



# Demolition Request 160 Oxford Street East



London Advisory Committee on Heritage  
Wednesday April 10, 2019



# 160 Oxford Street East

- One storey, side hall plan cottage
- Built c. 1877
- Vernacular
- Heritage Listed Property
- Recommended Great Talbot HCD area



# 160 Oxford Street East



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# Evaluation

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.



# Evaluation

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.



# Evaluation

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.

Source: ARA (2019) Heritage Impact Assessment 160 Oxford Street East, City of London, Ontario



# Redevelopment Potential

- Adjacent to heritage listed and heritage designated properties – HIA required
- Archaeological potential
- HIA (ARA 2019): new development sympathetic to adjacent cultural heritage resources, vegetative buffer



# Recommendation

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the following actions **BE TAKEN** with respect to the demolition request for the heritage listed property located at 160 Oxford Street East:

- a) The Chief Building Official **BE ADVISED** that Municipal Council consents to the demolition of the building on this property; and,
- b) The property at 160 Oxford Street East **BE REMOVED** from the Register (Inventory of Heritage Resources).