

Heritage Impact Assessment **88 Blackfriars Street**

October 2019

Submitted to the City of London,
October 21, 2019

Project Number: TD19-548

Prepared for:
Distinctive Homes London Inc.





October 21, 2019

Distinctive Homes London Inc.

420 York Street,
London, Ontario
N6B 1R1

Attn: Steven Underhill

Re: 88 Blackfriars Street - Heritage Impact Assessment

I am pleased to submit a completed Heritage Impact Assessment for the proposed building development at 88 Blackfriars Street. Please do not hesitate to call me if you have any questions or if you require any clarification of the findings of the impact assessment.

Respectfully Submitted,

Thor Dingman, B. Arch. Sc., CAHP, BCQ
FIRM BCIN 26998

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1.0 INTRODUCTION

1.1 Purpose

The purpose of this Heritage Impact Assessment (HIA) is to determine if the cultural heritage resources or attributes are impacted by the proposed development. If negative impacts are identified, avoidance measures, alternative development strategies or mitigation may be recommended.

The subject property at 88 Blackfriars Street is included within the boundary of the Blackfriars-Petersville Heritage Conservation District (BPHCD). The District is designated under Part V of the *Ontario Heritage Act* (OHA). The property has been identified in the District Plan to be a contributing heritage resource within the District boundary.

A Heritage Impact Assessment (HIA) has been requested by the Heritage Planner to measure the effect of the proposed development on the property at 88 Blackfriars Street, and on the Blackfriars-Petersville Heritage Conservation District.

The owner, Distinctive Homes London Inc., has retained Thor Dingman B. Architecture Sc. Inc. (TD-BAS) to prepare the HIA for the proposed redevelopment of the property. The HIA will form the primary rationale for the heritage permit application review process. The permit review process will be completed by city staff with the advice of the London Advisory Committee on Heritage (LACH). Demolition of a building within the Blackfriars-Petersville HCD requires final approval by London City Council.



2. No. 88 Blackfriars Street, the subject property. This is identified as a contributing heritage resource to the Blackfriars-Petersville Heritage Conservation District.

1. No. 11 Leslie Street, c 1887, built by bricklayer Samuel Moore, is another example of a contributing heritage resource in the Blackfriars-Petersville Heritage Conservation

1.2 Objectives

The Heritage Impact Assessment has the following objectives

1. To assess and determine the cultural heritage value and heritage attributes of the property at 88 Blackfriars Street
2. To assess and determine the contributing cultural value of the property at 88 Blackfriars Street to the broader context of the Blackfriars-Petersville Heritage Conservation District.
3. To determine the potential negative impact of the proposed redevelopment on the cultural heritage resource at 88 Blackfriars Street.
4. To determine the potential negative impact of the proposed development on the Blackfriars-Petersville Heritage Conservation District.
5. To provide recommendations including avoidance measures, alternative development strategies or mitigation of potential negative impacts by the proposed development.

1.3 Limitations

This assessment is the result of the observations, research, opinions and recommendations on cultural heritage matters. The assessment will follow good heritage practise in accordance with accepted technical and ethical standards as outlined by the Canadian Association of Heritage Professionals, the *Ontario Heritage Act* and the generally accepted heritage guidelines published by the Provincial Government of Ontario and the Federal Government of Canada.

This assessment is limited to heritage matters and shall not be interpreted as having opinions or recommendations, expressed or implied, on the adequacy of any buildings or structures for safe human occupancy. The opinions or recommendations within this assessment, expressed or implied, shall not be interpreted as taking responsibility for construction as defined under the *Ontario Building Act* or any other construction work.

1.4 Property Introduction

The owner of the property, Distinctive Homes London Inc., proposes to redevelop the land at 88 Blackfriars Street by building a new detached single dwelling. Construction of the proposed new building requires the complete removal of the existing residential structure.

The property is located in the Blackfriars-Petersville Heritage Conservation District (BPHCD) and has been identified as a Contributing Heritage Resource. Approval to proceed with demolition of the structure will require internal municipal review and London City Council approval.

The existing house is vacant and is currently unsuitable for human habitation. The property was purchased by Distinctive Homes London Inc. in July 2018. At the time of purchase the existing building was in an advanced state of neglect and was uninhabitable. The circumstances that led to the deterioration prior to the purchase by Distinctive Homes has not been determined. Local and municipal concern over the appearance and condition of the house has been on ongoing concern.

Since purchasing the building, the owner has secured the envelope. This included the removal of approximately 300 square feet at the rear of the house where the roof had totally collapsed leaving the rear width of the structure open to the weather and to unauthorized entry. At the last date of on-site review by TD-BAS, the envelope has been secured against unauthorized entry with plywood sheeting. Hydro power and natural gas have been disconnected.



3. (top right) North elevation.

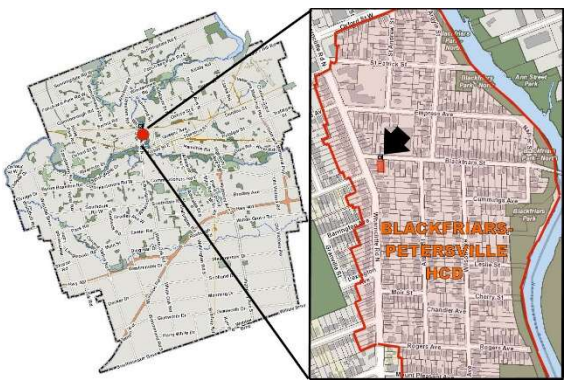

4. (top right) West elevation.



5. (bottom left) South elevation with collapsed rear roof.

6. (bottom right) South elevation with collapsed portion removed and plywood sheeting.

1.5 Property Features Table

88 Blackfriars Street	
 <p style="text-align: center;">Key Maps</p>	
 <p style="text-align: center;">North elevations (view looking southward)</p>	
Address	88 Blackfriars Street, London Ontario, N6H 1K9
Ward & Planning District	Ward 13, West London
Legal Description	Part Lots 19 & 20, Plan 111(W) As In 764330 London, Roll Number 010120002000000
Neighbourhood	Blackfriars
Historical Name	Unknown
Construction Date	1875 (unconfirmed)
Original Owner at Construction	(unconfirmed)
Original Use	Residential Single Family (assumed)
Current Occupancy	Unoccupied / Uninhabitable
Current Zoning	R2-2(19) Residential Zone - low density residential development, single detached dwellings, existing legally established semi-detached, duplex, converted (max. 2 unit) dwellings
Current Use	Vacant Single Dwelling Unit / Uninhabitable
Site Dimensions	14m x 30.5m (approximate)
Building Footprint Area	61.6 m2 (663 sq ft)
Building Height	1 Storey
Architect / Designer	Unknown
Architectural Style	Ontario Cottage, vernacular variation - asymmetrical
Additions / Alterations	Rear portions removed
Heritage Status	Part V OHA, Blackfriars-Petersville Heritage Conservation District, By-law L.S.P.-3437-179. Contributing Heritage Resource.
Proposed Work	Demolition, Redevelopment

1.6 Scope of Work & Methods

The scope of work has been compiled to determine firstly, if the cultural heritage attributes of the property at 88 Blackfriars Street are significant, and secondly, if the attributes of the property are a contributing heritage resource to the Blackfriars-Petersville Heritage Conservation District.

