are directly opposite a cultural heritage resource separated by a laneway, easement, right-of-way, or street; or sites upon which a proposed development or site alteration has the potential to impact identified visual character, streetscapes or public views as defined within a statement explaining the cultural heritage value or interest of a cultural heritage resource” (City of London 2016:448).
- **Conservation** of cultural heritage resources is defined by “actions or processes that are aimed at safeguarding the heritage attributes of a cultural heritage resource so that it retains its cultural heritage value or interest and extends its physical life. This may involve preservation, rehabilitation, restoration or a combination of these actions or processes” (City of London 2016:449).
- **Cultural Heritage Resource** means a “human work or a place that gives evidence of human activity or has spiritual or cultural meaning or value, and which has been determined to have historic value. Cultural heritage resources include both the physical and intangible resources, properties protected under the *Ontario Heritage Act*, built heritage resources, cultural heritage landscapes, archaeological resources, paleontological resources and both documentary and material heritage” (City of London 2016:449).

2.2 Types of Recognition

BHRs and CHLs are broadly referred to as cultural heritage resources. A variety of types of recognition exist to commemorate and/or protect cultural heritage resources in Ontario.

The National Historic Sites program commemorates important sites, people or events that had a nationally significant effect on, or illustrate a nationally important aspect of, the history of Canada. The Minister of Canadian Heritage on the advice of the Historic Sites and Monuments Board of Canada (HSMBC) makes recommendations to the program. Yet another form of recognition at the federal level is the Canadian Heritage Rivers System program. It is a federal program to recognize and conserve rivers with outstanding natural, cultural and recreational heritage. It is important to note that both of these federal commemoration programs do not offer protection from alteration or destruction.

The Ontario Heritage Trust (OHT) operates the Provincial Plaque Program that has over 1,250 plaques located across the province recognizing key people, places and events that shaped Ontario. Additionally, properties owned by the province may be recognized as a “provincial heritage property” (MTC 2010).

Protected properties are those designated under Part IV (individual properties) or Part V (Heritage Conservation District) of the *OHA*. Once designated, a property cannot be altered or demolished without the permission of the local council. A cultural heritage resource may also be protected through a municipal or OHT easement. Many heritage committees and historical societies provide plaques for local places of interest.

Under *Section 27* of the *OHA*, a municipality must keep a Municipal Heritage Register of properties of cultural heritage value or interest. A register lists designated properties as well as other properties of cultural heritage value or interest in the municipality. Properties on this list that are not formally designated are commonly referred to as “listed.” Listed properties are flagged for planning purposes and are afforded a 60-day delay in demolition if a demolition request is received.

2.3 Approach

The City of London’s Official Plan (2016) broadly outlines the requirements to determine the impacts to known and potential heritage resources within a defined area proposed for future development. This HIA records a detailed site history; a location map; complete listing and full written descriptions of all existing structures on the property; documentation, including current photographs; an outline of the proposed development; an assessment of alternative development options and mitigation measures; a summary of conservation principles; an explanation of proposed demolitions/alterations; alternatives for salvage mitigation; and a clear statement of the conclusions regarding the significance and heritage attributes of the cultural heritage resource.

2.3.1 Historical Research

Background information is obtained from aerial photographs, historical maps (i.e., illustrated atlases), archival sources (i.e., historical publications and records), published secondary sources (online and print) and local historical organizations. Historic tax assessment rolls can provide insight into historic property tenants. These records are available for the City of London at the London Public Library on microfilm for the years 1905-1930, paper for the years 1895, 1910, 1916, 1927, 1939, 1953, 1959, 1966 and microfiche for 1984, 1986, 1990. Tax assessment records were not reviewed for this project as the available records (circa 1905-1990) provide the same data that was more readily available in other formats, such as city directories.

Given that research is constrained to sources in the public record and conducted in a limited timeframe there is the possibility that additional historical information exists but may not have been identified.

2.3.2 Consultation

Consultation with the local community is essential for determining the community value of cultural heritage resources. At project commencement, ARA contacts the local municipality to inquire about: 1) protected properties in the study area, 2) properties with other types of

recognition in the study area, 3) previous studies relevant to the current study, and 4) other heritage concerns regarding the study area or project. Where possible, information is sought directly from the MTCS and OHT. In this case, the City of London was contacted to obtain feedback on the potential cultural heritage resources in the vicinity as well as the scope of the study.

2.3.3 Field Survey

The field survey component of an assessment involves the collection of primary data through systematic photographic documentation of all potential cultural heritage resources within the study area, as identified through historical research and consultation. Additional cultural heritage resources may also be identified during the survey itself. Photographs capturing all properties with potential BHRs and CHLs are taken, as are general views of the surrounding landscape. The site visit also assists in confirming the location of each potential cultural heritage resource and helps to determine the relationship between resources.

2.4 Evaluation of Significance

In order to objectively identify cultural heritage resources, O. Reg. 9/06 made under the *OHA* sets out three principal criteria with nine sub-criteria for determining CHVI (MCL 2006a:20–27). The criteria set out in the regulation were developed to identify and evaluate properties for designation under the *OHA*. Best practices in evaluating properties that are not yet protected employ O. Reg. 9/06 to determine if they have CHVI. These criteria include: design or physical value, historical or associative value and contextual value.

Design or Physical Value manifests when a feature:

- is a rare, unique, representative or early example of a style, type, expression, material or construction method;
- when it displays a high degree of craftsmanship or artistic value; or
- when it displays a high degree of technical or scientific achievement.

Historical or Associative Value appears when a resource has:

- direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community;
- yields or has the potential to yield information that contributes to the understanding of a community or culture; or
- demonstrates or reflects work or ideas of an architect, builder, artist, designer or theorist who is significant to the community.

Contextual Value is implied when a feature:

- is important in defining, maintaining or supporting the character of an area;
- is physically, functionally, visually or historically linked to its surroundings; or
- is a landmark.

If a potential cultural heritage resource (BHR or CHL) is found to meet any one of these criteria, it can then be considered an identified resource.

2.5 Evaluation of Impacts

Any potential project impacts on identified BHRs or CHLs must be evaluated, including direct and indirect impacts. *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006b:3) provides an overview of several major types of negative impacts, including but not limited to:

- Destruction of any, or part of any, significant heritage attributes;
- 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;
- 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; and
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

2.6 Mitigation Strategies

If potential impacts to identified heritage resources are determined, proposed conservation or mitigative/avoidance measures must be recommended.

The Ministry of Culture's *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006b:3) lists several specific methods of minimizing or avoiding a negative impact on a cultural heritage resource, including but not limited to:

- Alternative development approaches;
- Isolating development and site alteration from significant built and natural features and vistas;
- Design guidelines that harmonize mass, setback, setting, and materials;
- Limiting height and density;
- Allowing only compatible infill and additions;
- Reversible alterations; and
- Buffer zones, site plan control, and other planning mechanisms.

2.7 Summary of Approach

The approach outlined herein is supported by the best practices, guidelines and policies of the following:

- *Provincial Policy Statement* (2014);
- *Ontario Heritage Act* (R.S.O. 1990);
- *Ontario Heritage Tool Kit* series (MCL 2006a); and
- *The London Plan* (2016).

The staff included P.J. Racher, M.A., CAHP, Principal. The Heritage Operations Manager was K. Jonas Galvin, M.A., CAHP and the Project Manager was L. Benjamin, M.A.E.S., CAHP. The site visit was completed by L. Benjamin and S. Clarke, B.A. S. Clarke completed the historical research. K. Jonas Galvin, P. Young, M.A., CAHP, J. McDermid, B.A., and L. Benjamin were the technical writers. Curriculum Vitae for these key personnel can be found in Appendix E.

3.0 SITE HISTORY

Below is a chronological history of the subject property including details that place the property's history within the development of the City of London.

3.1 London Township, Middlesex County

The early history of the project location can be effectively discussed in terms of major historical events. The principal characteristics associated with these events are summarized in Table 3.

Table 1: Post-Contact Settlement History

(Smith 1846; H.R. Page & Co. 1878; Mulvany 1885; Coyne 1895; Lajeunesse 1960; Cumming 1972; Mika 1972; Smith 1987; Ellis and Ferris 1990; Surtees 1994; NRC 2010; AO 2011)

Historical Event	Timeframe	Characteristics
Early Contact	Early 17 th century	Brûlé explores the area in 1610; Champlain visits in 1613 and 1615/1616; Iroquoian-speakers (Huron, Petun and Neutral) and Algonkian-speakers (Anishinabeg) encountered; European goods begin to replace traditional tools
Five Nations Invasion	Mid-17 th century	Haudenosaunee (Five Nations) invade circa 1650; Neutral, Huron and Petun Nations are defeated/removed; vast Iroquoian hunting territory established in the second half of the 17 th century; Explorers continue to document the area
Anishinabeg Influx	Late 17 th and early 18 th century	Ojibway, Odawa and Potawatomi expand into Haudenosaunee lands in the late 17 th century; Nanfan Treaty between Haudenosaunee and British in 1701; Anishinabeg occupy the area and trade directly with the French and English
Fur Trade Development	Early and mid-18 th century	Growth and spread of the fur trade; Peace between the French and English with the Treaty of Utrecht in 1713; Ethnogenesis of the Métis; Hostilities between French and British lead to the Seven Years' War in 1754; French surrender in 1760
British Control	Mid-18 th century	<i>Royal Proclamation of 1763</i> recognizes the title of the First Nations to the land; Numerous treaties arranged by the Crown; First acquisition is the Seneca surrender of the west side of the Niagara River in August 1764
Loyalist Influx	Late 18 th century	United Empire Loyalist influx after the American Revolutionary War (1775–1783); British develop interior communication routes and acquire additional lands; 'Between the Lakes Purchase' in 1784 orchestrated by Haldimand to obtain lands for Six Nations; <i>Constitutional Act</i> of 1791 creates Upper and Lower Canada
Middlesex County Development	Late 18 th and early 19 th century	The area that would eventually become Middlesex County was initially part of the London District. The lands comprising Middlesex were purchased from the Ojibway through the Long Woods Purchase (1822) and the Huron Tract Purchase (1827). In 1849 following the abolition of the district system, Middlesex County comprised the Townships of Adelaide, Aldborough, Bayham, Caradoc, Delaware, Dorchester, Dunwich, Ekfrid, London, Metcalfe, Mosa, Malahide, Southwold, Westminster, Williams, Yarmouth, and the Town of London. The Township remained one of the most well settled areas in Southwestern Ontario due to excellent land and being well timbered with both pine and high-quality hardwoods. By the mid-19 th century 52,783 ha were under cultivation. By 1842, the population reached 31,350 and in 1844 there were 93 saw mills and 35 grist mills. By 1861 the population reached 48,736 individuals.

Historical Event	Timeframe	Characteristics
London Township Formation and Development	19 th century	The Township of London was first surveyed from 1812-1813 by Col. Burwell, with the first land patent being granted in 1812 to Hon. John Hale. No permanent settlement was made in the Township of London until 1817 when a few lots were purchased by residents from the neighbouring City of London. Settlement increased substantially after this date. The City of London was incorporated as a village in 1840 with a population of almost 2000. Following this, villages and other municipalities continued to experience population increase due to the excellent farming conditions and the enterprise of the settlers.

3.2 Study Area

As discussed in Section 1.0, the project location for this assessment falls on part of Lot 1 N/S of Oxford Street, Plan 65, in the City of London, County of Middlesex, Ontario.

To reconstruct the historic land use of the study area, ARA examined four historical maps that documented past residents, structures (i.e., homes, businesses and public buildings) and features between the mid-19th and mid-20th centuries. In addition, two aerial images from the mid-20th century were examined. Specifically, the resources outlined in Table 2 were consulted.

Table 2: Maps and Aerial Photographs Consulted

Year	Map Title	Reference
1862	Tremaine's Map of the County of Middlesex, Canada West	Tremaine
1878	Map of the Township of London, County of Middlesex	Page
1907	London, Ontario Fire Insurance Plan	Goad
1913	St. Thomas Sheet No. 37 [040114] Topographic Map	OCUL
1922	Aerial Photo	UWO
1954	Aerial Photo	U of T

The limits of the study area are shown on: 1) georeferenced versions of the consulted historical maps, and 2) georeferenced versions of aerial images from 1922 and 1954 (see Map 2-7).

The *Tremaine's Map of the County of Middlesex, Canada West* (1862) indicates that the City of London was well established, with current street alignments and ward divisions laid out by 1862. Settlement in the City of London was primarily situated east of the Thames River, with streets laid out on the west side of the river accessible via the Blackfriars Bridge. Some buildings are depicted on the 1862 map; however, given the established street grid, it is unlikely that the buildings shown on the map are comprehensive (Map 2).

The Township of London map of 1878 mirrors the street alignment seen on the earlier Tremaine's map. Subdivided lots are indicated, as are public buildings and industries such as Huron College and the Carling Brewery (Map 3).

Goad's Fire Insurance Plan for the City of London from 1907 indicates that 160 Oxford Street East was a one-storey frame building with a one-storey rear addition at that time. Neighbouring

buildings were primarily one-storey frame construction as well, though with differing plans. From the fire insurance plan, we learn that the subject building was constructed by 1907 (Map 4).

A historic topographic map from 1913 helps to situate the subject property within the growing City of London. The Oxford Street bridge crossing the Thames River was constructed by this time, and rail lines traversed the City east–west (Map 5). An aerial photo from 1922 indicates that the plan of the subject building remained unchanged since the fire insurance plan of 1907 was produced (Map 6). The resolution of the 1954 aerial image is too poor to aid in describing the subject property with any clarity, but it is evident that mature trees were numerous in the neighbourhood (Map 7).

3.3 Subject Property

The Crown Patent for Lot 1 on the north side of Oxford Street was not located during research, however it is known that John B. Askin, clerk of the peace and district court, established Plan 65 in the City of London in 1854 (Talman 1976). It does not appear that the subject property was developed prior to 1875, with Lot 1 on the north side of Oxford Street being sold by Askin to F.C. Cornish in 1854 and Cornish releasing the property to C.B. Rudd in 1872. A Bird's Eye View map from 1872 indicates that a structure was not constructed on the lot at that time (Figure 2). In April of 1875, Rudd sold the property to Henry Taylor. In July of that same year, Taylor sold the west half of the lot to James Sharpe (Table 3).

In 1877, Taylor took out a mortgage for \$800, which was released one year later in 1878. It is possible that the mortgage is indicative of construction activities on the property. Henry Taylor was a tea merchant that resided at the subject property with his wife and children. H. Taylor and Sons Teas was located on Ridout Street. No additional details about the operation or extent of the business was found during research. Available city directories indicate that the Taylors resided at the property minimally from 1884–1895 (Table 4). According to the census of 1891, Henry Taylor (51) was residing in a one-storey, eight-room frame house with his wife Jane (39) and their nine children (LAC 1891).

Between 1883 and 1896, Taylor took out three mortgages, valued at \$1,000, \$1,700 and \$2,000 respectively (Table 3). The large mortgages may indicate the period of new build on his property at Oxford Street. Alternatively, Taylor may have used his property on Oxford Street to raise the necessary capital to construct a new residence for his large family elsewhere. It is known that the Taylors moved from 160 Oxford Street by 1896, though they maintained ownership of the property and rented it to tenants (Table 5). Tenant Annie Chalmers rented the subject property from Taylor in 1895 and 1896, and the property was vacant in 1898. Successive tenants occupied the property from 1899–1924, at which time the property was sold by executors following Taylor's death (Table 3; Table 4).

In 1925, Brenda Scott sold the subject property to Archibald Rogers. Rogers and his wife Elizabeth resided on the property until Archibald's death in 1960. Elizabeth Rogers sold the property to Frank Johnson in 1970 (Table 3; Table 4). The property later came under the ownership of William and Deniese Kost in 1994 at which time the subject building functioned as a dental office.

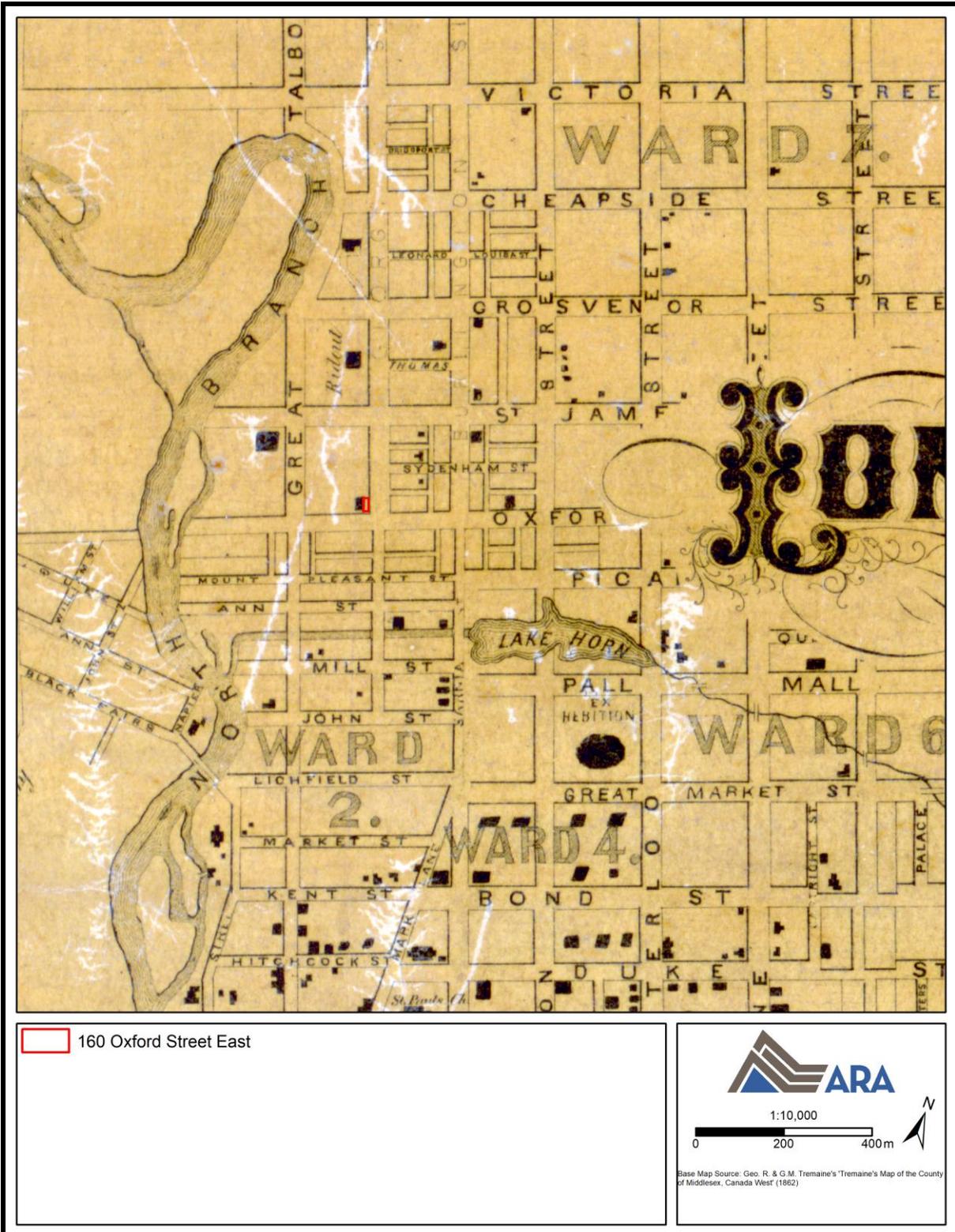
Archival research undertaken by ARA has determined that the extant structure was likely not built until after 1875. Specifically, research suggests the structure was constructed between 1877 and 1896.