The modest design of the one storey house is archetypical in the residential fabric of Blackfriars-Petersville Heritage Conservation District. As a modest, one storey house with narrow frontage, its prominence is limited to the Blackfriars streetscape. For this reason, the HIA scope will be focused locally to the immediate neighbourhood within the viewshed along Blackfriars Street.

The HIA will follow the generally accepted format outline for Heritage Impact Assessments and Conservation Plans as outlined by the Province of Ontario. The scope of the HIA will be adjusted where deemed appropriate to provide a complete and comprehensive assessment of the heritage resources, and for mitigation of any potential negative impacts.

A physical assessment of the property has been completed. Due to the unsafe condition of the structure, access to the interior of the house was limited. The methods of assessment are as follows;

- on-site review of the property
- photographic records
- as-built record building measurement
- as-built drawings of the existing building
- property boundary measurements
- topographic measurements of property and adjacent property
- tree and plant inventory

Historical research on the property within the larger context of the Heritage Conservation District has been completed using the following resources;

- Ontario Land Registry Office Title search
- Blackfriars-Petersville Study
- Blackfriars-Petersville HCD
- The London Room, London Public Library
- on-site review of the district
- photographic records
- building typology and analysis

1.7 Assessment Criteria

In determining individual cultural heritage value of the subject property, criteria from OHA Regulation 9/06 will be used. The *Ontario Heritage Act*, Regulation 9/06, Criteria For Determining Cultural Heritage Value or Interest, provides a set of criteria grouped into the following three categories. Evaluation in each category determines the cultural heritage value or interest of a potential heritage resource. High value in one or more categories is sufficient to determine cultural heritage value or interest.

According to Ontario Regulation 9/06, the following criteria will be used;

1. The property has **design value or physical value** because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
 2. The property has **historical value or associative value** because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
 3. The property has **contextual value** because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.
- O. Reg. 9/06, s. 1 (2).

Further guidance may be referenced in the Ontario Heritage Toolkit including the guide to Heritage Property Evaluation, published by the Ministry of Tourism Culture and Sport. Other references and resources that are recognised and established within the practice of cultural heritage conservation may be used as required.

2.0 PLANNING POLICY & FRAMEWORK

2.1 Ontario Heritage Act

Under Part V, Heritage Conservation Districts of the *Ontario Heritage Act*, R.S.O. 1990, C.O.18, the removal of a building within a HCD is not permitted without receiving a permit from the municipality. Section 42 under Part V of the act states the following;

42 (1) No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so:

1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property.
2. Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure. 2005, c. 6, s. 32 (1).

Note: On a day to be named by proclamation of the Lieutenant Governor, paragraph 2 of subsection 42 (1) of the Act is repealed and the following substituted: (See: 2019, c. 9, Sched. 11, s. 19 (1))

2. Erect any building or structure on the property or permit the erection of such a building or structure.
3. Demolish or remove, or permit the demolition or removal of, any attribute of the property if the demolition or removal would affect a heritage attribute described in the heritage conservation district plan that was adopted for the heritage conservation district in a by-law registered under subsection 41 (10.1).
4. Demolish or remove a building or structure on the property or permit the demolition or removal of a building or structure on the property, whether or not the demolition or removal would affect a heritage attribute described in the heritage conservation district plan that was adopted for the heritage conservation district in a by-law registered under subsection 41 (10.1).

2.2 Provincial Policy Statement

As a key part of Ontario's policy-led planning system, the Provincial Policy Statement sets the policy foundation for regulating the development and use of land. Under the Ontario Provincial Policy Statement 2014 (PPS) clearly states the protection afforded to heritage resources;

2.6.1 *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

2.3 London Official Plan

On December 28, 2016, the Province approved The London Plan with modifications. Portions of The London Plan are currently under appeal before the Ontario Municipal Board, and until those appeals are resolved the previous Official Plan (1989) also remains in effect.

13.3.2. Changes to Buildings or Structures

After a Heritage Conservation District has been designated by Council the erection, alteration, demolition, or removal of buildings or structures within the District shall be subject to the provisions of the Ontario Heritage Act and any secondary plan which takes the form of a Heritage Conservation District Plan. (Section 13.3.2. amended by OPA 438 Dec. 17/09)

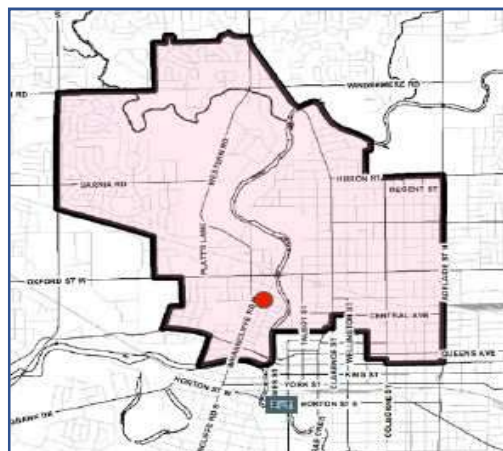
13.3.6. Heritage Conservation Districts

Within Heritage Conservation Districts established under the provisions of this Plan, the following policies shall apply:

- i) the character of the District shall be maintained by encouraging the retention of existing structures and landscape features;
- ii) the design of new development, either as infilling or as additions to existing buildings, should complement the prevailing character of the area;
- iii) regard shall be had at all times to the guidelines and intent of the Heritage Conservation District Plan

The Official identifies policies for near-campus neighbourhoods. A large portion of the Blackfriars-Petersville HCD is included in the “Near-Campus Neighbourhoods Area”. The following is an excerpt from 3.5.19 *Policies For Near-Campus Neighbourhoods*;

Near-Campus Neighbourhoods provide an extremely valuable asset to the City of London. They are important attributes in the City of London to attract and retain the brightest and best faculty and students. They are desirable and unique neighbourhoods, some of which offer an outstanding stock of heritage buildings and streetscapes. In addition, they provide close proximity to employment, culture and entertainment resources that their neighbouring educational institutions offer.



7. Detail of Near-Campus Neighbourhoods Area. The shaded portion show the area surrounding Western University. The red dot is the location of 88 Blackfriars Street.