Table 3: Abstract Index for Part Lot 1, North Side Oxford Street, Plan 65 City of London, ON (LRO 33)

Instrument	Date	Grantor	Grantee	Acreage	Amount
Crown Patent registration not located					
B&S	11 Feb 1854	John B. Askin	F.C. Cornish	Lot 1, N/S Oxford St.	N/A
Release of Dower	28 Feb 1872	P.L. Cornish	C.B. Rudd	Lot 1, N/S Oxford St.	N/A
B&S	30 Apr 1875	C.B. Rudd	H. Taylor	Lot 1, N/S Oxford St.	N/A
B&S	13 Jul 1875	Henry Taylor and wife	James Sharpe	Pt. Lot 1, N/S Oxford St., 10 ft.	N/A
Mortgage	11 Apr 1877	Henry Taylor and wife	Canada Loan Co.	Pt. Lot 1, N/S Oxford St.	\$800
Release of Mortgage	18 Jun 1878	Canada Loan Co.	Henry Taylor and wife	Pt. Lot 1, N/S Oxford St.	
Mortgage	10 Jul 1883	Henry Taylor and wife	Canada Savings and Loan Co.	Pt. Lot 1, N/S Oxford St.	\$1000
Mortgage	15 Apr 1891	Henry Taylor and wife	Mary Boyle et al	Pt. Lot 1, N/S Oxford St.	\$1700
Mortgage	26 Oct 1896	Henry Taylor and wife	Mary Boyle and Jane Anderson	Pt. Lot 1, N/S Oxford St.	\$2000
Release of Mortgage	30 Oct 1896	Mary Boyle and Jane Anderson	Henry Taylor and wife	Pt. Lot 1, N/S Oxford St.	N/A
Grant	16 Jun 1924	Executors of Henry Taylor	Brenda Scott	Pt. Lot 1, N/S Oxford St.	N/A
Grant	4 Aug 1925	Brenda Scott	Archibald Rogers	Pt. Lot 1, N/S Oxford St.	N/A
S/D Certificate	28 Sep 1960	Re: Estate of Archibald Rogers		Pt. Lot 1, N/S Oxford St.	
Grant	25 Jun 1970	Elizabeth Rogers	Frank G. Johnson	Pt. Lot 1, N/S Oxford St.	N/A
Development Agreement	10 Nov 1970	Frank G. Johnson	City of London	Pt. Lot 1, N/S Oxford St.	N/A
Transfer	21 May 1994	931643 Ontario Inc.	William and Deniese Kost	Pt. Lot 1, N/S Oxford St.	N/A

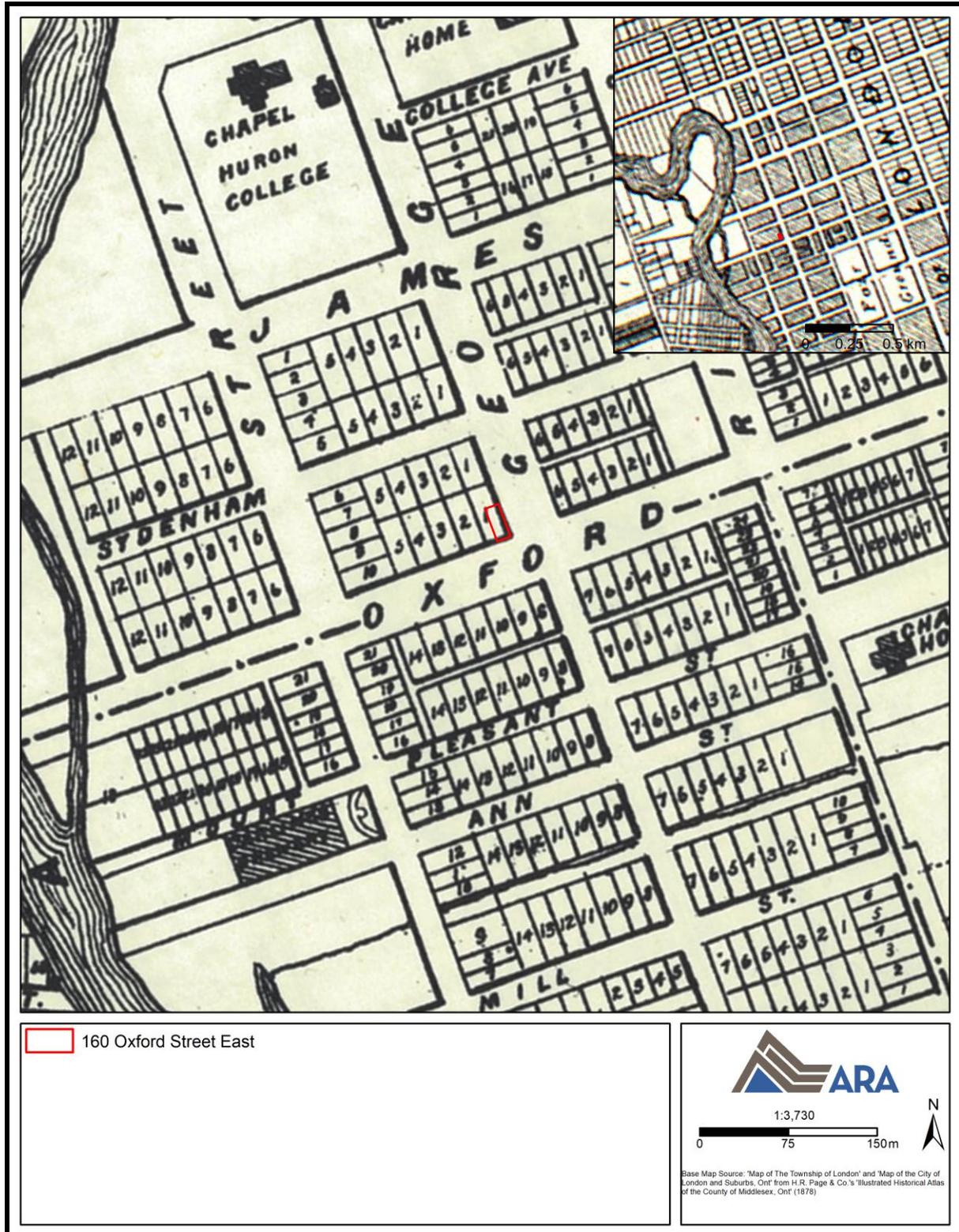
Table 4: Past Occupants of 160 Oxford Street East According to Directories and Voters' Lists

Year	Occupant	Reference
1875	William Friendship, shoemaker (Street address not included, could be residence of various residents)	(McAlpine 1975:244)
1884	Henry Taylor	(Polk & Co. 1884:34)
1886	Henry Taylor, Freeholder	(Hills & Co. 1886:52)
1890	Henry Taylor, teas	(Polk & Co. 1890:84)
1895	Henry Taylor, [teas?]	(Might 1895:64)
1896	Mrs. Annie Chalmers	(Foster 1896:102)
1897	Mrs. Annie Chalmers	(Foster 1897:102)
1898	Vacant	(Foster 1898:104)
1899	Henry A. Plastow	(Foster 1899:92)
1901	William W. Sutherland	(Foster 1901:)
1901	William Sutherland	(LAC 1901)
1911	Mrs. W.H. Mills	(LAC 1911)
1920	R. Wallis	(Vernon 1920:119)
1921	John Shoebottom and family	(LAC 1921)
1930	Archibald Rogers	(Vernon 1930:712)
1957	Archibald and Elizabeth Rogers	(Voter's List 1957:1)

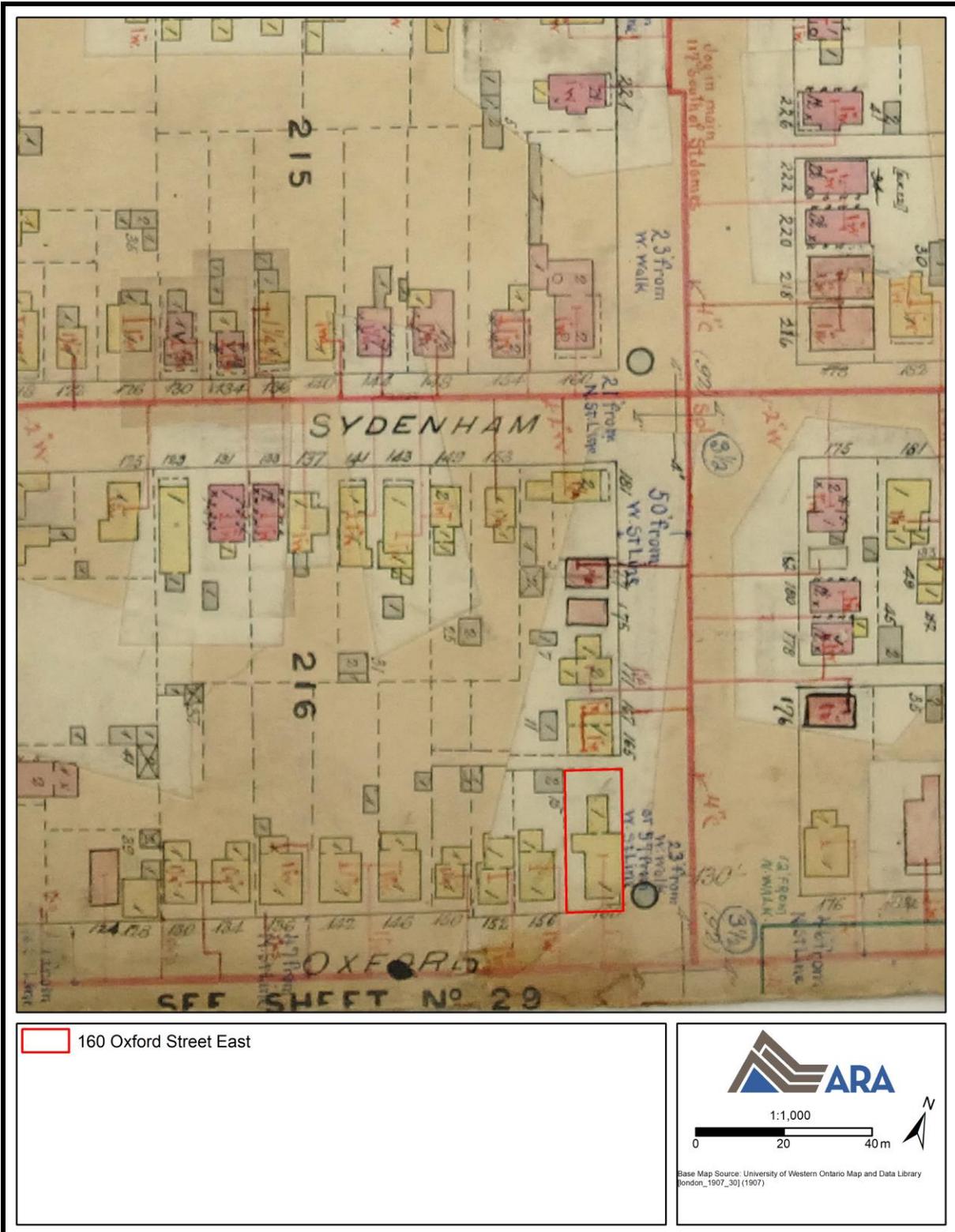


Map 2: Subject Property on Tremaine's Map of the County of Middlesex, Canada West (1862)

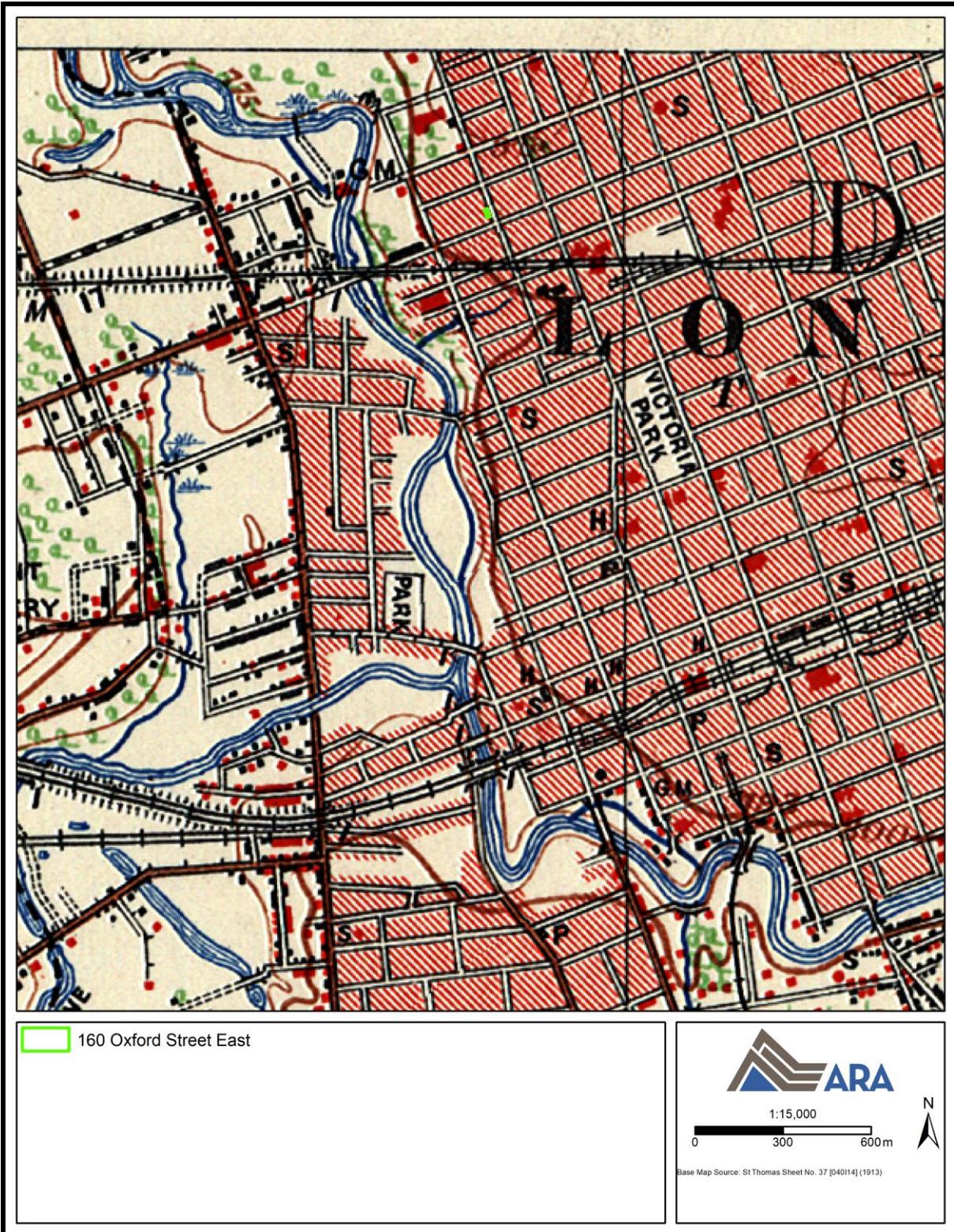
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri; Tremaine 1862)



Map 3: Subject Property on "Map of The Township of London" from the Illustrated Historical Atlas of the County of Middlesex (1878)
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri; H.R. Page & Co. 1878)



Map 4: Subject Property on 1907 Fire Insurance Plan
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri; Goad 1907)

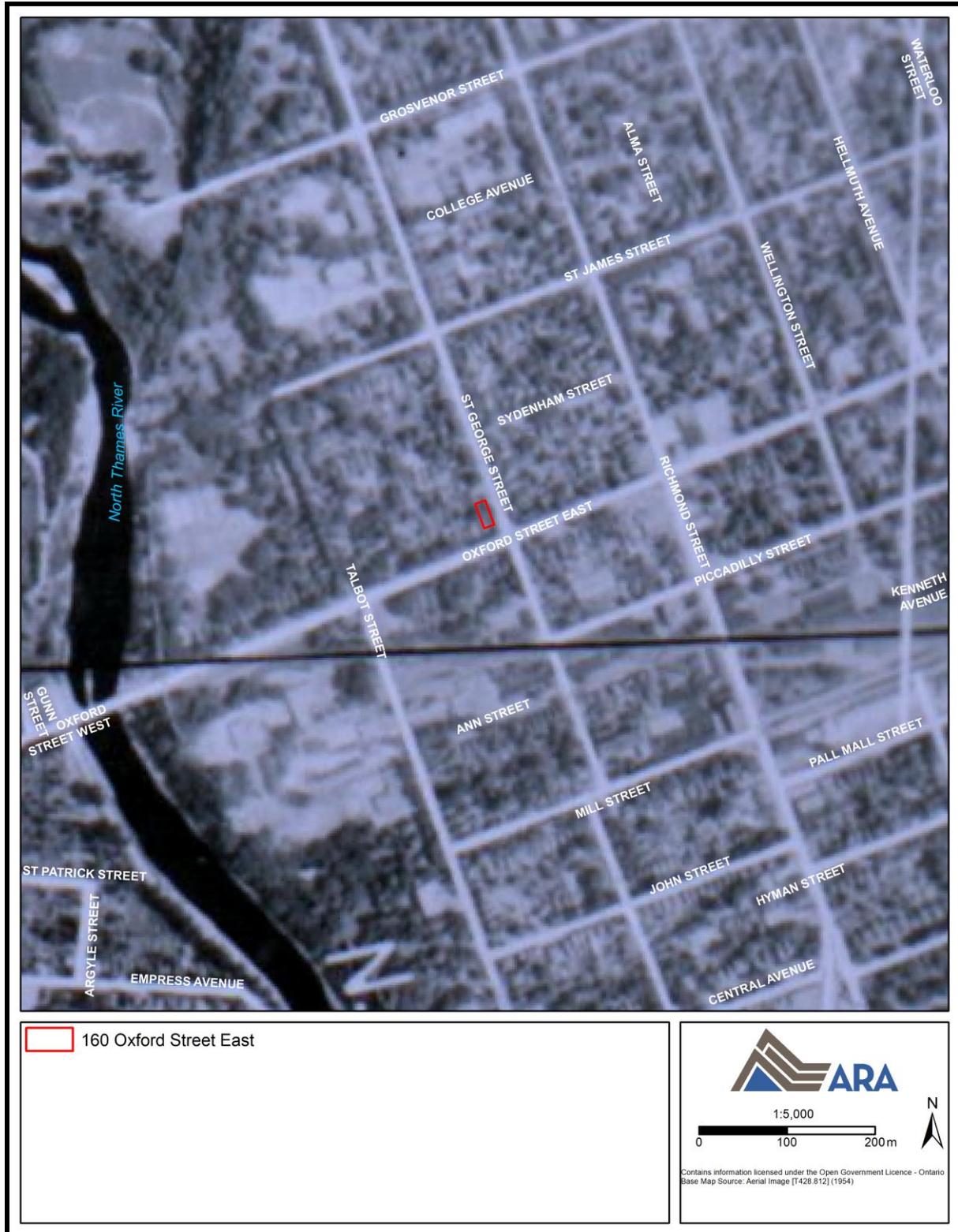


Map 5: Subject Property on 1913 Topographic Map
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri; OCUL 2018)



Map 6: Subject Property on 1922 Aerial Photograph

(Produced by ARA under licence using ArcGIS® software by Esri, © Esri; University of Western Ontario 1922)



Map 7: Subject Property on a 1954 Aerial Photograph

(Produced by ARA under licence using ArcGIS® software by Esri, © Esri; University of Toronto 1954)

4.0 HERITAGE CONTEXT

In order to determine whether any previously-identified properties with CHVI are located within the study area ARA consulted a number of heritage groups, the municipality and online heritage resources.

4.1 Consultation

MTCS's current list of Heritage Conservation Districts was consulted. No designated districts were identified in the study area (MTCS 2018). The list of properties designated by the Ministry of Tourism, Culture and Sport under Section 34.5 of the *OHA* was consulted. No properties in the study area are listed. The OHT plaque database and the Federal Canadian Heritage Database were searched. None of the properties within the study area are commemorated with an OHT plaque or are recognized as a Federal Heritage Building, National Historic Site, Event or Person.

ARA staff contacted the City of London's Heritage Planner via email on December 10, 2018. The City responded on the same day and indicated that the property at 160 Oxford Street East is not designated under Part IV or Part V of the *Ontario Heritage Act* but that the property is listed. It was listed after being added to the City of London's Municipal Heritage Register (*Inventory of Heritage Resources*) by resolution of Municipal Council arising out of the *St. George-Grosvenor Heritage Conservation District Study*, which recommended the designation of two HCDs: Great Talbot and Gibbons Park. The property at 160 Oxford Street East is located within the Great Talbot area and Municipal Council has directed that a HCD Plan be prepared for the recommended district. The City's Heritage Planner provided a link to the district study along with an extract for the property at 160 Oxford Street East that was included in the study's *Inventory of Cultural Heritage Resources*, Volume IV, Appendix F (see Appendix B).

The City's Heritage Planner stated that the property at 160 Oxford Street East is listed on the City of London's Register pursuant to Section 27 of the *Ontario Heritage Act* and that a number of properties located adjacent to the project location within the study area possess CHVI and have been formally recognized:

- 155 Oxford Street East – Listed
- 163 Oxford Street East – Designated under Part IV of the *OHA*
- 165 Oxford Street East – Designated under Part IV of the *OHA*
- 176 Oxford Street East – Listed
- 165 St. George Street – Listed

The City also indicated that there are no active Notice of Intent to Designate for the property at 160 Oxford Street East or any of the adjacent properties. 160 Oxford Street East is not protected by a municipal heritage conservation easement agreement, nor are any of the adjacent properties.

4.2 Site Visit

A site visit was conducted on December 17, 2018 to photograph and document the study area, record any local features that could enhance ARA's understanding of their setting in the landscape and contribute to the cultural heritage evaluation process. ARA staff had permission to enter the property to conduct the site visit. Interior access to the dwelling was also provided,

however the house was in poor condition with many of the interior elements having been removed (i.e., plaster walls and ceilings, window and doors surrounds, fixtures, etc.).

The project location is situated at 160 Oxford Street East. The exterior of the one-storey structure on the property was documented in a clockwise manner (see Appendix A, Image 1-Image 25) and the interior of the structure was documented beginning at the entrance and moving north through the upper storey, ending in the basement (see Appendix A, Image 26-Image 40).

5.0 PROPERTY DESCRIPTION – 160 OXFORD STREET EAST

The property at 160 Oxford Street East contains a vacant single-storey vernacular cottage, converted to a commercial use (dental office), located on the northwest corner of Oxford Street East and St. George Street (see Image 21). The house is set back 28 feet from the edge of the property line fronting Oxford Street East. The lot is 4,018 square feet with 41.5 feet of frontage and is 96.8 feet deep.

5.1 Context

The land abutting 160 Oxford Street East to the west contains the Oxford Health Centre (140 Oxford Street East), a four-storey contemporary medical building on a large lot flanked by paved surface parking to the north and east (see Image 23). The land to the south, east and north of the project location is characterized by detached residential and converted commercial structures that are predominately one to two-and-half-storeys in height, with the exception of a four-storey residential apartment building located on the lot abutting 140 Oxford Street East to the north (see Image 22). The surrounding neighbourhood to the north and east has been recommended for HCD designation through the *St. George-Grosvenor Heritage Conservation District Study* (2016) and is characterized by historic residential structures of a variety of architectural styles that date to the early residential development of London north of the city's core in the mid-19th to early-20th century (see Image 24-Image 25) (Letourneau Heritage Consulting et al. 2016).

5.2 Arrangement of Buildings and Structures

The dwelling at 160 Oxford Street East is located on the southwest side of the lot with the façade oriented to the south, fronting Oxford Street East. The property is accessed via a short driveway from St. George Street located at the rear of the lot (see Image 20). A paved parking pad spans the north end of the property. There are no ancillary buildings located on the lot.

5.3 Landscape Features

The house is situated on the flat topography of the property's narrow rectangular lot. The southeast portion of the property is grassed while the northwest portion is paved. A concrete path runs parallel to the house on the east side from the parking lot at the rear to the entrance of the house and connects to the public sidewalk along Oxford Street East in the south (see Image 15). Mature coniferous and deciduous trees are located along the property line, some growing very close to the foundation of the house (see Image 19-Image 21). A variety of foundation plantings (vegetation planted close to the building's foundation) surround the south and east elevations of the house (see Image 4-Image 15).

5.4 Exterior

The dwelling is a one-storey wood frame structure clad in vinyl siding with a shallow hip roof clad in asphalt shingles that extends over the front porch and rear addition, sloping at both the north and south extents (see Image 1, Image 5). The foundation is constructed of rusticated concrete blocks (see Image 10, Image 13, Image 25). The south three-bay façade has an offset entrance to the east, with a pair of square single-pane contemporary windows, one in the centre of the façade and one to the west (see Image 1, Image 3). The paneled entrance door with two rectangular windows is also a contemporary addition (see Image 2). An open verandah spans the full length of the façade and is supported by four simple wooden Doric columns with an open railing accessed via five steps above grade (see Image 1, Image 4). At the time of the site visit the contemporary porch and steps were collapsing.

There are no remaining exterior details of the structure that are indicative of a 19th century construction date. All doors and windows are late-20th century single pane replacements with the exception of the remaining three-pane wood awning basement windows (see Image 17). The west elevation contains two small rectangular window openings on the first storey and two basement window openings (see Image 5), the southernmost of which has been enclosed with concrete block (see Image 9). A concrete block chimney protrudes from the west elevation (see Image 7). The north elevation contains an entryway accessing the rear addition via a wood porch, three steps above grade (see Image 12). The foundation window on the façade has been filled with concrete (see Image 14). The east elevation contains a tall rectangular window opening closest to the façade, a pair of small square window openings in the centre of the elevation, and two basement windows (see Image 16).

5.5 Interior

5.5.1 Main Floor

As a result of the site visit conducted by ARA, it was observed that the floor plan of the main floor was modified to accommodate the dental practice that had formerly operated in the building (beginning in 1994). The main floor comprises a side-hall floor plan that leads into a vestibule (see Image 26), two rooms along the south side of the building (see Image 27-Image 28), a central hall that spans to the rear addition (see Image 32), a small bathroom followed by two examination rooms on the west side of the hall (see Image 30-Image 31) and an office and contemporary kitchen off the east side of the hall (see Image 33). The addition at the rear of the building is composed of one large rectangular shaped room (see Image 34) with basement access and an exterior door from the back (north) wall.

Due to the condition of the structure at the time of the site visit, it was difficult to determine the full extent of interior modifications. It was evident that the original configuration of the building's layout had been altered to accommodate a waiting room, office and examination rooms. The ceilings were removed in their entirety (see Image 27-Image 35). Many areas of the main floor were drywalled; however, some plaster remained while other sections were stripped revealing the lath (see Image 28). Most of the window and door surrounds and fixtures were removed (see Image 26-Image 28 and Image 30-Image 34). No original woodwork or decorative features remain.

5.5.2 Basement

The basement is accessed by a staircase located in the centre of the rear addition (north) at the back entrance (see Image 36). The basement is constructed of concrete blocks with a poured concrete floor (see Image 37). Some portions of the concrete blocks are spalling and eroding (see Image 40). The lower portion of the basement wall in the southeast corner is constructed of brick (see Image 38). Wood beam and concrete block piers support the upper storey. Three original three-pane wood awning windows remain in the basement (see Image 38-Image 39), one of which has been filled with concrete on the exterior.

5.6 Architectural Style/Design

The dwelling at 160 Oxford Street East is a one-storey vernacular structure displaying elements of the Ontario Cottage style. The Ontario Cottage, "at its simplest, is a symmetrical, single-storey building with three bays" and a hip roof (Distefano 2001:34). The Ontario Cottage is a vernacular form with a symmetrical plan that was favoured for "reasons of simple and sturdy construction" (Mace 2013:33). The Ontario Cottage is the vernacular design of the Regency Cottage, which generally has a more ornate doorway and a partial or full verandah surrounding it (Kyles 2007).

The 1872 Bird's Eye View of London (see Figure 2) shows that the housing stock in the blocks between Oxford Street East and St. James Street were almost exclusively one-storey cottages. This area was one of the few parts of the city to show significant suburban development in the late 19th century (Letourneau Heritage Consulting et al. 2016). The most popular form of cottage in this area of London was the Ontario Cottage. Few of the earliest cottages built still exist, but the Ontario Cottage form remained popular in the neighbourhood into the turn of the 20th century (Letourneau Heritage Consulting et al. 2016).

The centre door of the Ontario Cottage often led into a centre hall, however variations on this floor plan exist. Property width was required for a cottage to have ample sized rooms on each side of the hall, which was not always possible on urban or suburban lots. The solution was a side-hall variation of the centre-hall cottage. This modified style became popular and allowed for a single, larger room to exist on the side of the hall. By the 1870s, a side-hall variant had become popular in this part of the city and may explain the design choice for the property at 160 Oxford Street East (*Inventory, Volume 4, Appendix 4*, Letourneau Heritage Consulting et al. 2016:8).

Although original floor plans are not available, it is possible that the rear addition of 160 Oxford Street East was first constructed to house a kitchen. It was common in the Ontario Cottage style for the kitchen to take on the form of an added "tail" attached to the main block at the rear of the house (Distefano 2001:34). Practical reasons, such as heat, odour and fire risk, often guided the choice to build the kitchen as a separate structure. As well, an integral part of

many Ontario Cottages is the verandah, which adds considerable aesthetic appeal and provides useful additional space, especially during the warmer months (Distefano 2001:34).

Although Letourneau Heritage Consulting et al. noted in the 2016 inventory undertaken as part of the *St. George-Grosvenor Heritage Conservation District Study* that many of the cottages in the surrounding area have undergone changes, the alterations made to 160 Oxford Street East have been significant, removing most of the original material and decorative elements from both the interior and exterior of the structure.

The one-storey scale and massing, hipped roof and arrangement of window and door openings on the south façade are the remaining features reflective of the Ontario Cottage style. The modifications include the application of vinyl siding over the exterior, the replacement of windows and doors, and the significant alteration of the interior floor plan. These modifications have impacted the architectural integrity of the house and as such it is no longer a representative example of the Ontario Cottage style, even in a vernacular form.

Ontario Cottages are commonly found across Ontario as well as in the City of London. Representative examples of this architectural style that have retained their characteristic features can be found at 176 Oxford Street East, located directly to the east of the project location (see BHR 4 Information Sheet in Appendix D), and 149 and 155 Oxford Street East (see BHR 1 Information Sheet in Appendix D), located immediately to the south of the project location. Further representative examples of the Ontario Cottage style in the surrounding neighbourhood, such as 149 St. James Street (see Image 42) and 131 Sydenham Street (see Image 41), are highlighted in the *St. George-Grosvenor Heritage Conservation District Study – Inventory, Volume 4, Appendix 4* (Letourneau Heritage Consulting et al. 2016).

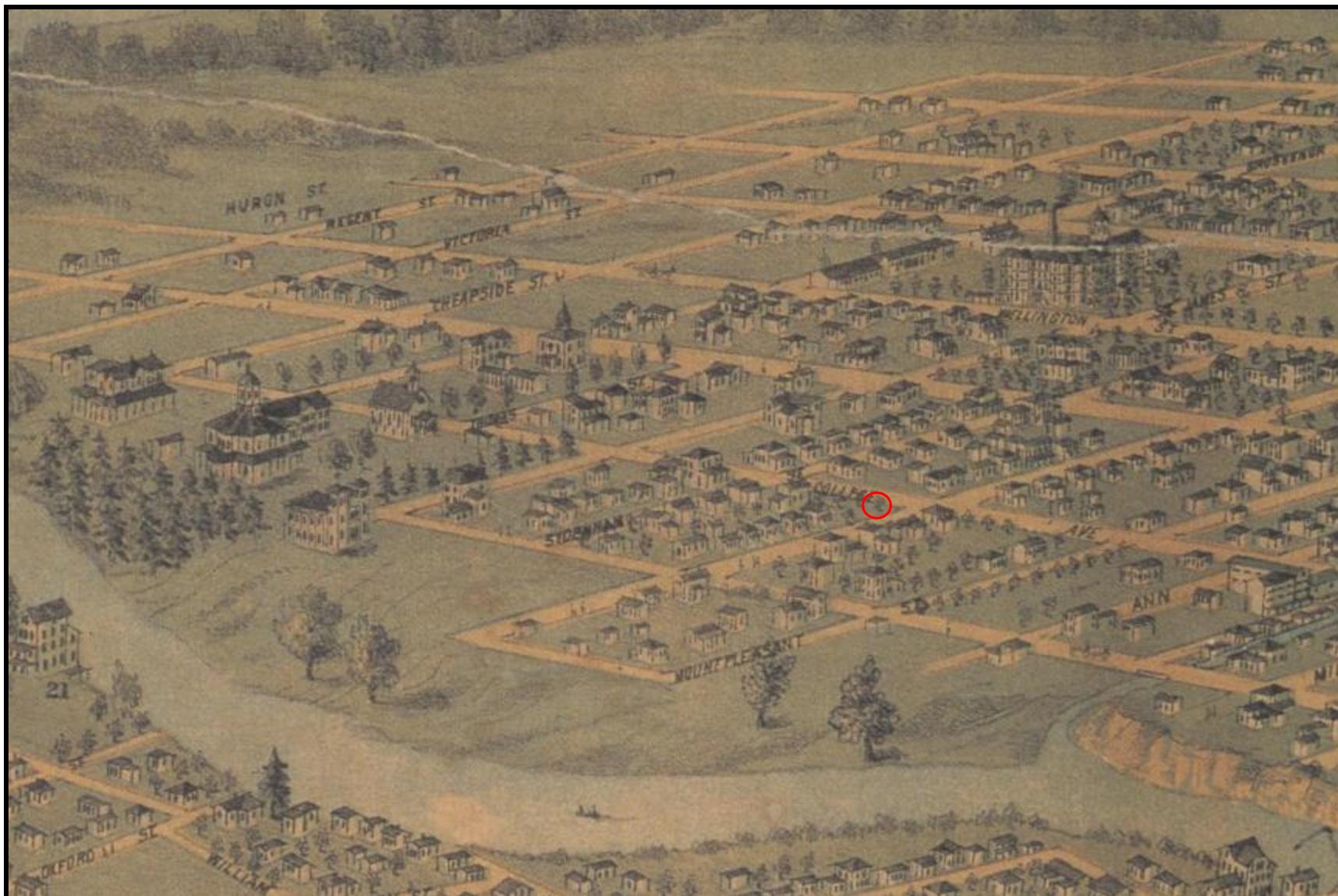


Figure 2: Detail from Bird's-Eye View London Ontario 1872 Map by Eli Sheldon Glover, Project Location Indicated (Glover 1872)

6.0 HERITAGE ASSESSMENT – SUBJECT PROPERTY

Based on the results of consultation, historical research, field survey and evaluation of the study area, the CHVI of 160 Oxford Street East is examined in this section.

6.1 Evaluation of Value According to 9/06

An evaluation of 160 Oxford Street East according to O. Reg. 9/06 can be found in Table 5 below.

Table 5: Evaluation of 160 Oxford Street East According to O. Reg. 9/06

Evaluation of Property			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method		The one-storey scale and massing, hip roof and arrangement of window and door openings on the south façade of 160 Oxford Street East are reflective of the Ontario Cottage architectural style. However, modifications over time have impacted the architectural integrity of the structure and as such it is no longer representative of the Ontario Cottage style.
	Displays a high degree of craftsmanship or artistic value		160 Oxford Street East does not display a high degree of craftsmanship or artistic value.
	Displays a high degree of technical or scientific achievement		160 Oxford Street East does not display a high degree of technical or scientific achievement.
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		160 Oxford Street East is not directly associated with a theme, event, belief, person, activity, organization or institution that is significant to the community. The property is associated with early London families such as the Friendships and Taylors. Research conducted did not suggest any notable contributions to the community from the individuals who lived on this property.
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		160 Oxford Street East does not yield information that contributes to the understanding of a community or culture.
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		160 Oxford Street East does not demonstrate or reflect the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community. The research conducted did not identify an individual associated with the construction of the building.
Contextual Value	Is important in defining, maintaining or supporting the character of an area		160 Oxford Street East is no longer important in defining, maintaining or supporting the character of the area. The property has been altered through the removal of all of its historic architectural elements with the exception of its one-storey scale and massing, hip roof and arrangement of window and door openings on the south façade. The cohesive, historic low-density residential character of the streetscape has been diminished over time through the introduction of contemporary development, notably the immediately adjacent four-storey medical building.

	Is physically, functionally, visually or historically linked to its surroundings	160 Oxford Street East is not physically, functionally, visually or historically linked to its surroundings. The removal of the historic architectural elements from the structure's exterior has reduced its integrity and observed physical ties with the character of the surrounding historic residential neighbourhood.
	Is a landmark	160 Oxford Street East is not a landmark.