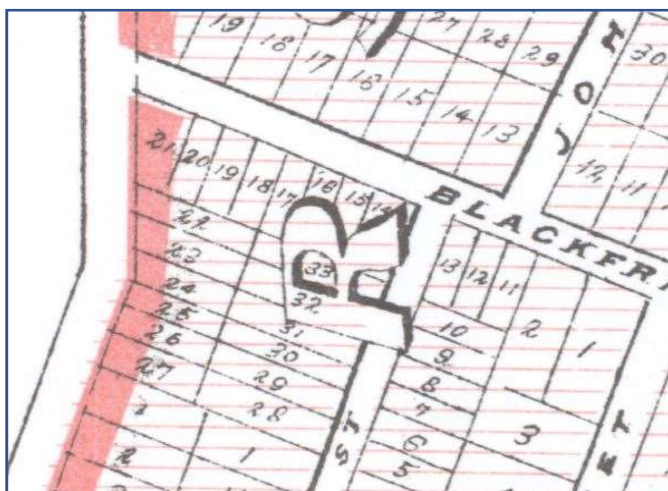
2.4 Blackfriars-Petersville Heritage Conservation District Plan

The assessment will rely principally on the previous research, evaluation and change management framework contained within the Blackfriars-Petersville Heritage Conservation District Plan (BPHCD) format. The BPHCD Plan, dated May 12, 2014, by Golder Associates and was adopted by London Municipal Council on May 6, 2014. The HCD was designated under Part V of the *Ontario Heritage Act* on May 15, 2015.

Where deemed appropriate for this assessment, direct reference will be made to relevant sections of the BPHCD Plan that sufficiently satisfy the goals of the HIA. A checkmark will appear under "Ref" column beside the relevant sections listed below. Where additional research is required to enhance the goals of the HIA, check mark will appear in the "Additional Comment" column of the table below.

BLACKFRIARS-PETERSVILLE HERITAGE CONSERVATION DISTRICT PLAN			Referenced in HIA	Additional Comment
2.0	CONSERVATION DISTRICT			
	2.1	Description of the Heritage Conservation District	✓	
	2.2	Heritage Conservation District Boundaries		
	2.3	Statement of Cultural Heritage Value	✓	
3.0	HERITAGE CONSERVATION DISTRICT GOALS & OBJECTIVES		✓	
4.0	HERITAGE CONSERVATION PRINCIPLES		✓	
5.0	ONTARIO HERITAGE ACT		✓	
	5.1	Conflict		
	5.2	Contravention of the <i>Ontario Heritage Act</i>		
6.0	MUNICIPAL POLICIES			
	6.1	Introduction	✓	
	6.2	Official Plan	✓	
	6.3	Zoning By-law	✓	
	6.4	Site Plan Control	✓	
	6.5	Severances and Minor Variances		
	6.6	Building Permits	✓	
	6.7	Design Guidelines	✓	
	6.8	Archaeological master Plan		
	6.9	Sign & canopy By-law		
	6.10	Emergency management Plan		
7.0	HERITAGE CONSERVATION DISTRICT POLICIES			
	7.1	General	✓	
	7.2	Development Pattern	✓	
	7.3	Resources in Blackfriars-Petersville heritage Conservation District	✓	
	7.4	Contributing Resources	✓	
	7.5	Demolition of Contributing Resources	✓	
	7.6	Non-Contributing Resources		
	7.7	Residential Area	✓	
	7.8	Neighbourhood Commercial Node Area		

	7.9	Open Space		
	7.11	Building Conversion		
	7.12	Public Realm		
	7.13	Public Works & Infrastructure		
	7.14	Part IV Designations within a heritage Conservation District		
	7.15	Heritage Conservation Easements		
	7.16	Adjacent Area		
8.0	HERITAGE ALTERATION PERMIT PROCESS		✓	
	8.2	Heritage Alteration Permit & Other Permits	✓	
	8.3	Emergency Repairs	✓	
9.0	IMPLEMENTAION			
	9.1	Education and Information Programs		
	9.2	Monitoring Programs	✓	
	9.3	Heritage Preservation Incentive Programs		
10.0	ARCHITECURAL DESIGN GUIDLINES			
	10.1	Introduction	✓	
	10.2	Key Elements	✓	
	10.3	Design Guidelines	✓	
11.0	ARCHITECURAL CONSERVATION GUIDLINES		✓	
	11.1	Cycles of Restoration		
	11.2	Conservation Guidelines		
12.0	CULTURAL HERITAGE LANDSCAPE CONSERVATION & DESIGN			
	12.1	Introduction		
	12.2	Streets	✓	
	12.3	Parking		
	12.4	Signage		
	12.5	Street Furniture		
	12.6	Street Lighting		
	12.7	Trees and Vegetation	✓	
	12.8	Parks and Open Space		
	12.9	Gateways	✓	
	12.10	Interpretive Features		
	12.11	Public Works and Infrastructure		



8. Map detail from the 1878 Middlesex Atlas. The subject lot 20 for 88 Blackfriars Street can be clearly shown and of equal depth to lot 19. At some point a rear portion Lot 20 was severed and joined to accommodate the house that stands today at 181 Wharncliffe Road.

Credit:
Map of the city of London and Suburbs,
Published in 1878 by Hammerburg
Productions, Drawn by Jno Rogers.

3.0 HISTORICAL RESEARCH, SITE ANALYSIS and EVALUATION

3.1 District History – Blackfriars-Petersville HCD Context

The following excerpt is taken from the Blackfriars-Petersville Heritage Conservation District Study;

2.1 Overview (BPHCD Study)

Historically, the river that dominates the area has served as both an enemy and a friend. Frequently overflowing its banks, the river has often created havoc with the homes and roads in the area. As a friend it has blanketed the plain with rich alluvial soil that fed Chippewa cornfields, produced rich farm crops and market gardens, and, because of the constant danger of flooding, provided a venue for low-income housing popular with labourers and craftsmen throughout its history.

The following excerpt is taken from the Blackfriars-Petersville Heritage Conservation District Plan;

2.3 Statement of Cultural Heritage Value (BPHCD Plan)

Architecturally, the HCD exhibits a continuity of change based on a variation of working-class housing that was built predominantly from the 1880s to the 1930s. The majority of architectural forms and styles are of the vernacular Ontario cottage style with various renditions and features. The homes within the HCD are reflective of modest, economical home building in the late-19th and early-20th centuries.

The cottage at 88 Blackfriars Street is representative of the preponderance of modest one storey cottages that are a defining characteristic of Blackfriars-Petersville Heritage Conservation District. For further background on the Blackfriars-Petersville HCD, refer to the Study, dated January, 2014 and the Plan and Guidelines, dated by May 12, 2014. Both documents are by Golder Associates in association with IBI Group and Tausky Heritage Consultants.



9. Detail of Sketch Map dated 1867 attributed to R.M. Armstrong listing croplands and species of trees in surrounding woodlands. Four categories of house are listed in the legend in the bottom right corner according to the number of rooms from one to more than eight.

The area of the lot at 88 Blackfriars Street (white arrow) does not show evidence of any buildings.