160 Oxford Street East does not meet any of the O. Reg. 9/06 criteria.

In summary, 160 Oxford Street East has undergone modifications that have impacted the integrity of the structure's architectural features and as such it is no longer a vernacular representation of the Ontario Cottage style. The property is associated primarily with the Friendships and Taylors who were early families residing in this area of London. Research conducted did not suggest any notable contributions to the community made by the individuals who lived on the property. The contextual value of the property has been diminished through adjacent contemporary development on Oxford Street East that has isolated the structure on the east end of the block. As such, the property does not meet any O. Reg. 9/06 criteria.

7.0 HERITAGE ASSESSMENT – ADJACENT CULTURAL HERITAGE LANDSCAPES AND BUILT HERITAGE RESOURCES

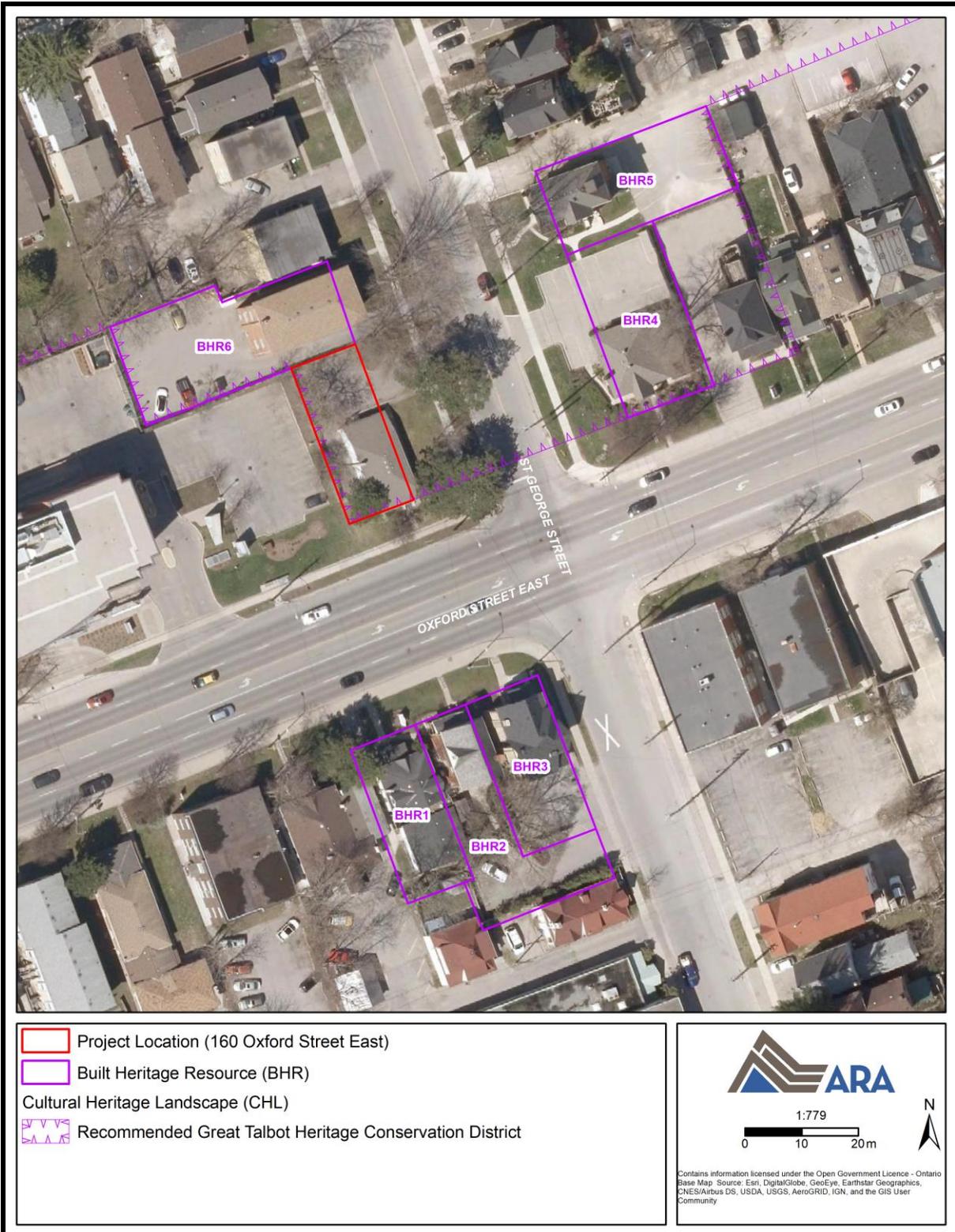
In addition to the subject property, ARA examined adjacent properties and any potential Cultural Heritage Landscapes to ensure a thorough examination of impacts that may result from the proposed activity.

A standardized checklist based on the criteria in O. Reg. 9/06 was created to aid in the evaluation process and was used to judge whether a given resource (CHL or BHR) possessed design or physical value, historical or associative value, or contextual value. The individual forms found in Appendix D include the location, description and photographic documentation of each property. A synthesis of the results of the evaluation of the CHLs and BHRs is found in Table 6–Table 7 below.

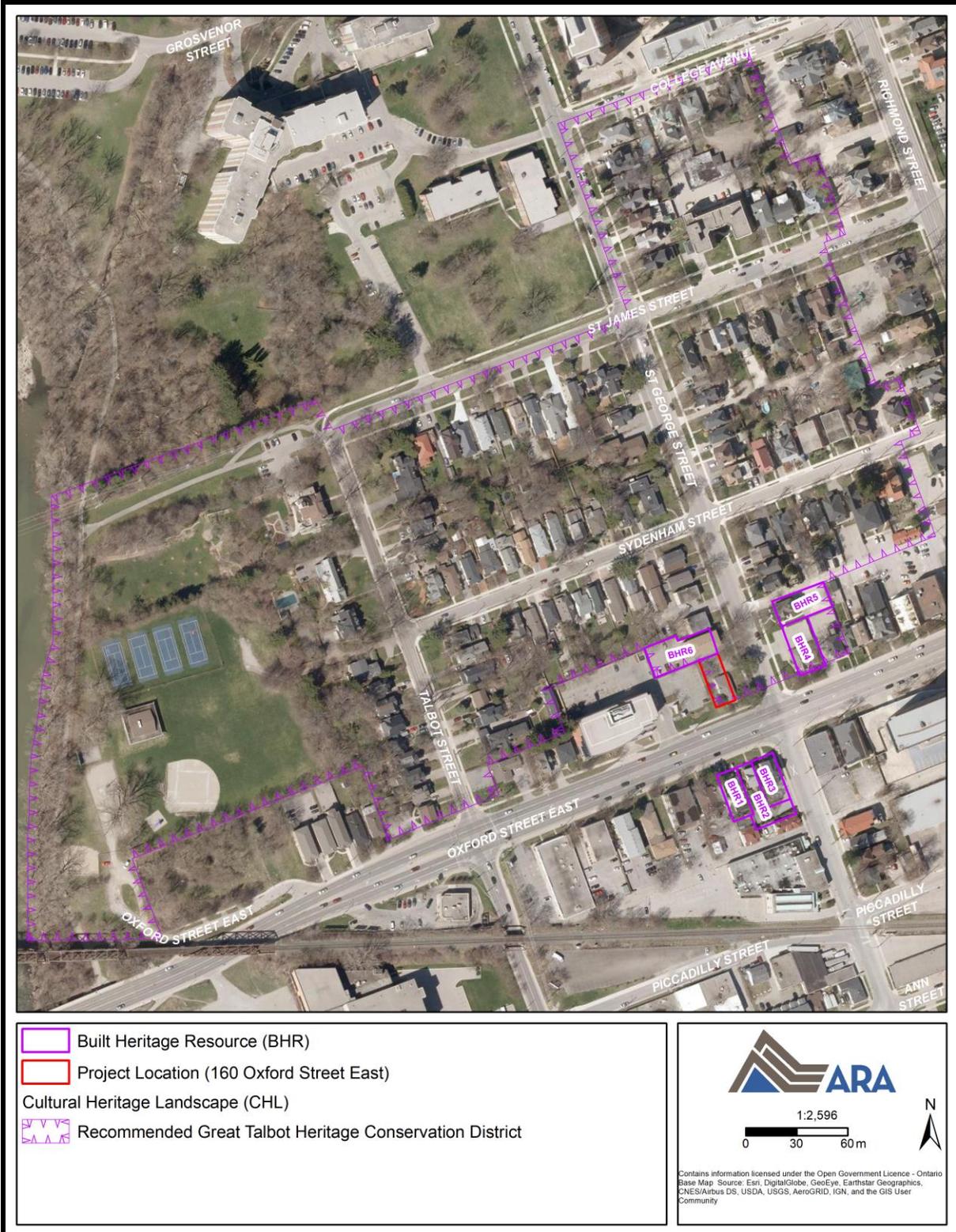
As a result of consultation, field survey and evaluation, the following properties located adjacent to the project location were identified as possessing CHVI: 155 Oxford Street East (BHR 1), 163 Oxford Street East (BHR 2), 165 Oxford Street East (BHR 3), 176 Oxford Street East (BHR 4), 176 St. George Street (BHR 5), 165 St. George Street (BHR 6), and the Great Talbot Heritage Conservation District (CHL1). The locations of the BHRs and CHL as well as their relationship to the project location appear on Map 8, and a context map indicating the location of the BHRs within the boundary of the recommended Great Talbot HCD is illustrated on Map 9.

Table 6: BHRs and CHLs with CHVI

Type and Number	Address/Name	CHVI (Y/N)	Criteria Met
BHR 1	155 Oxford Street East	Yes	Design or Physical Value and Contextual Value
BHR 2	163 Oxford Street East	Yes	Design or Physical Value and Contextual Value
BHR 3	165 Oxford Street East	Yes	Design or Physical Value and Contextual Value
BHR 4	176 Oxford Street East	Yes	Design or Physical Value and Contextual Value
BHR 5	176 St. George Street	Yes	Design or Physical Value and Contextual Value
BHR 6	165 St. George Street	Yes	Contextual Value
CHL 1	Great Talbot HCD	Yes	Design or Physical Value, Historical or Associative Value and Contextual Value



Map 8: Assessment Results
 (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



Map 9: Assessment Results - Great Talbot HCD Context
 (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)

Table 7: Value Statements and Heritage Attributes of Identified BHRs and CHL

Type and Number	Address/ Name	Value Statement(s)	Heritage Attributes*
BHR 1	155 Oxford Street East	Representative example of the Gothic Revival Cottage style of architecture and supports the historic residential character the Oxford Street East streetscape and the core of the City of London.	One-and-a-half-storey Gothic Revival Cottage style building; brick cladding; hip roof and front gable peak over central entrance and covered verandah; dormer windows project from hip roof on east and west elevations; small round window opening in centre gable peak with decorative wood bargeboard; corbelled bricks decorate roof line of house, dentils decorate roof line of porch; open porch supported by two columns, bound by an open decorative wood railing; brick chimney on west elevation; segmentally arched window openings with decorative brick voussoirs flank front entrance; centrally placed entrance with square door opening and single-pane transom; rear addition; setback from road and located on rise of land accessed by five steps from sidewalk.
BHR 2	163 Oxford Street East	Representative example of the Edwardian style of architecture and contributes to the eclectic character of buildings found in the Talbot North area of London and reinforces the original residential nature of the Oxford Street East streetscape.	Two-and-one-half-storey residential building; set back from Oxford Street East, with a wide boulevard and concrete steps to access sidewalk; slate roof with octagonal-shaped tiles; red brick veneer; front and rear gable pediments with wood shingle imbrication; wooden sunburst motif design in front, rear and side gables; rectangular gable window with flat, modestly designed wooden trim; overhanging eaves, molded wooden soffit and simple decorative wooden frieze; exterior brick chimney located on eastern elevation; segmental arched window openings with original double hung wooden windows, brick voussoirs and plain lug sills; large window opening with stained glass transoms found on main level of façade; stained glass window found on western elevation; semi-elliptical arch window opening on eastern elevation with plain lug sill, brick header voussoirs and decorative stain glass window; open porch with offset gable peak (over the doorway and stairs) with inset vertical wooden planks in pediment and shed-style roofline made with a slate roof with octagonal-shaped tiles; decorative wood fascia with dentils found on porch roofline; open porch supported by decorated wooden columns with capitals, bases, and collars that rest on tapered brick engaged piers; wooden balustrade with upper and lower wooden railing; wooden plank porch flooring and wooden porch skirt; original wooden door found on facade with circular glass insert and rectangular transom with clear glass insert (City of London 2018).

Type and Number	Address/ Name	Value Statement(s)	Heritage Attributes*
BHR 3	165 Oxford Street East	Representative example of the Queen Anne/Stick styles of architecture and contributes to the eclectic character of buildings found in the Talbot North area of London and reinforces the original residential nature of the Oxford Street East streetscape.	Two-and-a-half-storey construction; white-brick exterior; offset façade; multi-gable roof; brick chimney; open veranda with balcony; extensive wood decoration; stained glass windows on façade and east elevation; brick voussoirs; main double door; location on a prominent corner lot fronting Oxford Street (Parks Canada 2008).
BHR 4	176 Oxford Street East	Representative example of the Ontario Cottage style of architecture and supports the historic residential character of the recommended Great Talbot HCD.	One-storey scale and massing; hip roof; central peaked gable roof over the front door; central front door; sidelights on either side and above the front door; symmetrical front elevation (the addition on the east side of the building is part of the front of the building but is set forward from the main and original building, it is not considered part of a contiguous façade; simple entablature above the front door; peaked window trim; central walkway leading to the front steps (Letourneau Heritage Consulting et al. 2016:185-186).
BHR 5	176 St. George Street	Representative example of the Edwardian style of architecture and supports the historic residential character of the recommended Great Talbot HCD.	Two-and-a-half-storey Edwardian residence; front gable roof; wood shingle and fish-scale imbrication in the gable; red brick exterior cladding; rectangular structure; arrangement of window and door openings on the front elevation; veranda spanning the width of the building; Palladian window in the front gable; located in the recommended Great Talbot HCD (Letourneau Heritage Consulting et al. 2016:278-279).
BHR 6	165 St. George Street	Supports the historic residential character of the recommended Great Talbot HCD.	Property's support of the historic residential character of the recommended Great Talbot HCD.

Type and Number	Address/ Name	Value Statement(s)	Heritage Attributes*
CHL 1	Great Talbot HCD	<p>The recommended Great Talbot HCD is a representative example of the early phases of speculative development in North London, exhibiting examples of building types and styles from the 1850s to the present. Architectural styles and details in the HCD transition from Ontario Cottage styles through more elaborate Italianate and Queen Anne Revival inspired buildings. It demonstrates a wide range of craftsmanship in the decorative details of buildings. The district is historically associated with Col. Askin and William Barker, two significant individuals in the history of London. It contains small groupings of properties that reflect the ideas of an architect or builder such as the set of homes constructed or renovated by J.M. Moore and O. Roy Moore. The Great Talbot HCD has significant links that contribute to the historic sense of place and uniqueness of this part of London and is historically linked to the phases of development in North London.</p>	<p>Three different block configurations (two with lanes, three without, and one irregular); double wide street right-of-way (132 feet/ 40.23 metres) on Talbot Street, St. George Street and St. James Street defining the streetscape; standard street right-of-way (66 feet/20.12 metres) on Sydenham Street and College Avenue, defining the streetscape; form, scale and massing of the existing built form, including the mostly late 19th and early 20th century architectural influences throughout the recommended HCD, the streetscapes with relatively consistent setbacks from the street for most buildings on each street, the one and a half to two and a half storey size of buildings and the relationship of buildings to each other on their streets; residential form of the buildings; representative examples of different building styles reflective of their era; collection of buildings that demonstrate a high degree of craftsmanship; narrow front and side yard setbacks; views west along St. James Street and Sydenham Street of the Thames River; historical associations with Col. Askin and William Barker; streetscapes of the area, including: broad rights-of-way of St. James Street, St. George Street, and Talbot Street and the relative narrowness of Sydenham Street; tree-lined streets, especially along boulevards; laneways in the blocks between St. George Street, Richmond Street, Oxford Street East and St. James Street; and continuing view up and down St. George Street (Letourneau Heritage Consulting et al. 2016:113).</p>

*Access was not provided to these properties. As such, the heritage attributes may include, but are not limited to, those listed in this table.

8.0 PROPOSED DEVELOPMENT

8.1 Description of Proposed Development

Northwest Healthcare Properties REIT retained the planning consulting firm, The Lakeshore Group, to coordinate the demolition of the structure at 160 Oxford Street East and to explore intensification options for the property. At the time of writing this report a preferred redevelopment plan had not been disclosed and demolition and removal of the residential dwelling on the project location represents the proponent's preliminary initiative.

8.2 Purpose and Rationale for Proposed Development

The demolition of the property is being sought as a preliminary step in the process of exploring the intensification and development potential of the site.

8.3 Analysis of Potential Impacts including Demolitions/Alterations

The proposed plan for the project location entails the demolition of the existing dwelling at 160 Oxford Street East. At the time of writing this report the proponent had not disclosed a preferred redevelopment plan. The following analysis of project impacts is based upon the

guidance provided in the Ministry of Culture's *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006b:3).

The effects of the proposed demolition would result in the loss of a residential structure along the Oxford Street East streetscape.

As development plans have not been disclosed, known impacts to the properties adjacent to 160 Oxford Street East cannot be examined. However, should the lot be left vacant and landscaped or used for parking following demolition, potential impacts will include an alteration of the surrounding historic residential and commercial context of the Oxford Street East and St. George Street streetscapes as a result of the removal of the historic residential land use. If a new building is constructed on the project location there is the potential for shadows to be cast on the adjacent BHRs. In addition, the view looking north up St. George Street from Oxford Street East, which was identified as a heritage attribute in the *St. George-Grosvenor Heritage Conservation District Study* (2016), may be altered (see CHL 1 Information Sheet in Appendix D).

9.0 ASSESEMENT OF ALTERNATIVE DEVELOPMENT OPTIONS AND MITIGATION MEASURES

Several different development alternatives and mitigation measures have been examined for the property at 160 Oxford Street East and are outlined below. These alternatives and mitigation measures address the approaches outlined in *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (MLC 2006b). The feasibility of each of the options is described based on guidance described in *InfoSheet #5* and considers the O. Reg. 9/06 evaluation of the project location as outlined in Section 6.0.

9.1 Retention *In Situ*

The best mitigation option for heritage properties is generally retention. Retention allows cultural heritage resources to be retained in their original location and encourages adaptive re-use and sympathetic or compatible development (i.e., mass, setback, setting and materials). The *Eight Guiding Principles in the Conservation of Built Heritage Properties* (2007) provides details regarding the conservation of an entire building primarily *in situ*.

Given the deteriorating condition of the structure and the removal of many of its interior elements, both historic and contemporary, the retention of the building in its current condition is not the desired outcome of the property owner.

9.2 Relocation

The relocation option allows for a cultural heritage resource to be moved within or beyond the subject property provided an appropriate context is maintained. This option assumes that the cultural heritage resource could be moved to retain its heritage integrity and value. However, given that 160 Oxford Street East does not meet O. Reg. 9/06, relocation is not a warranted option.