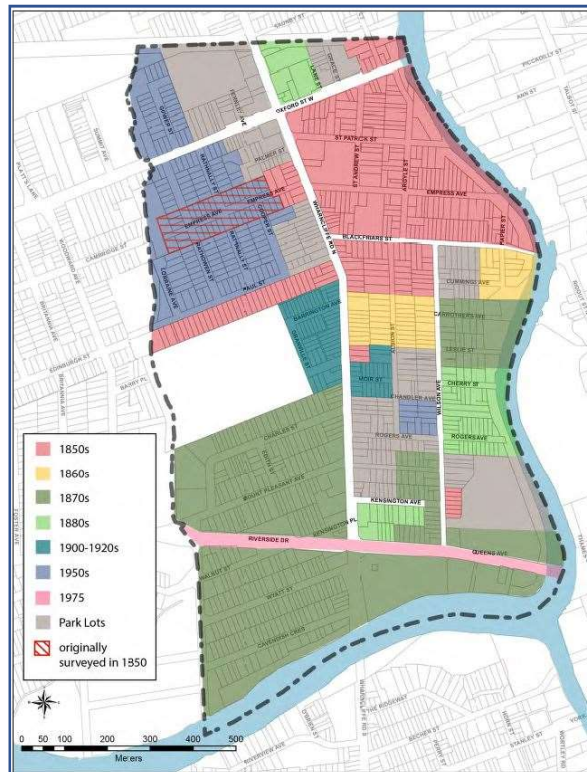
Credit:
London Historic Map Collection,
Western Libraries, University of
western Ontario.

3.2 Blackfriars Street – History & Analysis

Early access to the lands north and west of the of the Thames River forks was along the Wharncliffe Proof Line. The proof line, laid out by Mahlon Burwell in 1910, began on the north bank of the Thames River, west of the forks, and extended northward. However, a bridge across the Thames to connect the south and north sides of Wharncliffe Road was not completed until 1914. With the construction of the first Blackfriars Bridge by the 1820s, a seminal point in determining the future shape of the Blackfriars–Petersville Heritage Conservation District had arrived. The following excerpt is taken from the Blackfriars–Petersville Heritage Conservation District Study;

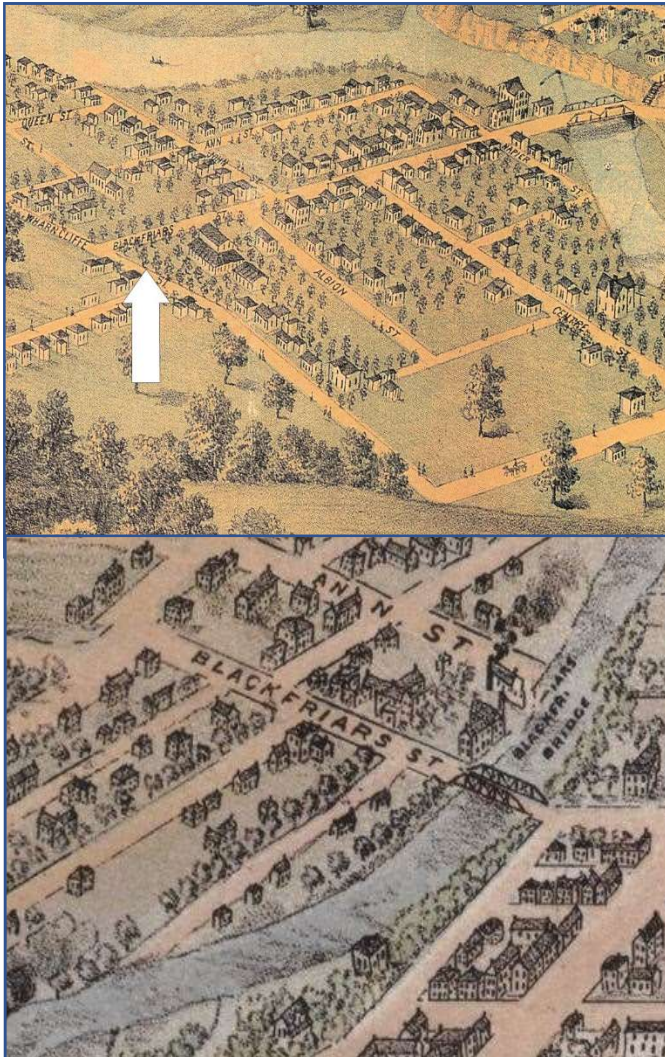
The Wharncliffe/Proof Line route was the principal means whereby people journeying from London could travel to locations north and west of the river forks. It was the first route by which settlers travelled to find their locations, and whereby they returned to London to purchase supplies or market their goods. The route they actually took from the village of London would have been north along Ridout Street and then across Blackfriars Bridge, long the only bridge connecting land on the east and west sides of the north branch of the Thames. The historical record is mute on when the first primitive bridge was constructed at the site now linking the present Ridout and Blackfriars streets. But as early as 1823, the London District Quarter Sessions dealt with a petition from Lewis Hartman, who had spent £250 constructing a bridge there, who wished to be paid for an unpaid balance.²¹

Early in the first half of the nineteenth century the route over Blackfriars Bridge and along Blackfriars Street would become an important economic link between the London and the fertile lands west of and north of the Forks of the Thames. Subdivision of land first began north and south along Blackfriars Street in the 1850s as illustrated below.



10. Map illustrating the approximate dates of surveys with the Blackfriars–Petersville HCD. The subject area at the corner of Blackfriars Street and Wharncliffe Road North is shaded in pink. This land was surveyed in the 1850s.

Reference: Figure 4, Blackfriars–Petersville Heritage Conservations District Study, 2014.



11. At left is a bird's eyes map of London dated 1872 and drawn by E.S. Glover. The area of the lot at 88 Blackfriars Street (white arrow) does not show evidence of any buildings.

Credit:
Reproduction: Canadian Cities: Bird's Eye Views, published in 1998 by the Association of Canadian Map Libraries and Archives, Ottawa, Canada. Reproduced from an original in the J.J. Talman Regional Collection Room, University of Western Ontario, London, Ontario.

12. Map of the City of London published in 1893. A building is illustrated at the corner of Wharnclyffe Road and Blackfriars Street. The building shown is two storey and is possible a generic rendering. The two residential buildings south of Blackfriars Street on the east side of Wharnclyffe Road could be No 175.

Credit:
City of London, Canada, With View of Principal Business Buildings, Published by Toronto Lithography Co., Published in 1893.

London Historic Map Collection,
Western Libraries, University of western Ontario.

Land assessors' records show that by 1857, 53 persons had bought land in Petersville/Bridgetown with over 30 living there. In 1863 Duncan Campbell subdivided land south of Blackfriars Street, and east of Wharnclyffe, which was a first step towards settlement of lands south of Blackfriars. Despite the opening of a new wooden bridge between the City of London and Kensington/Petersville in 1871, the bird's eye view map of 1872 above does not show any buildings at the corner of Blackfriars Street and Wharnclyffe Road North.

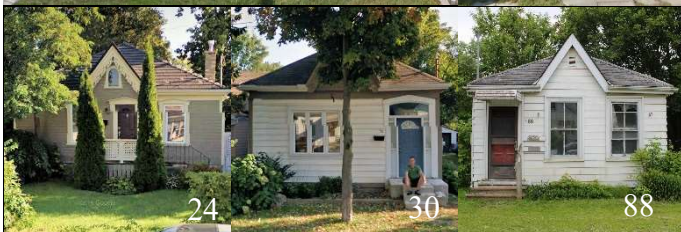
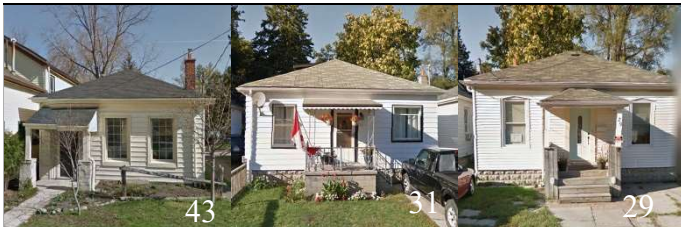
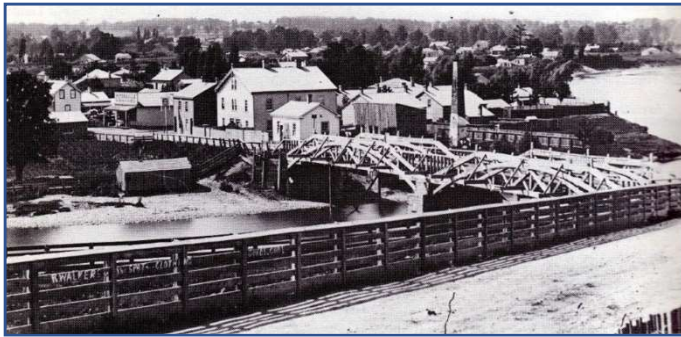
An increase in construction along Blackfriars Street coincides with the incorporation of the Village of Petersville in 1874. In a later bird's eye view map of 1893 above, representative buildings are now shown at the corner of Wharnclyffe Road North and Blackfriars Street and eastward along Blackfriars Street. 88 Blackfriars is representative of the early intensification of urban growth in the area.

After a January flood in 1874 the wooden bridge connecting Petersville with London was destroyed. On September 28, 1875, a new bowstring truss bridge was opened. This was to be the first iron

bridge in London, and 144 years later, it is the same iconic Blackfriars Bridge that is in service today. It is possibly the oldest iron bridge in North America still open to vehicular service.

With the opening of a new and modern bridge, together with the pressure of urban growth spilling outward from London, the conditions were ripe for new commercial and residential building construction along Blackfriars Street. The humble, scaled down, yet attractive vernacular Georgian cottage was an affordable and popular architectural design employed throughout the district. Along Blackfriars Street today there are 8 buildings dating from the 1870s, four of which are cottage designs. 88 Blackfriars is one of the four cottages from the 1870s time period.

By 1870 Blackfriars Street was becoming a densely populated street as can be seen in the photograph of the wooden Blackfriars Bridge below. Modest, hip-roofed cottages can be seen scattered in the landscape beyond the roof line of these commercial buildings. The 1870s saw the construction of many buildings along Blackfriars Street, eight of which are still standing today.



13. Upper Left - A photograph from 1870 showing previous wooden Blackfriars bridge. This view shows a defined commercial street on Blackfriars adjacent to the bridge. Small cottage can be seen beyond the roof line of the storefronts.

14. Upper Right - Detail of a photograph of the new completed iron Blackfriars Bridge in 1875 including a view along Blackfriars Street and to the cottages west of Napier Street.

15. Left, Top Row - A current photographic collection of one-storey cottages along north side of Blackfriars Street dating from 1885 to 1890.

Left, Bottom Row - Cottages along south side of Blackfriars Street dating from 1875 to 1885.

The ubiquitous cottage design is expressed in many variations along Blackfriars Street. Above are examples of three centre hall plan designs and three side hall plan designs found on Blackfriars Street, including the subject property. All the six of these cottages examples ranges within a 15-year period, from 1875 to 1890

3.3 88 Blackfriars Street History

The earliest Land Registry Office records show that in 1900 Lot 20 was owned by Skelton Weldon. According to the Canada Census of 1871, Weldon was born in Canada in 1841 and was the son of Irish immigrants. He is listed as a farmer in Westminster Township in 1871.

No connection can be found between Skelton Weldon and noted London citizen, Col. Douglas Black Weldon. D.B. Weldon was born in Moncton New Brunswick in 1895 and moved to London after returning from overseas at the conclusion of WWI.

In Vernon's City of London Directory of 1909-10 we find John H. Pitfield, a 35-year-old painter, residing at 88 Blackfriars Street. Later, in the Canada census of 1921, John and Anna Pitfield are recorded as living at 88 Blackfriars Street and are listed as renters. John Pitfield was born in England in 1875 and immigrated with his family to Hay Township in Huron County as young boy.

Land Registry record show that Weldon was the still the owner of the property during the time Pitfield is listed as a renter. We can conclude that Weldon was likely using the property as a source of in his senior years. These records give an idea of the hard-working tradesman and farmers that were some of the early residents of the Petersville area.

The property at 88 Blackfriars Street has weathered many devastating floods from the Thames River, including the deadly floods of 1883 and 1937. The photograph below, taken along Blackfriars Street, shows how entire wood frame houses and structures could be floated off their foundations by flood waters, then deposited by chance, and sometimes overturned. Early wood frame building technics employed a timber sill plate (mud sill) placed on top of the foundation. The large timber sill provided a solid connection with the wood framed walls above but, it did not lend itself to anchoring against uplift. This construction is well illustrated by the intact condition of the exposed floor framing of the overturned building below. The house at 88 Blackfriars has identical construction.



16. This photograph shows the catastrophic damage to homes and property after the flood of 1883. This photograph was taken in the Petersville area. The cottage in the background bears a striking resemblance to 88 Blackfriars Street.

Credit: Western University Archives

Petersville survived the ongoing threat of flooding from the Thames River and had continued to thrive and grow. In retrospect, with the growth and prosperity of London, fueled by the surrounding fertile plains, woodlands and waterways, the annexation of London West (formerly Petersville) to the City of London was only a matter of time.

Since the absorption of Blackfriars Street into the diverse urban fabric of London, well over 100 years ago, the distinct and culturally rich urban character of the area is immediately apparent, and district is cherished by residents and visitors. The low, human scaled buildings, together with compact and intimate street frontages contain an infinite expression of design and today demonstrates pride of ownership. The building at 88 Blackfriars, notwithstanding its dilapidated condition, was a contributing cultural resource to the Blackfriars-Petersville Heritage Conservation District.