9.3 Reuse and Salvage of Materials

This option allows for the retention of components of a building for reuse prior to its demolition. This mitigation strategy typically involves photographic documentation of all identified structures,

including interior and exterior features, the façade, elevations and floor plans in order to provide a public record. The documentation and photographs contained in this report may serve as a sufficient record of the house on the subject property.

The selective removal of identified architectural or landscape elements preserves portions or features of buildings and structures that possess historical, architectural or cultural value and can divert them from becoming landfill material (Town of Aurora 2016). This mitigation option is not the strongest option from a heritage perspective, however a removal and reuse program would allow for the conservation of key components of a structure. Reuse and salvage can be achieved by the identification, removal and repurposing through symbolic conservation, or reusing of heritage materials from buildings prior to their demolition. These materials may then be used in other heritage structures as sourcing materials for repair and replacement can be challenging, especially if the materials are from an historic source that no longer exists, such as a quarry, an old-growth forest, or a manufacturing facility that has closed (Parks Canada 2010). As such, the careful salvage of materials from one historic structure can represent an opportunity for the in-kind replacement of quality historic materials in another.

Although the building at 160 Oxford Street East was found not to possess CHVI, it may contain historic fabric that may be worthy of salvage and reuse. The materials listed below are suggested for salvage and reuse based on the site visit conducted on December 17, 2018 (the list may be modified based on their condition at the time of salvage):

- Any remaining historic wood windows;
- Any remaining historic glass; and
- Any well-preserved wood over 3/4" thick.

The following recommendations for the salvage and reuse of materials are suggested:

- A reputable contractor(s) with proven expertise in cultural heritage resource removal should be obtained to salvage the identified building components recommended above;
 - The Architectural Conservancy of Ontario (ACO) North Waterloo Region maintains a Directory of Heritage Practitioners located in Ontario that claim to have experience with heritage properties. The section dedicated to “House Moving, Dismantling and Salvage” could be referred to for salvage contacts, however, it is recommended that references and/or previous work be assessed before engaging with any of the listed businesses. The ACO directory is available online at: www.aconwr.ca/directory-of-heritage-practitioners/house-moving-dismantling-and-salvage/.
- The chosen contractor should propose an approach for the labelling, storage and reassembly of material salvaged from the property, as appropriate, in accordance with guidance taken from the *Standards and Guidelines for the Conservation of Historic Places in Canada*, Section 4: Guidelines for Materials;
- The ultimate destination of salvaged materials should be determined prior to the initiation of any salvage process;
- Materials should only be salvaged if they are suitable for re-use in other buildings or projects, i.e., the material must not be irreparably damaged or infested;
- The material must be extracted in a manner that ensures that it is not irreparably damaged;
- Should any of the material recommended for salvage not be harvested by a reputable contractor(s) with proven expertise in cultural heritage resource removal, donation to a

teaching institution should be considered to allow the material to provide an educational opportunity rather than being sent to a landfill.

- A list of Conservation Programs in Ontario is available on the National Trust for Canada's website here: www.nationaltrustcanada.ca/resources/education/conservation-programs.
- Any materials not deemed salvageable or suitable for educational purposes, but which are still recyclable should be recycled in an effort to reduce the amount of material sent to a landfill.

9.4 Symbolic Conservation

Symbolic conservation allows for the recovery of heritage components of a property and reuses them to make possible a visible record of the resource(s). It, along with the reuse of portions of a property, is often the recommended mitigation strategy when retention or relocation of a structure is not feasible. Options for symbolic conservation include:

- Incorporation of salvaged materials, such as timber beams, wood planks, floor boards, etc. into entry gates, retaining walls, benches or landscape features (i.e., planters) within a development in a public space; and
- The construction of interpretive plaques, which may be located on site, that commemorate the area and/or property's history.

Plaque bases and/or frames may be constructed of materials salvaged from the building on the subject property and represent an example of symbolic conservation that can be integrated into a proposed development. The Region of Waterloo's historic plaque program provides examples of salvaged materials incorporated into plaques. As part of this program, salvaged materials from historic structures have been incorporated into plaque bases providing a physical tie to the historic area or resource being commemorated. Yellow bricks salvaged from a prominent home in the former settlement of German Mills were used to construct the base for a historic plaque celebrating the area's significance. Another plaque prepared for the Huron Road Bridge as part of the Region's *Heritage Bridge Recognition Program* incorporated a piece of steel I-beam removed from the uniquely constructed bridge before it was reconstructed.

Symbolic conservation could be utilized to incorporate reflections of the area's heritage into a proposed development. While not the preferred option, it can, when thoughtfully executed, result in the retention of significant building materials and tie a new development to the history of the area. As a preferred development plan has not been disclosed, symbolic conservation should be considered going forward.

9.5 Site Redevelopment

In addition to the retention or relocation development alternatives discussed above, the following mitigative suggestions from *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* should be considered if a new development is proposed on the project location:

- Thorough exploration of alternative development approaches;
- Isolating development and site alteration from adjacent significant built and natural heritage features and vistas;
- Utilizing design guidelines that harmonize mass, setback, setting, and materials;
- Limiting height and density;

- Allowing only compatible infill and additions; and
- Establishing buffer zones, site plan control, and other planning mechanisms, as appropriate.

These suggestions could inform the design of a new development that is sympathetic to the adjacent cultural heritage resources and character of the recommended Great Talbot HCD. If a new development is to be constructed on the project location, it should be designed to respect the setbacks, heights, mass, density, materials and architectural character of the surrounding neighbourhood. Specifically, the City's OP requires that the design of any new development, either as infilling, redevelopment, or as additions to existing buildings, should complement the prevailing character of the area (City of London 2018:145).

Alternatively, if the property is to be used as a parking lot or left as open space, a landscaping plan should be developed that provides a visual transition from the commercial property at 140 Oxford Street East to the surrounding low-density residential properties included in the recommended Great Talbot HCD boundary to the north and east. The establishment of a vegetative buffer may assist in mitigating, in a minor way, the removal of the historic fabric of 160 Oxford Street East within the streetscape.

An updated Heritage Impact Assessment may be requested by the City of London for the property at 160 Oxford Street East once a development plan is proposed for the property.

10.0 RECOMMENDATIONS AND CONCLUSIONS

160 Oxford Street East is listed on the City of London's Municipal Heritage Register (*Inventory of Heritage Resources*). The property was included on the Register by resolution of the City's Municipal Council arising out of the *St. George-Grosvenor Heritage Conservation District Study* (2016), which recommended the designation of two HCDs: Great Talbot and Gibbons Park. The project location is located at the southern boundary of the recommended Great Talbot HCD. Following consultation, historical research, field survey and evaluation against the criteria set out in O. Reg. 9/06 of the *OHA*, the property at 160 Oxford Street East was not found to meet any criteria and thus does not possess CHVI. The archival research undertaken by ARA has determined that the extant structure was not built until after 1875. Specifically, research has indicated that the structure was likely constructed between 1877 and 1896.

As a result of consultation, field survey and evaluation, the following properties adjacent to the property location were identified as having CHVI: 155 Oxford Street East (BHR 1), 163 Oxford Street East (BHR 2), 165 Oxford Street East (BHR 3), 176 Oxford Street East (BHR 4), 176 St. George Street (BHR 5), 165 St. George Street (BHR 6), and the Great Talbot Heritage Conservation District (CHL1). Each of these cultural heritage resources may warrant mitigation of project impacts to allow for their conservation in the project planning process.

The proponent's current plan for the property entails the demolition and removal of the existing dwelling at 160 Oxford Street East. As outlined in Section 8.0, the proposed demolition of the structure will have direct impacts on the subject property. At the time of writing this report a preferred redevelopment plan had not been disclosed.

Potential impacts stemming from the proposed demolition of 160 Oxford Street East include the alteration of the historic low-density residential character of the Oxford Street East and St. George Street streetscapes. Impacts on adjacent buildings may include the presence of a

new land use that may cast shadows and/or not be compatible with the character of the area and which may alter views to the recommended Great Talbot HCD looking north down St. George Street from Oxford Street East.

The following conservation/mitigation strategies are recommended moving forward:

- That although the building at 160 Oxford Street East was not found to meet *OHA* O. Reg. 9/06, it does contain historic fabric that may be worthy of salvage and reuse.
- That a development plan is not yet available for the project location, however symbolic conservation opportunities should be considered for the property in the future.
- That an updated Heritage Impact Assessment may be requested by the City of London for 160 Oxford Street East once a redevelopment plan is proposed for the property. And that to adhere to the City's OP, the design of any new development, either as infilling, redevelopment, or as additions to existing buildings, should complement the prevailing character of the area and consider potential impacts on adjacent properties.
- That if a parking lot or open space is considered for the property, a landscaping plan should be developed that provides a visual transition from the commercial property at 140 Oxford Street East to the properties included in the recommended Great Talbot HCD boundary to the east to assist in mitigating, in a minor way, the loss of the historic fabric at 160 Oxford Street East.

Most development projects propose some sort of impact to the local heritage fabric. The 2014 *Provincial Policy Statement* notes that CHVI is bestowed upon cultural heritage resources by communities (MMAH 2014). Accordingly, the system by which heritage is governed in this province places emphasis on the decision-making of local municipalities in determining CHVI. It is hoped that the information presented in this report will be useful in those deliberations.

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Appendix A: 160 Oxford Street East Images

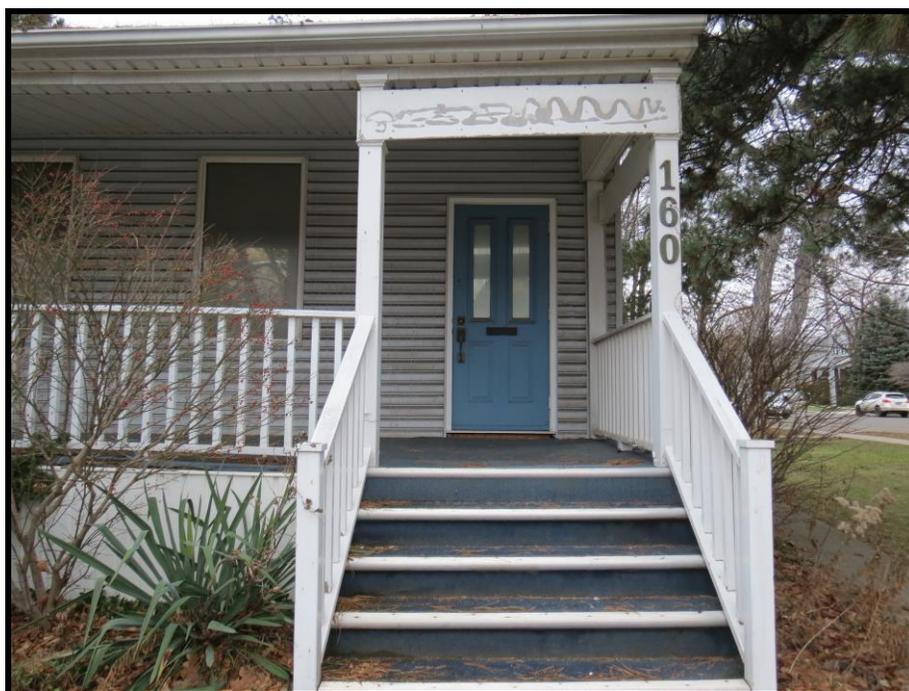
Exterior Images



Map 10: Photo Location Map (Exterior Photographs)
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



**Image 1: Façade of 160 Oxford Street East
(Photo taken on December 17, 2018; Facing North)**



**Image 2: Detail of Entrance and Porch of 160 Oxford Street East
(Photo taken on December 17, 2018; Facing North)**



Image 3: Detail of window openings on façade
(Photo taken on December 17, 2018; Facing Northwest)



Image 4: Southwest corner of 160 Oxford Street East
(Photo taken on December 17, 2018; Facing Northeast)



Image 5: West elevation of 160 Oxford Street East
(Photo taken on December 17, 2018; Facing Northeast)



Image 6: Detail of porch construction
(Photo taken on December 17, 2018; Facing East)



Image 7: Detail of chimney
(Photo taken on June 13, December 17, 2018; Facing Northeast)



Image 8: Detail of window opening in west elevation
(Photo taken on December 17, 2018; Facing East)



Image 9: Detail of basement window opening in west elevation (enclosed)
(Photo taken on December 17, 2018; Facing East)



Image 10: Detail of foundation
(Photo taken on December 17, 2018; Facing Northeast)



Image 11: Northwest corner of 160 Oxford Street East
(Photo taken on December 17, 2018; Facing Southeast)



Image 12: North elevation of 160 Oxford Street East
(Photo taken on December 17, 2018; Facing South)



Image 13: Detail of foundation on north elevation
(Photo taken on December 17, 2018; Facing South)



Image 14: Detail of enclosed basement window opening on north elevation
(Photo taken on December 17, 2018; Facing South)



Image 15: Northeast corner of 160 Oxford Street East
(Photo taken on December 17, 2018; Facing Southwest)



Image 16: East elevation of 160 Oxford Street East
(Photo taken on December 17, 2018; Facing West)



Image 17: Detail of basement window opening in east elevation
(Photo taken on December 17, 2018; Facing West)



Image 18: Southeast corner of 160 Oxford Street East
(Photo taken on December 17, 2018; Facing Northwest)

Contextual Images



**Image 19: Contextual view of 160 Oxford Street East from Oxford Street East
(Photo taken on December 17, 2018; Facing Northeast)**



**Image 20: Contextual view of 160 Oxford Street East from St. George Street
(Photo taken on December 17, 2018; Facing Southwest)**



Image 21: Contextual view of 160 Oxford Street East
(Photo taken on December 17, 2018; Facing West)



Image 22: Contextual view directly across the street from 160 Oxford Street East
(Photo taken on December 17, 2018; Facing South)



Image 23: Contextual view of the neighbouring property at 140 Oxford Street East
(Photo taken on December 17, 2018; Facing Northwest)



Image 24: Contextual view of properties on the east side of St. George
(Photo taken on December 17, 2018; Facing Southeast)



Image 25: Contextual view of properties on the west side of St. George Street
(Photo taken on December 17, 2018; Facing Southwest)

Interior Images



Image 26: Front entrance
(Photo taken on December 17, 2018; Facing Southeast)



Image 27: Front foyer and bathroom
(Photo taken on December 17, 2018; Facing West)



Image 28: Front room (south)
(Photo taken on December 17, 2018; Facing Southwest)

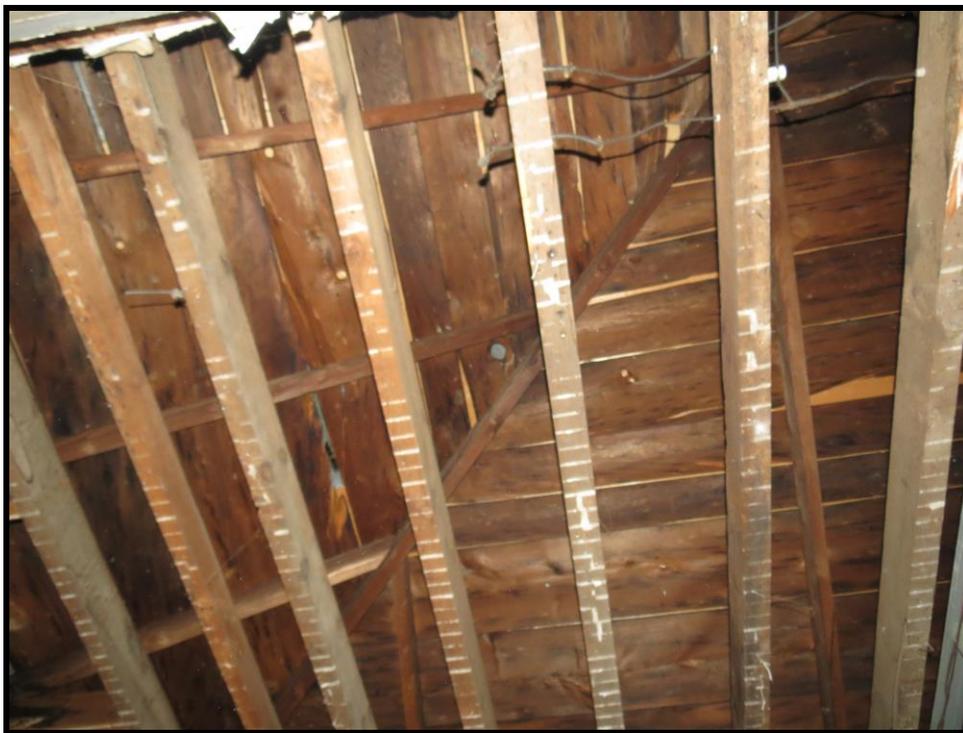


Image 29: Detail of ceiling construction in front room
(Photo taken on December 17, 2018; Facing Southwest)



Image 30: Detail of ceiling joists, wood trim and window surrounds in middle room (west)
(Photo taken on December 17, 2018; Facing West)



Image 31: Detail of middle room (west)
(Photo taken on December 17, 2018; Facing Northwest)



Image 32: Hallway
(Photo taken on December 17, 2018; Facing South)



Image 33: Kitchen (east)
(Photo taken on December 17, 2018; Facing Southeast)

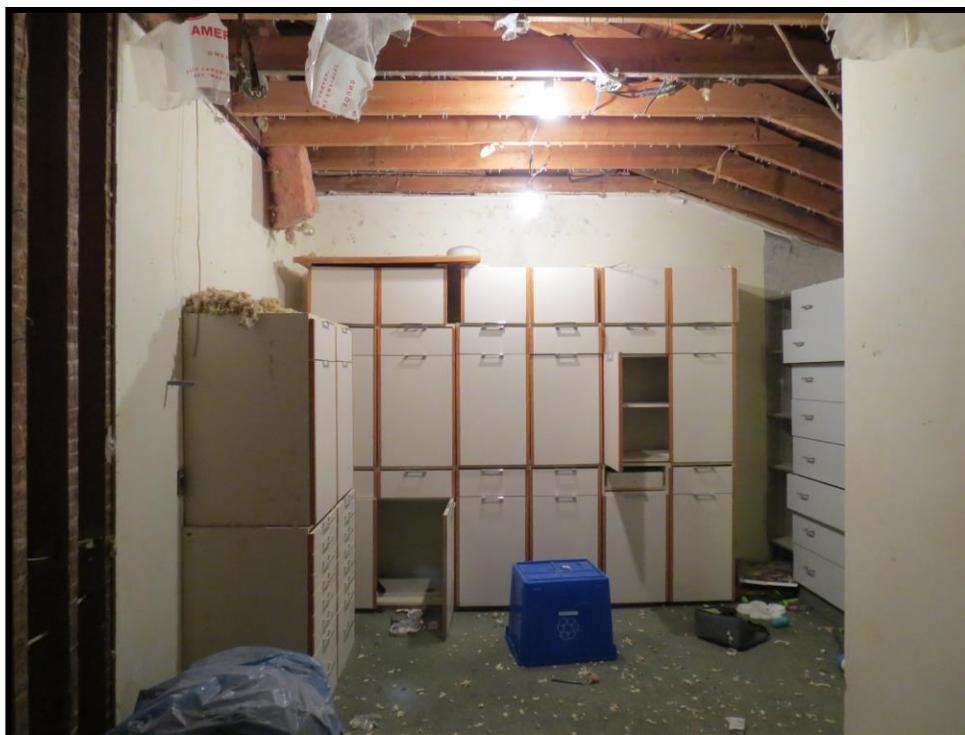


Image 34: Rear addition
(Photo taken on December 17, 2018; Facing West)



Image 35: Detail of ceiling joists in rear addition
(Photo taken on December 17, 2018; Facing West)



Image 36: Basement staircase
(Photo taken on December 17, 2018; Facing East)



Image 37: Basement
(Photo taken on December 17, 2018; Facing Southwest)



Image 38: Detail of basement
(Photo taken on December 17, 2018; Facing Southeast)

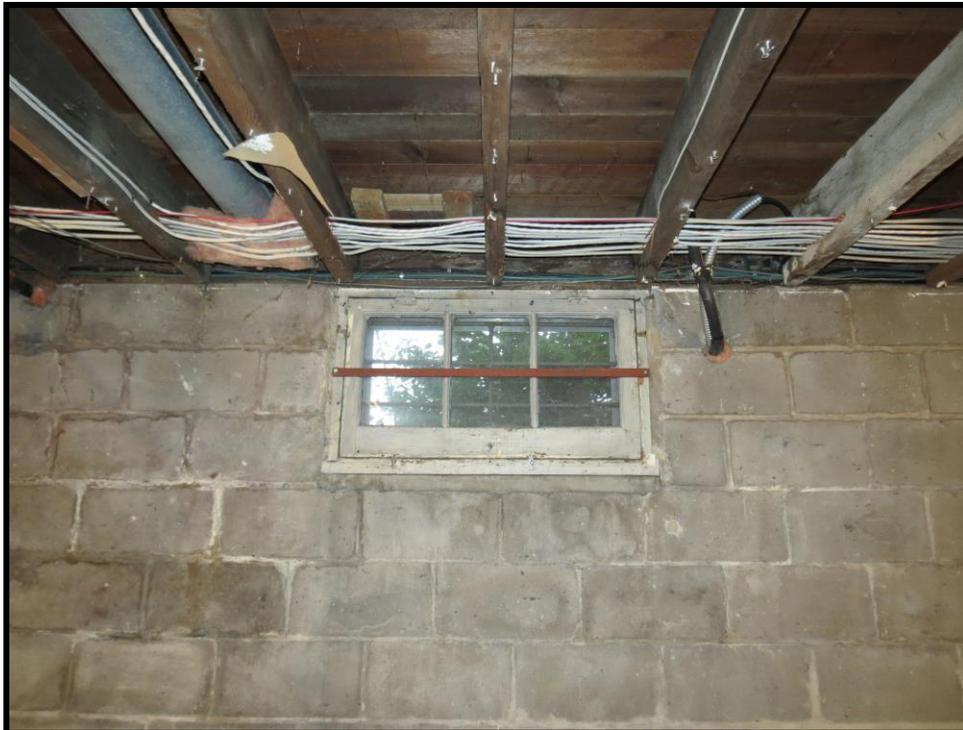


Image 39: Detail of basement window
(Photo taken on December 17, 2018; Facing East)



Image 40: Detail of condition of cinderblock basement wall construction
(Photo taken on December 17, 2018; Facing North)



**Image 41: 131 Sydenham Street, London - Ontario Cottage (Side-Hall Plan)
(Letourneau Heritage Consulting et al. 2016)**



**Image 42: 149 St. James Street, London - Ontario Cottage
(Letourneau Heritage Consulting et al. 2016)**

**Appendix B: St. George-Grosvenor HCD Study Entry for 160 Oxford Street East
(Appendix F Volume IV Page 184)**

Civic Address: 160 Oxford Street East

Assessment Roll No: 010500103000000

Legal Description: PLAN 65 PT LOT 1 W/S ST GEORGE 4018.00SF
41.50FR 96.83D

Designation/Listing Status: None

Property History

Date of Construction: Pre 1875

Architect and/or Builder: Unknown

Historic Associations: City directories indicate that William Friendship may have lived at this address in 1875. By 1881 Henry Taylor owned this property, living here to 1891. After 1891 several tenants, changing often after a year, lived at this address.



Property Description

This house at 160 Oxford Street is a single storey vernacular cottage with a hipped roof and front porch along the entire front of the building. The front door is off centre on the east side of the building. The front elevation has two tall windows, one in the centre of the elevation and one on the west side of the front elevation. The front porch is five steps above grade. The roof extends over the porch on the front of the house. This house is clad in vinyl siding.

The house at 160 Oxford Street East is a small cottage on the corner of Oxford Street and St. George Street. This house is on the front property line and is set back 8.5 metres from the edge of Oxford Street East. Driveway access is off of St. George Street.

Heritage Attributes

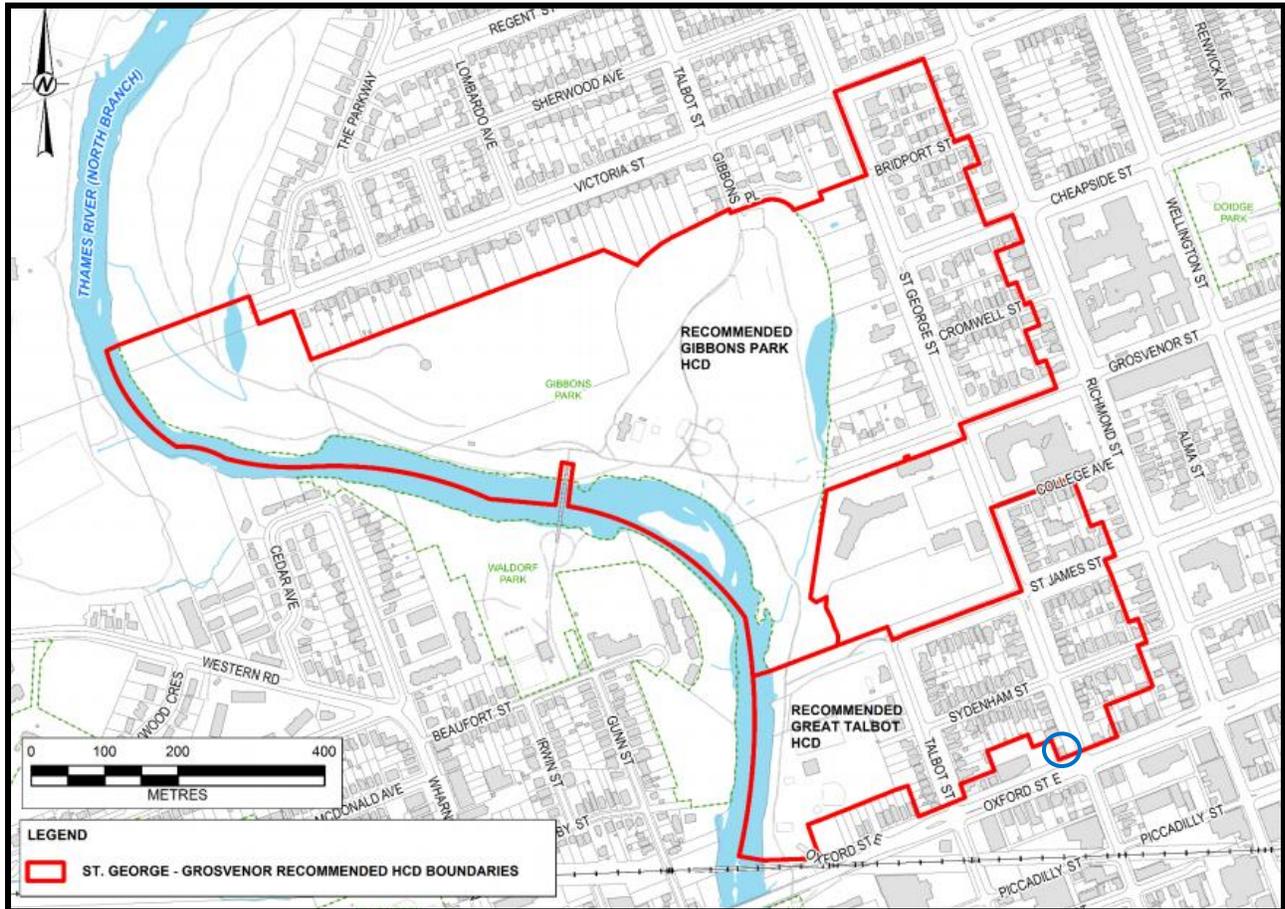
- One storey scale and massing
- Hipped roof
- Setback from the streets
- Arrangement of window and door openings on the front elevation.

Contributing/Non-Contributing: TBD

Sources

- London City Directories

Appendix C: St. George-Grosvenor Recommended HCD Boundaries



(Letourneau Heritage Consulting et al. 2016:107)

Appendix D: Identified Cultural Heritage Landscapes and Built Heritage Resources

BUILT HERITAGE RESOURCE NO. 1

DESCRIPTION OF PROPERTY	
Street Address	155 Oxford Street East
Name	n/a
Recognition	Listed
Location	City of London
Type of Property	Commercial
Style	Gothic Revival Cottage
Date	Circa 1881
Description	<ul style="list-style-type: none"> • One-and-a-half storey Gothic Revival Cottage style building • Brick cladding (painted white) • Hip roof and front gable peak over central entrance and covered verandah • Dormer windows project from hip roof on east and west elevations • Small round window opening in centre gable peak with decorative wood bargeboard • Corbelled bricks decorate roof line of house, dentils decorate roof line of porch • Open porch supported by two columns, bound by an open decorative wood railing • Brick chimney on west elevation • Segmentally arched window openings with decorative brick voussoirs flank front entrance • Centrally placed entrance with square door opening and single-pane transom • Rear addition • Set back from the road and located on a rise of land accessed by five steps from the sidewalk
Photograph	
Date of Photo	December 17, 2018

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	Representative example of the Gothic Revival Cottage style of architecture.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area	✓	Supports the historic residential character the Oxford Street East streetscape and the core of the City of London.
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Has CHVI.
Heritage Attributes	Key heritage attributes include: one-and-a-half-storey Gothic Revival Cottage style building; brick cladding; hip roof and front gable peak over central entrance and covered verandah; dormer windows project from hip roof on east and west elevations; small round window opening in centre gable peak with decorative wood bargeboard; corbelled bricks decorate roof line of house, dentils decorate roof line of porch; open porch supported by two columns, bound by an open decorative wood railing; brick chimney on west elevation; segmentally arched window openings with decorative brick voussoirs flank front entrance ; centrally placed entrance with square door opening and single-pane transom; rear addition; set back from road and located on rise of land accessed by five steps from sidewalk.

BUILT HERITAGE RESOURCE NO. 2

DESCRIPTION OF PROPERTY	
Street Address	163 Oxford Street East
Name	n/a
Recognition	Part IV Designation
Location	City of London
Type of Property	Residential
Style	Edwardian
Date	Circa 1908
Description	<p>The following Statement of Cultural Heritage Value or Interest was included in the <i>Passage of Designation By-law for 163 Oxford Street East – Schedule “B”</i> (City of London 2018):</p> <p>Description of Property</p> <p><i>The property at 163 Oxford Street East is located on the south side of Oxford Street East between Talbot Street and St. George Street. Oxford Street is a five lane street which runs in an east-west direction; curbs and sidewalks are found on both the north and south side. The property is on an L-shaped lot and the building is set back from the street in alignment with the front facades of neighbouring buildings. A paved driveway located at the rear of the house offers vehicular access and pedestrian access from the Oxford Street East sidewalk is achieved through concrete steps.</i></p> <p>Statement of Cultural Heritage Value or Interest</p> <p><i>The property located at 163 Oxford Street East, London, Ontario is of significant cultural heritage value because of its physical or design value and its contextual value.</i></p> <p><i>The property consists of a narrow two-and-one-half-storey, front gable, brick-veneer residential structure built in an Edwardian architectural style. Architectural features which represent the Edwardian style include the use of imported red brick, the three stained glass windows, the full length façade front porch, porch columns and balustrade with restrained classical detailing and gable pediment. This infill building was built c. 1908 and occupied by a variety of middle class residents throughout the 20th century.</i></p> <p><i>The building located at 163 Oxford Street East has a combination of architectural features and modest design elements that make it unique while still contributing to the eclectic character of buildings found in the Talbot North area of London. The property is nestled between 155 Oxford Street East (a listed property) and 165 Oxford Street East (Designated under Part IV of the OHA) and is a representative example of a compatible early 20th century infill building. The property works to reinforce the original residential nature of the streetscape. The numerous refined, but modest, design features help express the socio-economic mix of buildings associated with Talbot North area of London at the turn of the century.</i></p>

Photograph	
Date of Photo	December 17, 2018

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	Representative example of the Edwardian style of architecture.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area	✓	Contributes to the eclectic character of buildings found in the Talbot North area of London and reinforces the original residential nature of the Oxford Street East streetscape.
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Has CHVI.
Heritage Attributes	Key heritage attributes include: two-and-one-half-storey residential building; setback from Oxford Street East, with a wide boulevard and concrete steps to access sidewalk; slate roof with octagonal-shaped tiles; red brick veneer; front and rear gable pediments with wood shingle imbrication; wooden sunburst motif design in front, rear and side gables; rectangular gable window with flat, modestly designed wooden trim; overhanging eaves, molded wooden soffit and simple decorative wooden frieze; exterior brick chimney located on eastern elevation; segmental arched window openings with original double hung wooden windows, brick voussoirs and plain lug sills; large window opening with stained glass transoms found on main level of façade; stained glass window found on western elevation; semi-elliptical arch window opening on eastern elevation with plain lug sill, brick header voussoirs and decorative stain glass window; open porch with offset gable peak (over the doorway and stairs) with inset vertical wooden planks in pediment and shed-style roofline made with a slate roof with octagonal-shaped tiles; decorative wood fascia with dentils found on porch roofline; open porch supported by decorated wooden columns with capitals, bases, and collars that rest on tapered brick engaged piers; wooden balustrade with upper and lower wooden railing; wooden plank porch flooring and wooden porch skirt; original wooden door found on facade with circular glass insert and rectangular transom with clear glass insert (City of London 2018).

BUILT HERITAGE RESOURCE NO. 3

DESCRIPTION OF PROPERTY	
Street Address	165 Oxford Street East
Name	H.J. Skelton Ltd.
Recognition	Part IV Designation
Location	City of London
Type of Property	Commercial
Style(s)	Queen Anne/Stick
Date	1892
Description	<p>The following Statement of Significance was included on the <i>Canadian Register of Historic Places</i> entry for 165 Oxford Street East (Parks Canada 2008):</p> <p>Description of Historic Place</p> <p><i>165 Oxford Street East is situated on the southwest corner of Oxford Street East and St George Street in the City of London. The property consists of a two-and-a-half-storey white-brick residence that was constructed in 1892. The property was designated by the City of London in 1990 for its heritage value under Part IV of the Ontario Heritage Act (By-law L.S.P.-3076-202).</i></p> <p>Heritage Value</p> <p><i>Constructed in 1892, the residence at 165 Oxford Street East is an interesting blend of the Queen Anne and Stick styles. Typical of the Queen Anne style is the multiple gable roof with decorative bargeboards and brackets and prominent brick chimney. An offset left facade contains the main double door with single light transom. Side windows flanked by brick voussoirs are also of note. On the northeast corner is an open veranda with a finely decorated second storey balcony.</i></p> <p><i>165 Oxford Street East is located at a prominent corner in the City of London near the renowned shopping district, Richmond Row. Distinguished by its interesting architectural styling, the residence is a landmark which has been home to several prominent citizens in the commercial history of London. Most notable is the Brock family who owned a successful sporting goods business for many years.</i></p>

Photograph	
Date of Photo	December 17, 2018

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	Representative example of the Queen Anne/Stick styles of architecture.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area	✓	Contributes to the eclectic character of buildings found in the Talbot North area of London and reinforces the original residential nature of the Oxford Street East streetscape.
	Is physically, functionally, visually or historically linked to its surroundings		

	Is a landmark	✓	The structure is a landmark due to its interesting architectural styling and prominent location on a corner lot fronting Oxford Street East.
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RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Has CHVI.
Heritage Attributes	Key heritage attributes include: two-and-a-half-storey construction; white-brick exterior; offset façade; multi-gable roof; brick chimney; open veranda with balcony; extensive wood decoration; stained glass windows on façade and east elevation; brick voussoirs; main double door; location on a prominent corner lot fronting Oxford Street East (Parks Canada 2008).

BUILT HERITAGE RESOURCE NO. 4

DESCRIPTION OF PROPERTY	
Street Address	176 Oxford Street East
Name	n/a
Recognition	Listed
Location	City of London
Type of Property	Commercial
Style	Ontario Cottage
Date	Pre-1872
Description	<p>The following description was provided for the property at 176 St. George Street in the <i>St. George-Grosvenor Heritage Conservation District Study - Inventory</i> (Letourneau Heritage Consulting et al. 2016:185-186):</p> <p><i>Historic Associations: The house at 176 Oxford Street East was built around 1872. John McCurdy a shoemaker lived here by 1872/1873 according to city directories. He appears to have passed away between 1888 and 1890 and Mrs. McCurdy lived in this house until 1894 when a Robert McCurdy is listed as living here. A Mrs. Jane McCurdy is listed as living at this address in 1896 -1899 followed by a Timothy Toohey in 1900. Mrs. Jane McCurdy is again listed at this address from 1901 - 1907 and an R. McCurdy is listed here in 1908 and 1909. In 1910 the house is no longer occupied by a member of the McCurdy family and occupants remained for short one to three year periods into the 1920's.</i></p> <p><i>Property Description: The house at 176 Oxford Street East is a single storey Ontario Cottage with a hipped roof and centrally located gable peak roof over the front door. An addition has been built out the east side of the building which projects slightly towards Oxford Street. The addition has moved the front elevation from being centred on the door to off-set. The façade of this addition is partially a false front. The roof of the building extends over the addition without changing its slope. The roof meets the outer eastern wall approximately ¾ of the way up the front wall.</i></p> <p><i>The front door of his house is framed with two sidelight windows and a transom light above the door. The door is topped with entablature trim. The roof above the front door is supported by square posts. The front door is two steps above grade and above a concrete stoop. Trim around the door and windows is fairly plain. Top trim above each window is shaped coming to a peak in the centre. Windows have modest sills and vinyl shutters. This building has three windows along the western side and a yellow brick chimney. The property has been converted to commercial use and the back yard with access off St. George Street is a parking lot. The older part of the house is framed by two mature trees. The house at 176 Oxford Street is on a busy arterial road. This property is a corner lot. The house is approximately 2 metres from the front property line and 13.5 metres from the edge of the street.</i></p> <p>The property is located in the recommended Great Talbot HCD.</p>

Photograph	
Date of Photo	December 17, 2018

EVALUATION OF PROPERTY			
Criteria	Description		Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	Representative example of the Ontario Cottage style of architecture.
	Displays a high degree of craftsmanship or artistic value	✓	
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area	✓	Supports the historic residential character of the recommended Great Talbot HCD.
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Has CHVI.
Heritage Attributes	Key heritage attributes include: one-storey scale and massing; hip roof; central peaked gable roof over the front door; central front door; sidelights on either side and above the front door; symmetrical front elevation (the addition on the east side of the building is part of the front of the building but is set forward from the main and original building, it is not considered part of a contiguous façade; simple entablature above the front door; peaked window trim; central walkway leading to the front steps (Letourneau Heritage Consulting et al. 2016:185-186).