17. Aerial photograph of Blackfriars Street from 1922. Credit: Western Libraries, University of Western Ontario,

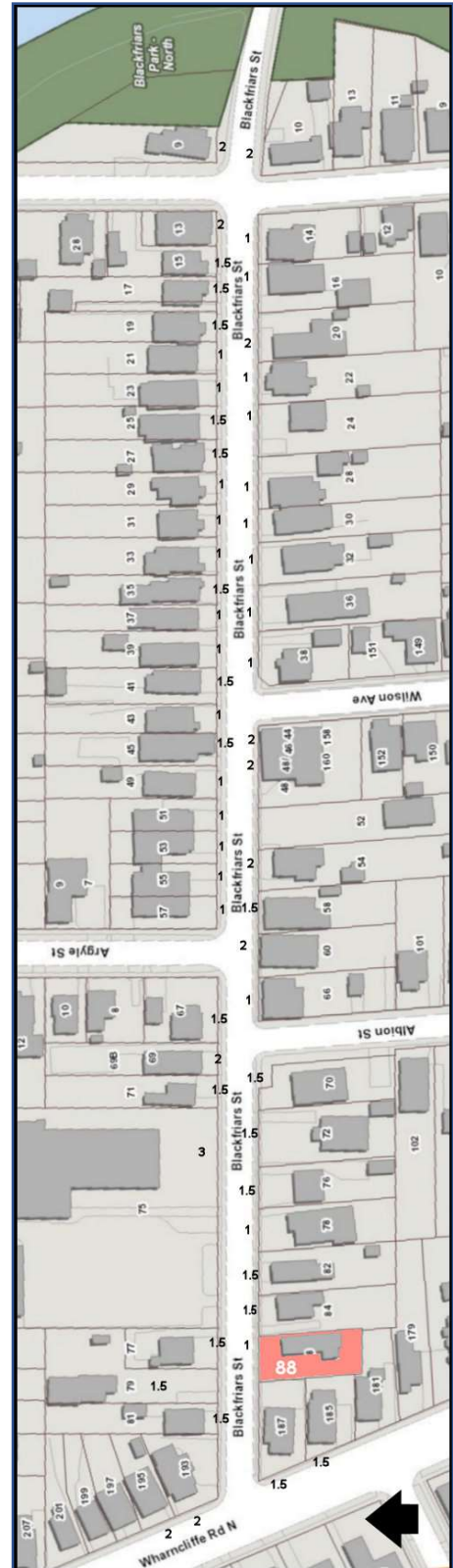
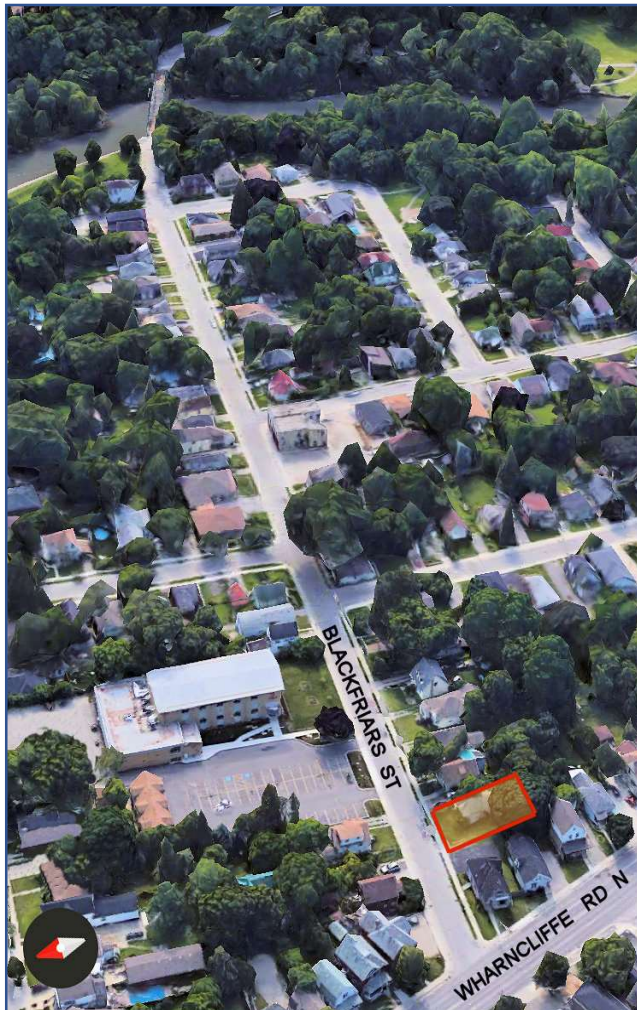
The 1922 aerial photograph above illustrates that, after a period of rebuilding following the flood of 1883, the pattern of building placement is remarkably consistent. Even the undeveloped space at the site of the former Empress United Church is apparent in the character of the west end of Blackfriars Street today.

3.4 Blackfriars Street Inventory

The GIS map at right has been used as a key to identify all building types along Blackfriars Street according to address number, building type, height and date of construction. The map corresponds with a tabular inventory on the following page. A very compact and coherent group of building frontages is evident along the north side of Blackfriars Street, between Napier and Argyle Streets. All buildings were built after the flood of 1883.

Between Argyle and Wharnccliffe there is an absence of a well-defined building street edge across from 88 Blackfriars (shaded in pink). This is due in whole to the parking lot that now serves a converted office building, formerly the Empress United Church.

- 18. Below: Aerial image of Blackfriars Street. credit: Google Earth
- 19. Right: GIS Map with annotations credit: City of London



LONDON, ONTARIO

October, 2018

Blackfriars Street Building Height and Style Inventory							
Blackfriars Street North Side				Blackfriars Street South Side			
Address	Storey	Date	Description	Description	Date	Storey	Address
9	2	1877	Italianate Collins House Part V		1920	2	10
Napier Street							
13	2	2015		Cottage	c1880	1	14
15	1.5	1915		Cottage	1900	1	16
17	1.5	1915			1890	2	20
19	1.5	1885	Ont Farm House	Cottage	1900	1	22
21	1	1923	Cottage	Ont Cottage	c1870	1	24
23	1	1923	Cottage	Cottage	1890	1	28
25	1.5	1905		Cottage	1885	1	30
27	1.5	1890			1890	1	32
29	1	1890	Cottage	Cottage	1880	1	36
31	1	1895	Cottage		1949	1	38
33	1	1885		Wilson Avenue			
35	1.5	1885		Italianate	c1877	2	44
37	1	1890		Italianate	c1877	2	46
39	1.5	1890		Italianate	c1877	2	48
41	1	1910			1915	2	54
43	1.5	1885	Cottage		1870	1.5	58
49	1	1900			1880	2	60
51	1	1969		Ont Cottage	c1870	1	66
53	1	1969					
55	1	1969					
57	1	1969					
Argyle Street							
67	1.5	1950		Albion Street			
69	2	1973			1980	1.5	70
71	1.5	1911		Ont Cottage	1880	1.5	72
75	3	1960s			1949	1.5	76
77	1.5	1947			1900	1	78
79	1.5	1899			1900	1.5	82
81	1.5	1927			1915	1.5	84
193W	2	1911		Ont Cottage	1875	1	88
30					1890	1.5	187W
Total Buildings							26
25 x 1 Storey = 44% 20 x 1.5 Storey = 35% 11 x 2 Storey = 20%							
8x1870s = 14%		20x1880-90s=35%		16x1900-20s=28%		12x1940-2015=21%	

Blackfriars Street Building Inventory Photographs - North Side

Upper left photograph starts at the corner of Wharncliffe and moves eastward to the Thames River.



Blackfriars Street Building Inventory Photographs - North & South Side

The upper left photograph starts at 29 Blackfriars St and moves eastward to the Thames River.

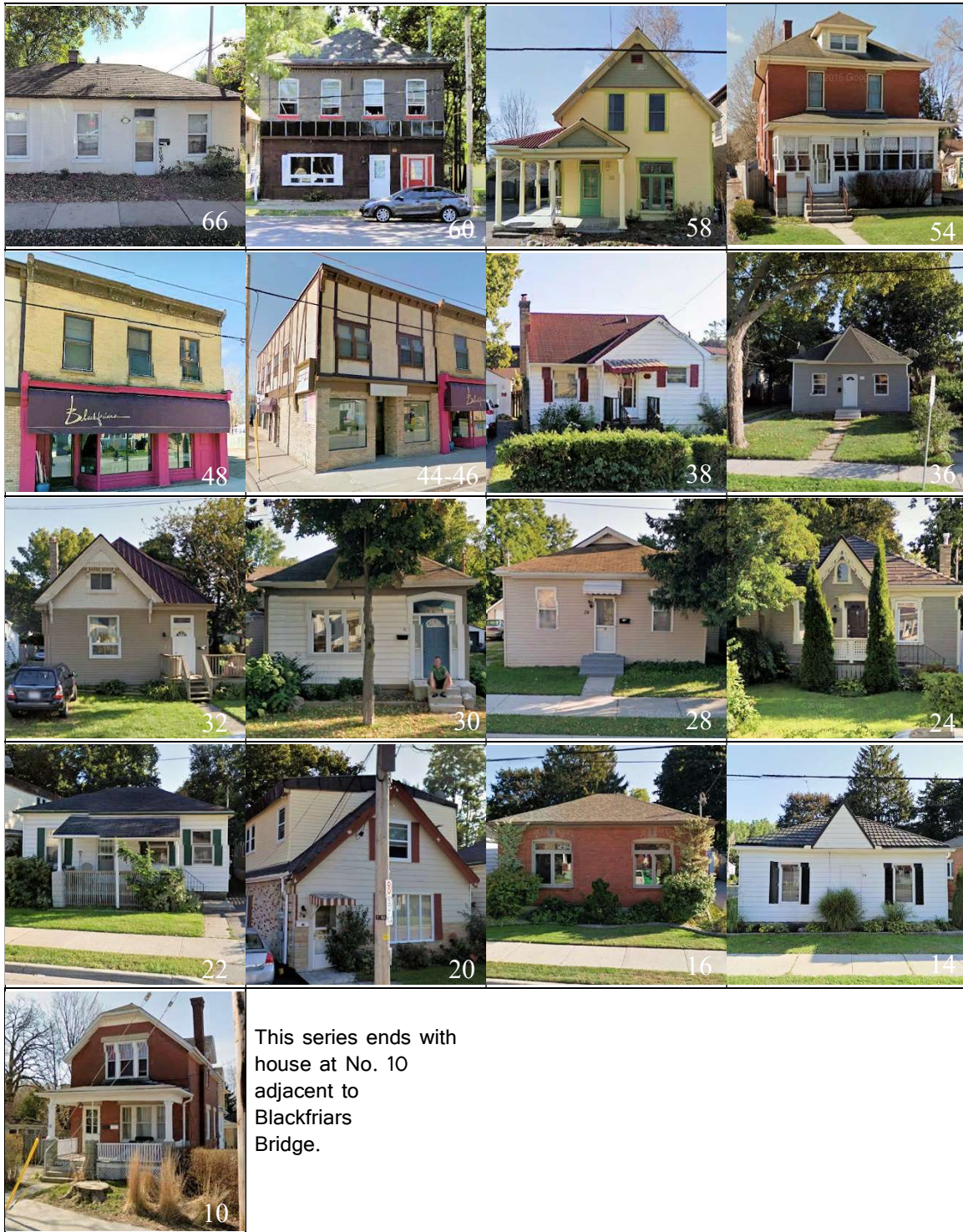


This series ends with house at No. 9 adjacent to Blackfriars Bridge.

Below series starts with the house at No. 187 Wharncliffe at the corner of Wharncliffe Road and Blackfriars Streets.

Blackfriars Street Building Inventory Photographs - South Side

The upper left photograph starts at 66 Blackfriars St and moves westward Wharncliffe Road N.



This series ends with house at No. 10 adjacent to Blackfriars Bridge.

It is interesting to note that seven of the buildings from the 1870s are located on the south side of Blackfriars Street. The disastrous and deadly flooding of the Thames River in 1883 caused catastrophic damaged and the flood is likely responsible for the loss of the entire building stock on the north side of Blackfriars Street between Napier and Argyle Streets. This is possibly due to the north side of the street being exposed to up stream pressure. Construction of all of the existing buildings along this block date from after the flood of 1883.

20. Photograph after the 1883 flood looking westward from Argyle Street towards Blackfriars Street. Credit: Western Archives, University of Western Ontario.



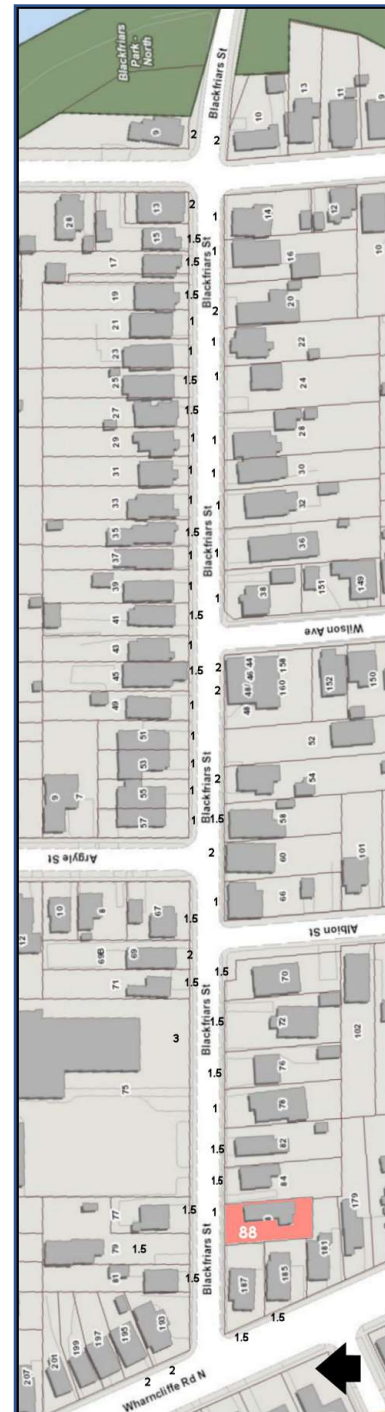
21 Photograph looking south along Argyle Street during the flood of 1937. Credit: University of Western Ontario.