BUILT HERITAGE RESOURCE NO. 5

DESCRIPTION OF PROPERTY	
Street Address	176 St. George Street
Name	n/a
Recognition	Listed
Location	City of London
Type of Property	Residential
Style	Edwardian
Date	1909
Description	<p>The following description was provided for the property at 176 St. George Street in the <i>St. George-Grosvenor Heritage Conservation District Study - Inventory</i> (Letourneau Heritage Consulting et al. 2016:278-279):</p> <p><i>The house at 176 St. George Street was first lived in by Mr. Robert McCurdy. It is a two and a half storey Edwardian building. The building is a red brick rectangular structure. It has a front veranda. This house has a front gable roof with medium pitch. The front gable has wood shingle style and fish-scale imbrication and a Palladian window. The second floor on the front elevation is symmetrical with two vertically oriented sash windows. These window openings have plain concrete sills and brick segmented arches.</i></p> <p><i>The first floor front elevation has a door near the south side of the façade and a single large window off centre to the north side of the façade. The front door and first floor window openings have segmented arches. The front door has a transom light.</i></p> <p><i>The roof of the front veranda is supported by smooth tapered columns that rest on square wood plinths on brick foundation plinths. The veranda has a flat roof and wraps around the south side of the building. The railing is plain wood with square spindles. An engaged column supports the veranda roof on the north side of the front elevation of the building. The deck of the veranda is wood and the skirt is a plain lattice.</i></p> <p><i>This house has a moderate setback from the street. It is on the front property line and is 12 metres from the edge of the street. It is adjacent to a laneway on the north side. The south side of the house is a parking lot for buildings fronting on Oxford Street East. A large mature tree is in front of the house.</i></p> <p>The property is located in the recommended Great Talbot HCD.</p>

Photograph	
Date of Photo	December 17, 2018

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓	Representative example of the Edwardian style of architecture.
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area	✓	Supports the historic residential character of the recommended Great Talbot HCD.
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Has CHVI.
Heritage Attributes	Key heritage attributes include: two-and-a-half-storey Edwardian residence; front gable roof; wood shingle and fish-scale imbrication in the gable; red brick exterior cladding; rectangular structure; arrangement of window and door openings on the front elevation; veranda spanning the width of the building; Palladian window in the front gable; located in the recommended Great Talbot HCD (Letourneau Heritage Consulting et al. 2016:278-279).

BUILT HERITAGE RESOURCE NO. 6

DESCRIPTION OF PROPERTY	
Street Address	165 St. George Street
Name	The Saxony
Recognition	Listed
Location	City of London
Type of Property	Multi-Residential
Date	1960
Description	<p>The following description was provided for the property at 165 St. George Street in the <i>St. George-Grosvenor Heritage Conservation District Study - Inventory</i> (Letourneau Heritage Consulting et al. 2016:275):</p> <p><i>This three-and-a-half-storey apartment building is one of the Modern structures located within the [St. George-Grosvenor HCD] Study Area. It is clad with polychromatic modern buff brick and its street-facing façade consists of symmetrical windows with aluminum-covered lintels. A pair of windows is also located at grade level. This building has a hip roof. A large mature tree is located at the front of the apartment building, and a narrow paved laneway provides access to the side and rear of the building. This building is approximately 0.5 metres from the front property line and almost 15 metres from the edge of the street.</i></p> <p>The property is located in the recommended Great Talbot HCD.</p>
Photograph	
Date of Photo	December 17, 2018

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
Design or Physical	Is a rare, unique, representative or early example of a style, type, expression,		

Value	material or construction method		
	Displays a high degree of craftsmanship or artistic value		
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community		
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community		
Contextual Value	Is important in defining, maintaining or supporting the character of an area	✓	Supports the historic residential character of the recommended Great Talbot HCD.
	Is physically, functionally, visually or historically linked to its surroundings		
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT	
CHVI Evaluation	Has CHVI.
Heritage Attributes	Key heritage attribute includes the property's support of the historic residential character of the recommended Great Talbot HCD.

CULTURAL HERITAGE LANDSCAPE NO. 1

DESCRIPTION OF PROPERTY	
Boundary	From Oxford Street East to St. James Street and College Avenue and includes the London Life Recreation Grounds and a section of the Thames Valley Parkway and lands to the Thames River.
Name	Great Talbot Heritage Conservation District
Recognition	HCD Study complete, Plan pending
Location	City of London
Type of Property	Residential
Date	1850-present
Description	<p>The following draft Statement of CHVI was provided for the Great Talbot HCD in the <i>St. George-Grosvenor Heritage Conservation District Study</i> (Letourneau Heritage Consulting et al. 2016:112-113):</p> <p><i>The recommended Great Talbot HCD has cultural heritage value or interest as a representative example of the early phases of speculative development in North London, exhibiting examples of building types and styles from the 1850s to the present. The recommended HCD exhibits a range of block types, configurations and street rights-of-way that are responses to the topographical features of the Study Area as well as to the different types of buildings built there. The potential Great Talbot HCD contains a high concentration of properties included on the City of London's Inventory of Heritage Resources. The recommended Great Talbot HCD area is historically associated with Col. Askin and William Barker, two significant individuals in the history of London.</i></p> <p><i>The arrangement of lots, lot sizes, built form of this section of the Study Area demonstrates a transition from properties occupied by individuals, both tenants and owners from working-class backgrounds to owners with more wealth, in the architectural styles and evidence of renovation and infill in this section of the Study Area. The evolution of this section of the Study Area is further evident in the number of modern renovations, infill and replacement buildings that are represented in this recommended HCD. The recommended Great Talbot HCD contains small groupings of properties that reflect the ideas of an architect or builder such as the set of homes constructed or renovated by J.M. Moore and O. Roy Moore. Architectural styles and details in the recommended Great Talbot HCD transition from Ontario Cottage styles, through more elaborate Italianate and Queen Anne Revival inspired buildings. This part of the Study Area demonstrates a wide range of craftsmanship in the decorative details of buildings.</i></p> <p><i>The landscape of the recommended Great Talbot HCD includes a number of long views along the streets with a combination of juvenile and mature trees.</i></p> <p><i>The community values the historic built form; the spatial arrangement of streets, laneways and properties; the connection to the Thames Valley Parkway; and the variation in the landscape, that are the result of the historic development of the Study Area.</i></p> <p><i>The recommended Great Talbot HCD includes individual elements with specific heritage values including individually designated and listed heritage properties, buildings with unique architectural details, historic ties between properties through early land holders and speculators, and a spatial arrangement that reflects the historic development of the Study Area. This section of the Study Area has historical/</i></p>

	<p>associative connections to significant persons for London, including Col. Askin and William Barker. Collectively the cultural heritage value and interest in this section of the Study Area have significant links that contribute to the historic sense of place and uniqueness of this part of London.</p>
<p>Photographs</p>	
<p>Date of Photo</p>	<p>December 17, 2018</p>

EVALUATION OF PROPERTY			
Criteria	Description	✓	Value Statement(s)
<p>Design or Physical Value</p>	<p>Is a rare, unique, representative or early example of a style, type, expression, material or construction method</p>	<p>✓</p>	<p>The recommended Great Talbot HCD is a representative example of the early phases of speculative development in North London, exhibiting examples of building types and styles from the 1850s to the present. Architectural styles and details in</p>

			the HCD transition from Ontario Cottage styles through more elaborate Italianate and Queen Anne Revival inspired buildings.
	Displays a high degree of craftsmanship or artistic value	✓	The Great Talbot HCD demonstrates a wide range of craftsmanship in the decorative details of buildings.
	Displays a high degree of technical or scientific achievement		
Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓	Historically associated with Col. Askin and William Barker, two significant individuals in the history of London.
	Yields or has the potential to yield information that contributes to the understanding of a community or culture		
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community	✓	Contains small groupings of properties that reflect the ideas of an architect or builder such as the set of homes constructed or renovated by J.M. Moore and O. Roy Moore.
Contextual Value	Is important in defining, maintaining or supporting the character of an area	✓	The Great Talbot HCD has significant links that contribute to the historic sense of place and uniqueness of this part of London.
	Is physically, functionally, visually or historically linked to its surroundings	✓	The Great Talbot HCD is historically linked to the phases of development in North London.
	Is a landmark		

RESULTS OF HERITAGE ASSESSMENT

CHVI Evaluation	Has CHVI.
Heritage Attributes	Key heritage attributes include: three different block configurations (two with lanes, three without, and one irregular); double wide street right-of-way (132 feet/40.23 metres) on Talbot Street, St. George Street and St. James Street defining the streetscape; standard street right-of-way (66 feet/20.12 metres) on Sydenham Street and College Avenue, defining the streetscape; form, scale and massing of the existing built form, including the mostly late 19 th and early 20 th century architectural influences throughout the proposed HCD, the streetscapes with relatively consistent setbacks from the street for most buildings on each street, the one-and-a-half to two-and-a-half-storey size of buildings and the relationship of buildings to each other on their streets; residential form of the buildings; representative examples of different building styles reflective of their era; collection of buildings that demonstrate a high degree of craftsmanship; narrow front and side yard setbacks; views west along St. James Street and Sydenham Street of the Thames River; historical associations with Col. Askin and William Barker; streetscapes of the area, including: broad rights-of-way of St. James Street, St. George Street, and Talbot Street and the relative narrowness of Sydenham Street; tree-lined streets, especially along boulevards; laneways in the blocks between St. George Street, Richmond Street, Oxford Street East and St. James Street; and continuing view up and down St. George Street (Letourneau Heritage Consulting et al. 2016:113).

Appendix E: Key Team Member Two-Page Curriculum Vitae

Curriculum Vitae

Paul J. Racher, M.A., CAHP
Principal - Management and Senior Review (MSR) Team
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Biography

Paul Racher is a Principal of ARA. He has a BA in Prehistoric Archaeology from WLU and an MA in anthropology from McMaster University. He began his career as a heritage professional in 1986. Over the three decades since, he has overseen the completion of several hundred archaeological and cultural heritage contracts. Paul has years of experience related to linear transportation and rail projects, notably through the ongoing work to complete a Cultural Heritage Inventory for the Region of Waterloo's Stage 2 LRT from Kitchener to Cambridge, Ontario. He holds professional license #P007 with the MTCS. Paul is a former lecturer in Cultural Resource Management at WLU. He is a professional member of the Canadian Association of Heritage Professionals (CAHP) and the President of the Ontario Archaeological Association (OAS).

Education

- 1992-1997 PhD Programme, Department of Anthropology, University of Toronto.
Supervisors: E.B. Banning and B. Schroeder. Withdrawn.
- 1989-1992 M.A., Department of Anthropology, McMaster University, Hamilton, Ontario.
Thesis titled: "The Archaeologist's 'Indian': Narrativity and Representation in Archaeological Discourse."
- 1985-1989 Honours B.A., Wilfrid Laurier University, Waterloo, Ontario.
Major: Prehistoric Archaeology.

Professional Memberships and Accreditations

- Current Ministry of Tourism Culture and Sport Professional Licence (#P007).
Professional Member of the Canadian Association of Heritage Professionals (CAHP), Volunteer on the ethics committee.
Member of the Ontario Archaeological Society (OAS), Volunteer on the Professional Committee.
Associate of the Heritage Resources Centre, University of Waterloo.
RAQS registered with MTO.

Work Experience

- Current **Vice-President, Operations, Archaeological Research Associates Ltd.**
Responsible for winning contracts, client liaison, project excellence, and setting the policies and priorities for a multi-million dollar heritage consulting firm.
- 2000-2011 **Project Manager/Principal Investigator, Archaeological Research Associates Ltd.**
Managed projects for a heritage consulting firm. In 10 field seasons, managed hundreds of projects of varying size.

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- 2008-2011 **Part-Time Faculty, Wilfrid Laurier University.**
Lecturer for Cultural Resource Management course (AR 336). In charge of all teaching, coursework, and student evaluations.
- 1995 **Field Archaeologist, University of Toronto.**
Served as a supervisor on a multinational archaeological project in northern Jordan.
- 1992-1995 **Teaching Assistant, University of Toronto.**
Responsible for teaching and organizing weekly tutorials for a number of courses.
- 1991-1994 **Part-Time Faculty, Wilfrid Laurier University.**
Lectured for several courses in anthropology. Held complete responsibility for all teaching, coursework, and student evaluations.
- 1992-1996 **Partner in Consulting Company, Cultural Management Associates Incorporated.**
Supervised several archaeological contracts in Southern Ontario. Participated in a major (now published) archaeological potential modeling project for MTO.
- 1989-1991 **Partner in Consulting Company, Cultural Resource Consultants.**
Managed the financial affairs of a consulting firm whilst supervising the completion of several contracts performed for heritage parks in central Ontario.
- 1988-1991 **Principal Investigator/Project Director, Archaeological Research Associates Ltd.**
Oversaw the completion of large contracts, wrote reports, and was responsible for ensuring that contracts were completed within budget.
- 1988 **Assistant Director of Excavations, St. Marie among the Hurons, Midland, Ontario.**
Duties included crew supervision, mapping, report writing and photography.
- 1986-1987 **Archaeological Crew Person, Archaeological Research Associates Ltd., Waterloo, Ontario.**
Participated in background research, survey, and excavation on a number of Archaeological sites across Ontario.

Kayla Jonas Galvin, M.A., CAHP
Heritage Operations Manager
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Biography

Kayla Jonas Galvin, Archaeological Research Associates Ltd.'s Heritage Operations Manager, has extensive experience evaluating cultural heritage resources and landscapes for private and public-sector clients to fulfil the requirements of provincial and municipal legislation such as the *Environmental Assessment Act*, the *Standards & Guidelines for the Conservation of Provincial Heritage Properties* and municipal Official Plans. She served as Team Lead on the Ministry of Tourism, Culture and Sport Historic Places Initiative, which drafted over 850 Statements of Significance and for *Heritage Districts Work!*, a study of 64 heritage conservation districts in Ontario. Kayla was an editor of *Arch, Truss and Beam: The Grand River Watershed Heritage Bridge Inventory* and has worked on Municipal Heritage Registers in several municipalities. Kayla has drafted over 150 designation reports and by-laws for the City of Kingston, the City of Burlington, the Town of Newmarket, Municipality of Chatham-Kent, City of Brampton and the Township of Whitchurch-Stouffville. Kayla is the Heritage Team Lead for ARA's roster assignments for Infrastructure Ontario and oversees evaluation of properties according to *Standards & Guidelines for the Conservation of Provincial Heritage Properties*. Kayla is a professional member of the Canadian Association of Heritage Professionals and sits on the board of the Ontario Association of Heritage Professionals. She is also a Candidate member of the Ontario Professional Planners Institute (OPPI).

Education

2016 MA in Planning, University of Waterloo. Thesis Topic: *Goderich – A Case Study of Conserving Cultural Heritage Resources in a Disaster*
2003-2008 Honours BES University of Waterloo, Waterloo, Ontario
Joint Major: Environment and Resource Studies and Anthropology

Professional Memberships and Accreditations

Current Professional Member, Canadian Association of Heritage Professionals (CAHP)
Board Member, Ontario Association of Heritage Professionals.
Candidate, Ontario Professional Planners Institute

Work Experience

Current **Heritage Operations Manager, Archaeological Research Associates Ltd.**
Oversees business development for the Heritage Department, coordinates completion of designation by-laws, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations.
2009-2013 **Heritage Planner, Heritage Resources Centre, University of Waterloo**
Coordinated the completion of various contracts associated with built heritage including responding to grants, RFPs and initiating service proposals.
2008-2009, **Project Coordinator–Heritage Conservation District Study, ACO**
2012 Coordinated the field research and authored reports for the study of 32 Heritage Conservation Districts in Ontario. Managed the efforts of over 84 volunteers, four staff and municipal planners from 23 communities.

- 2007-2008 **Team Lead, Historic Place Initiative, Ministry of Culture**
Liaised with Ministry of Culture Staff, Centre's Director and municipal heritage staff to draft over 850 Statements of Significance for properties to be nominated to the Canadian Register of Historic Places. Managed a team of four people.

Selected Professional Development

- 2018 Indigenous Canada, University of Alberta
2017 Empowering Indigenous Voices in Impact Assessments, Webinar, International Association for Impact Assessments
2015 Introduction to Blacksmithing, One-Day
2015 Leadership Training for Managers Course, Dale Carnegie Training
2014 Heritage Preservation and Structural Recording in Historical and Industrial Archaeology, Wilfrid Laurier University, 12 weeks
2014 Conservation and Craftsmanship in Sustainable City Building Presented by the Hamilton Burlington Society of Architects
2012 Region of Waterloo Workshop on Heritage Impact Assessments, Half-Day
2012 Conducting Historic Building Assessments Workshop, One-Day
2012 Window Restoration Workshop, One-Day
2011 Lime Mortars for Traditionally Constructed Brickwork, Two-Day Workshop, ERA Architects and Historic Restoration Inc., Toronto
2011 Energy & Heritage Buildings Workshop Two-Day Workshop, Heritage Resources Centre
2010 Architectural Photography, Mohawk College
2010 Project Management Fundamentals, University of Waterloo Continuing Education
2009 Cultural Heritage Landscapes Two-Day Workshop, Heritage Resources Centre
2009 Urban Landscape and Documentary Photography, Mohawk College
2008 Introduction to Digital Photography, Mohawk College
2008 Heritage Planning Four-Day Workshop, Heritage Resources Centre

Selected Publications

- 2018 "Restoring Pioneer Cemeteries" *Ontario Association of Heritage Professionals Newsletter*. Spring 2018.
2015 "Written in Stone: Cemeteries as Heritage Resources." *Municipal World*, September 2015.
2015 "Bringing History to Life." *Municipal World*, February 2015, pages 11-12.
2014 "Inventorying our History." *Ontario Planning Journal*, January/February 2015.
2014 "Mad about Modernism." *Municipal World*, September 2014.
2014 "Assessing the success of Heritage Conservation Districts: Insights from Ontario Canada." with R. Shipley and J. Kovacs. *Cities*.
2014 "Veevers Estate Hamilton: From Historic Farmhouse to Environmental Showpiece." *ACORN*, Spring 2014.

Lindsay Benjamin, M.A.E.S., CAHP
Project Manager – Heritage
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Biography

Lindsay Benjamin is practiced at providing professional planning recommendations and expertise on complex studies, research projects, cultural heritage impact and archaeological assessments. Through her work as a Cultural Heritage Planner, Lindsay researched, drafted and implemented policies for the Regional Official Plan and other planning documents regarding the recognition, review and conservation of cultural heritage resources, including archaeological resources, heritage bridges, cultural heritage landscapes and scenic roads. She was the Primary Author of *Arch, Truss and Beam: The Grand River Watershed Heritage Bridge Inventory*, served as a Team Lead on the MTCS Historic Places Initiative that drafted over 850 Statements of Significance, and was Series Editor for Phase 2 of *Heritage Districts Work!* a study of 32 heritage districts in Ontario. Lindsay has developed heritage property tax relief programs, worked on Municipal Heritage Registers and drafted designation by-laws in several municipalities. She holds a Master of Applied Environmental Studies degree from the University of Waterloo School of Planning, is a Professional Member of the Canadian Association of Heritage Professionals (CAHP) and a Candidate member of the Ontario Professional Planners Institute (OPPI).

Education

2013 MAES, University of Waterloo, Waterloo, ON
Focus: Planning
2009 Post-Graduate Diploma, Centennial College, Toronto, ON
Publishing & Professional Writing
2007 Honours BES, University of Waterloo, Waterloo, ON
Major: Urban Planning, Co-op
Distinction: Dean's Honours List

Professional Memberships and Accreditations

Current Professional Member, Canadian Association of Heritage Professionals (CAHP)
Candidate Member, Ontario Professional Planners Institute (OPPI)

Work Experience

2017-Present **Project Manager – Heritage, Archaeological Research Associates Ltd.**
Coordinate the completion of heritage projects, including the evaluation of the cultural heritage value or interest of a variety of cultural heritage resources.
2013-2017 **Cultural Heritage Planner, Region of Waterloo**
Planned and implemented Arts, Culture and Heritage initiatives that support creativity and quality of life in the Region of Waterloo. Researched, developed and implemented Regional cultural heritage policies and programs. Fulfilled Regional and Provincial cultural heritage and archaeological review responsibilities under the Planning Act and Ontario Heritage Act.
2009-2013 **Heritage Planner, Heritage Resources Centre, University of Waterloo**
Facilitate the completion of various cultural heritage contracts by undertaking archival research, site visits, report writing, liaising with municipal staff and

- 2006-2007 stakeholders and coordinating project scheduling and budgetary responsibilities.
Project Manager, Heritage Resources Centre, University of Waterloo
 Established the process of nominating heritage properties to the National Register of Historic Places. Primary liaison between all stakeholder groups, responsible for motivating each group to participate and provide funding. Drafted over 130 Statements of Significance for properties to be nominated to the National Register. Managed a team of five employees.
- 2005-2006 **Heritage Conservation Easement Planning Assistant, Ontario Heritage Trust**
 Supported easement acquisitions through researching the historical and architectural value of potential acquisitions and extensive photo documentation. Screened and processed activity requests from property owners and stakeholders relating to the easement program. Conducted site visits to monitor conservation easement sites and prepared condition assessment reports.

Professional Development

- 2018 How to Plan for Communities: Listen to the Them. Webinar, Canadian Institute of Planners
- 2013-2017 Ontario Heritage Planners Network Workshops
- 2017, 2016 National Trust for Canada Conference
- 2016 Heritage Inventories Workshop, City of Hamilton & ERA Architects
- 2011-2016 Ontario Heritage Conference
- 2012 Heritage Impact Assessments Workshop, Region of Waterloo
- 2012 National Trust for Historic Preservation Conference, Spokane, WA
- 2012 Conducting Historic Building Assessments Workshop, National Trust for Historic Preservation Conference, Spokane, WA
- 2012 Canadian Institute of Planners National Conference, Banff, ON
- 2012 Historic Window Restoration Workshop, Ontario Heritage Conference
- 2011 Energy and Heritage Buildings Two-Day Workshop, Heritage Resources Centre
- 2011 Heritage Conservation Districts Workshop, Heritage Resources Centre

Publications

- 2019 "A history of the Village of German Mills." *Waterloo Historical Society Annual Volume*. In print.
- 2018 "Conserving Cultural Heritage Landscapes in Waterloo: An Innovative Approach." *Ontario Association of Heritage Professionals Newsletter*, Winter 2018.
- 2017 Historic Interpretive Plaque, Village of German Mills
- 2016 Historic Interpretive Plaque, Huron Road Bridge
- 2015 Region of Waterloo Public Building Inventory
- 2015 Cultivating Heritage Gardens & Landscapes Workshop
- 2014 Historic Interpretive Plaque, West Montrose Covered Bridge
- 2014 Series of 17 Practical Conservation Guides for Heritage Properties

Awards

- 2014 Heritage River Award, Watershed Awards & Canadian Heritage River Celebration, Grand River Conservation Authority
- 2009 A. K. (Alice King) Sculthorpe Award for Advocacy - Architectural Conservancy of Ontario

Volunteer Experience

- 2017-Present Lieutenant Governor's Ontario Heritage Awards Jury Member

Penny M. Young, M.A., CAHP (#P092)
Project Manager – Heritage
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Web: www.arch-research.com

Penny Young has 27 years of cultural heritage management experience, 21 years working in government, as a Heritage Planner, Heritage Coordinator, Regional Archaeologist and Archaeological Database Coordinator where she managed and coordinated the impacts to cultural heritage resources including built heritage, archaeological sites and cultural heritage landscapes for compliance with municipal, provincial and federal legislation and policy. She has conducted results-driven and collaborative management of complex cultural heritage resource projects within the public sector involving developing project terms of reference, defining scope of work, preparation of budgets and conducting sites visits to monitor and provide heritage/archaeological and environmental advice and direction. At the Ministry of Transportation Penny revised, updated and developed policy, as part of a team, for the *Ontario Heritage Bridge Guidelines for Provincially Owned Bridge Guidelines for Provincially Owned Bridges*. She received the MTO Central Region Employee Recognition Award in 2001 and 2002. While at MTO she provided technical advice and input into the development of the *MTO Environmental Reference for Highway Design - Section 3.7 Built Heritage and Cultural Heritage Landscapes* and the *MTO Environmental Guide for Built Heritage and Cultural Heritage Landscapes*. She is a professional member of the Canadian Association of Heritage Planners (CAHP) and holds Professional License #P092 from MTCS. She also holds memberships in the Ontario Professional Planners Institute (OPPI) and the Ontario Archaeological Society (OAS).

Education

1990-1993 Master of Arts, Department of Anthropology McMaster University, Hamilton Ontario. Specializing in Mesoamerican and Ontario archaeology.
1983-1987 Honours Bachelor of Arts (English and Anthropology), McMaster University, Hamilton, Ontario.

Professional Memberships and Accreditations

Current Professional Member of the Canadian Association of Heritage Professionals (CAHP)
Member of Ontario Archaeological Society
Pre-Candidate, Ontario Professional Planners Institute
Ministry of Tourism Culture and Sport Professional Licence (#P092)

Work Experience

Current **Project Manager – Heritage, Archaeological Research Associates Ltd.**
Coordinates ARA project teams and conducts heritage assessment projects including Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations. Additional responsibilities include the completion of designation by-laws and heritage inventories. Liaises with municipal staff, provincial ministries and Indigenous communities to solicit relevant project information and to build relationships.

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- 2008-2016 **Heritage Planner, Culture Services Unit, Ministry of Tourism, Culture & Sport (MTCS)**
Responsible for advising and providing technical review for management of cultural heritage resources in environmental assessment undertakings and planning projects affecting provincial ministries, municipalities, private sector proponents and Indigenous communities. Advised on municipalities' Official Plan (OP) policies cultural heritage conservation policies. Provided guidance on compliance with the Public Work Class EA, other Class EA legislation and 2010 *Standards and Guidelines for Provincial Heritage Properties*.
- 2014 **Senior Heritage Planner, Planning and Building Department, City of Burlington** (temporary assignment)
Project manager of the study for a potential Heritage Conservation District. Provided guidance to a multiple company consultant team and reported to municipal staff and the public. Liaised with Municipal Heritage Committee and municipal heritage property owners approved heritage permits and provided direction on Indigenous engagement, archaeological site assessments and proposed development projects.
- 2011 **Heritage Coordinator, Building, Planning and Design Department, City of Brampton** (temporary assignment)
Project lead for new Heritage Conservation District Study. The assignment included directing consultants, managing budgets, organizing a Public Information Session, and reporting to Senior Management and Council. Reviewed development/planning documents for impacts to heritage including OP policies, OP Amendments, Plans of subdivision and Committee of Adjustment applications and Municipal Class EA undertakings.
- 2010-2011 **Senior Heritage Coordinator, Culture Division, City of Mississauga** (temporary assignment)
Provided advice to Senior Management and Municipal Council on heritage conservation of built heritage, archaeological sites and cultural heritage landscapes. Liaised with multiple municipal staff including the Clerks' office, Parks and development planners and the public. Supervised and directed project work for junior heritage planner.
- 1999-2008 **Regional Archaeologist, Planning and Environmental Section, Ministry of Transportation (MTO)**
Responsibilities included: project management and coordination of MTO archaeology and heritage program, managed multiple consultants, conducted and coordinated field assessments, surveys and excavations, liaised with First Nations' communities and Band Councils, estimated budgets including \$200,000 retainer contracts.

Sarah Clarke, B.A.
Research Manager
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Sarah Clarke is Archaeological Research Associates Ltd.'s Heritage Research Manager. Sarah has over 12 years of experience in Ontario archaeology and 10 years of experience with background research. Her experience includes conducting archival research (both local and remote), artifact cataloguing and processing, and fieldwork at various stages in both the consulting and research-based realms. As Team Lead of Research, Sarah is responsible for conducting archival research in advance of ARA's archaeological and heritage assessments. In this capacity, she performs Stage 1 archaeological assessment site visits, conducts preliminary built heritage and cultural heritage landscape investigations and liaises with heritage resource offices and local community resources in order to obtain and process data. Sarah has in-depth experience in conducting historic research following the *Ontario Heritage Toolkit* series, and the *Standards and Guidelines for Provincial Heritage Properties*. Sarah holds an Honours B.A. in North American Archaeology, with a Historical/Industrial Option from Wilfrid Laurier University and is currently enrolled in Western University's Intensive Applied Archaeology MA program. She is a member of the Ontario Archaeological Society (OAS), the Society for Industrial Archaeology, the Ontario Genealogical Society (OGS), the Canadian Archaeological Association, and is a Council-appointed citizen volunteer on the Brantford Municipal Heritage Committee. Sarah holds an R-level archaeological license with the MTCS (#R446).

Education

Current	MA Intensive Applied Archaeology, Western University, London, ON. Proposed thesis topic: Archaeological Management at the Mohawk Village.
1999–2010	Honours BA, Wilfrid Laurier University, Waterloo, Ontario Major: North American Archaeology, Historical/Industrial Option

Professional Memberships and Accreditations

Current	Member of the Ontario Archaeological Society
Current	Member of the Society for Industrial Archaeology
Current	Member of the Brant Historical Society
Current	Member of the Ontario Genealogical Society
Current	Member of the Canadian Archaeological Association
Current	Member of the Archives Association of Ontario

Work Experience

Current	Team Lead – Research; Team Lead – Archaeology, Archaeological Research Associates Ltd. Manage and plan the research needs for archaeological and heritage projects. Research at offsite locations including land registry offices, local libraries and local and provincial archives. Historic analysis for archaeological and heritage projects. Field Director conducting Stage 1 assessments.
2013-2015	Heritage Research Manager; Archaeological Monitoring Coordinator, Archaeological Research Associates Ltd. Stage 1 archaeological field assessments, research at local and distant archives at both the municipal and provincial levels, coordination of construction monitors for archaeological project locations.

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- 2010-2013 **Historic Researcher, Timmins Martelle Heritage Consultants Inc.**
Report preparation, local and offsite research (libraries, archives); correspondence with the Ministry of Tourism, Culture, and Sport; report submission to the MTCS and clients; and administrative duties (PIF and Borden form completion and submission, data requests).
- 2008-2009 **Field Technician, Archaeological Assessments Ltd.**
Participated in field excavation and artifact processing.
- 2008-2009 **Teaching Assistant, Wilfrid Laurier University.**
Responsible for teaching and evaluating first year student lab work.
- 2007-2008 **Field and Lab Technician, Historic Horizons.**
Participated in excavations at Dundurn Castle and Auchmar in Hamilton, Ontario. Catalogued artifacts from excavations at Auchmar.
- 2006-2010 **Archaeological Field Technician/Supervisor, Wilfrid Laurier University.**
Field school student in 2006, returned as a field school teaching assistant in 2008 and 2010.

Professional Development

- 2018 Grand River Watershed 21st Annual Heritage Day Workshop and Celebration
- 2018 Mississaugas of the New Credit First Nation Historical Gathering and Education Conference
- 2017 Ontario Genealogical Society Conference
- 2016 Ontario Archaeological Society Symposium
- 2015 Introduction to Blacksmithing Workshop, Milton Historical Society
- 2015 Applied Research License Workshop, MTCS
- 2014 Applied Research License Workshop, MTCS
- 2014 Heritage Preservation and Structural Recording in Historical and Industrial Archaeology. Four-month course taken at Wilfrid Laurier University, Waterloo, ON, Professor: Meagan Brooks

Presentations

- 2018 The Early Black History of Brantford. Brant Historical Society, City of Brantford.
- 2017 Mush Hole Archaeology. Ontario Archaeological Society Symposium, City of Brantford.
- 2017 Urban Historical Archaeology: Exploring the Black Community in St. Catharines, Ontario. Canadian Archaeological Association Conference, Gatineau, QC.

Volunteer Experience

Current Council-appointed citizen volunteer for the Brantford Municipal Heritage Committee.

Jacqueline McDermid, B.A.
Technical Writer
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Biography

Jacqueline recently finished a 6-month contract with MTO as the Heritage Specialist for Central Region, returning to her permanent position at ARA in the Fall 2018 where she had been the acting Heritage Team Lead for the year previous. As the lead, she directed the preparation and oversaw the submission of deliverables to clients. Currently, she is the Heritage Team Technical Writer and Researcher, where she continues to research and evaluate the significance of cultural heritage resources using *Ontario Regulation 9/06* and *10/06*, most recently completing designation reports for the City of Burlington, City of Kingston and Town of Newmarket and the Town of Whitchurch-Stouffville. Further, Jacqueline has overseen the completion of many Built Heritage and Cultural Heritage Landscape Studies as well as Heritage Impact Assessments including reports for a proposed aggregate pit, road widening, the LRT in the Region of Waterloo and a National Historic Site in St. Catharines. As well as being a proficient technical writer, Jacqueline is skilled at writing in approachable language demonstrated by my crafting of 30 properties stories and 35 thematic stories for Heritage Burlington's website. She holds an Honours Bachelor of Arts in Near Eastern Archaeology from Wilfrid Laurier University. In addition to heritage experience, Jacqueline also has archaeological experience working as field crew, as an Assistant Lab Technician and archaeological technical writer.

Education

2000-2007 Honours B.A., Wilfrid Laurier University, Waterloo, Ontario
Major: Near Eastern Archaeology

Work Experience

2015-Present **Technical Writer and Researcher – Heritage, Archaeological Research Associates Ltd., Kitchener, ON**
Research and draft designation by-laws, heritage inventories, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations using Ontario Regulation 9/06, 10/06 and the Ontario Heritage Bridge Guidelines.

2018 **Environmental Planner – Heritage Ministry of Transportation, Central Region – Six-month contract.**
Responsibilities included: project management and coordination of MTO heritage program, managed multiple consultants, conducted and coordinated field assessments and surveys, estimated budgets including \$750,000 retainer contracts. Provided advice on heritage-related MTO policy to Environmental Policy Office (EPO) and the bridge office.

2017-2018 **Acting Heritage Team Lead – Heritage Archaeological Research Associates Ltd., Kitchener, ON**
Managed a team of Heritage Specialists, oversaw the procurement of projects, retainers; managed all Heritage projects, ensured quality of all outgoing products

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- 2014-2015 **Technical Writer – Archaeology, Archaeological Research Associates Ltd., Kitchener, ON**
Report preparation; correspondence with the Ministry of Tourism, Culture, and Sport; report submission to the Ministry and clients; and administrative duties (PIF and Borden form completion).
- 2012-2013 **Lab Assistant, Archaeological Research Associates Ltd., Kitchener, ON**
Receive, process and register artifacts.
- 2011-2012 **Field Technician, Archaeological Research Associates Ltd., Kitchener, ON**
Participated in field excavation and artifact processing.
- 2005-2009 **Teaching Assistant, Wilfrid Laurier University, Waterloo, ON**
Responsible for teaching and evaluating first, second, third- and fourth-year student lab work, papers and exams.
- 2005-2007 **Lab Assistant, Wilfrid Laurier University – Near Eastern Lab, Waterloo, ON**
Clean, Process, Draw and Research artifacts from various sites in Jordan.

Selected Professional Development

- 2017 Empowering Indigenous Voices in Impact Assessments, Webinar, International Association for Impact Assessments
- 2015 Introduction to Blacksmithing, One-Day
- 2015 Leadership Training for Managers Course, Dale Carnegie Training

Selected Cultural Heritage Projects

- 2018 **Credit River Bridge Strategic Conservation Plan**
Worked with environmental planners, consultants and MTO management advising and providing technical review for the MTO's pilot SCP, submission to MTCS.
- 2017-2018 **500 Bloomington Road CHER, Aurora** Client: Infrastructure Ontario
- 2018 **Queen Victoria Park Heritage Impact Assessment, Niagara Falls**
Client: Canadian Niagara Hotels
- 2016 **700 University Avenue CHER, Toronto** Client: Infrastructure Ontario
- 2017 **Weston Heritage Conservation District Phase II Study**
Client: Weston Heritage Conservation District Board
- 2017 **Cultural Heritage Assessment of 176 Rennick Road, Burlington**
Client: City of Burlington
- 2017 **Westdale Theatre Cultural Heritage Assessment**
Client: City of Hamilton
- 2017 **Documentation & Salvage Report for 264 Governors Road, Hamilton**
Client: Intero Development Group Inc.
- 2016-2018 **Cultural Heritage Inventory for Region of Waterloo LRT** Client: WSP
- 2016 **Town of Newmarket Designation Reports** Client: Town of Newmarket
- 2016 **Jigs Hollow Pit Cultural Heritage Impact Study, Township of Woolwich**
Client: Preston Sand & Gravel Company Limited
- 2016 **Municipal Register of Cultural Heritage Resources** Client: City of Burlington
- 2016 **East Side Sanitary Pumping Station Built Heritage and Cultural Heritage Landscape Assessment, Port Colborne** Client: Niagara Region