22 Photograph at the corner of Blackfriars and Napier Street during the flood of 1937. Credit: University of Western Ontario.



23. Far Right: GIS Map with annotations. Credit: City of London.



4.0 IDENTIFICATION OF HERITAGE RESOURCES

4.1 88 Blackfriars Street Attributes



Clockwise from top Left 24. North elevation of 88 Blackfriars Street. 25. Interior view of the gutted interior of 88 Blackfriars, with the partially demolished rear exterior walls and roof. 26. View of the south elevation with temporary plywood sheathing as per City of London unsafe building order. 27. View of crawl space and mud sill floor framing and opening from collapsed foundation.

The building at 88 Blackfriars Street is currently in an advanced state of neglect. The present owner purchased the building in July 2018 in an advanced state of neglect. This has substantially narrowed the field of possible physical heritage attributes available for assessment. Significant heritage attributes are limited to the form of the house and include;

1. small, single storey built form with compact massing
2. front hipped roof with symmetrical front gothic gable
3. three bay façade design with vernacular side-hall Ontario cottage variation
4. double hung windows, two over two

The following assessment of possible heritage value is arranged in tabular form according to Ontario Regulation 9/06.

Heritage Attributes of the property at 88 Blackfriars Street Ontario Regulation 9/06			
1. The property has design value or physical value because it,			
i) is a rare, unique, representative or early example of a style, type, expression, <i>material or construction method</i> ,			
Rare	no	The vernacular Ontario cottage form is fairly common in Ontario but within the BPHCD the form is dominate with many extant examples including narrow side hall layout.	15% of the building along Blackfriars Street are of the cottage form
Unique	no	The vernacular Ontario cottage form is fairly common in Ontario but within the BPHCD the form is dominate with many extant examples including narrow side hall layout.	Side hall plans and gothic gables cottages are found on Blackfriars Street and within the BPHCD
Representative	yes	The building is representative of the continuity of design sensitivity by builders in the early development of Upper Canada.	The Ontario cottage style and vernacular variations are one of the dominant residential forms in the BPHCD
Early example	yes	The building is an early example of the ubiquitous cottage design employed by settlers in Petersville.	
ii) displays a high degree of craftsmanship or artistic merit,			
Craftsmanship	no	All visual surface indication of craftsmanship has been removed or are concealed from view.	
Artistic merit	no	All visual surface indication of artistic merit has been removed or are concealed from view.	
iii) demonstrates a high degree of technical or scientific achievement.			
Technical Achievement	no	Typical period residential technics employed in construction	
Scientific achievement	no	Typical period residential technics employed in construction	

Heritage Attributes of the property at 88 Blackfriars Street Ontario Regulation 9/06			
2. The property has historical value or associative value because it,			
i). has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,			
Theme	yes	The building is representative of early suburban and urban life in the development of the City of London expressed through build form. The building is integral to theme of early settlement in the area, providing modest accommodation to tradesman and a source rental income.	
Event	yes	One of few buildings in the area to survive the catesrophic London floods of 1883 and 1937.	
Belief	no	No specific beliefs have been integral to the property.	
Person	no	No notable historic person has been connected to the property	
Activity	yes	The property is tied to the intersection between agriculture work and trade work and the urban expansion of London	
Organization or Institution	No	No organization has been connected to the property	
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture,			
	yes	The unique form yields apparent information on the early development pattern of the area	
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.			
	no	No specific designer or design influence can be attributed to the vernacular architecture	

Heritage Attributes of the property at 88 Blackfriars Street Ontario Regulation 9/06			
3. The property has contextual value because it,			
i). is important in defining, maintaining or supporting the character of an area,			
Area character	yes, limited	The building is contributing heritage resource to the character of the area but its impact is weakened by subsequent adjacent development of a dissimilar scale.	
ii. is physically, functionally, visually or historically linked to its surroundings			
	yes	The building is a closely linked to early development, and expresses the cultural and socioeconomic influences during the early development of its surrounding. The building has survived natural disasters in the context of the flood plane of the Thames River.	
iii. is a landmark.			
	no	The form of the building is distinctive but does not function as a landmark on a broad urban or district scale.	

4.2 Blackfriars Street Viewsheds



Viewshed photographs, clockwise from upper left - 28. View from intersection of Wharncliffe and Blackfriars Streets looking east. 29. View at the beginning of Blackfriars Street looking east. 30. View along Blackfriars Street looking west. 31. View along Blackfriars Street in front of the subject property, looking west.

The top two photographs show views facing eastward along Blackfriars Street. The house at 88 Blackfriars is not immediately viewed from Wharncliffe Road when approaching from the west. The close proximity of the corner house to the Blackfriars Street obscures the view of 88 Blackfriars. The west end of Blackfriars Street has a discontinuous building frontage edge which conveys a less discernable street character. Blackfriars Bridge is on the horizon two blocks away. The bridge is at an oblique angle to Blackfriars Street making it difficult to see.

The bottom two photographs are facing westward along Blackfriars Street. Again, the discontinuous building frontages convey a less discernable street character. The view westward terminates with the house facades on the west side of Wharncliffe Road.

The viewsheds across the street frontage of 88 Blackfriars Street are not significantly representative of the cultural heritage character of the Blackfriars-Petersville Heritage Conservation District. Alterations or loss of 88 Blackfriars does not present a significant impact to the viewshed on the

street. An opportunity exists for a replacement building to strengthen the street edge continuity as the lot is adjacent to 1-1/2 storey houses on both sides.

4.3 Property Condition Assessment

The condition of the building is in an advanced state of neglect. An engineer's report dated 2016 indicated that the building has been not been inhabited for approximately 15 years. The engineer's report states that, at the time of inspection, the floor framing was structurally unsound. The leaking roof had not been repaired for an extensive amount of time. Ongoing rot threatens the roof structure with imminent collapse. In the absence of heat, the foundation has deteriorated to the point that it can no longer be consider structurally sound to support the house.

The long-term neglect has resulted in a structure that is virtually beyond repair or salvage. It is not reasonable to estimate the repair costs since the structure has been condemned as structurally unsound. Therefore, no cost estimate will be provided in the HIA. The bulk of the material remaining of the house is limited to wood framing several windows and a rotting roof. From the perspective of a cost feasibility analysis, the repairs are impractical and are not advised.

A possible alternative is to construct a replacement building. This would require the complete removal of the existing building to provide a new foundation with new utilities and service lateral connections. The replacement of the one-storey structure of approximately 950 square feet is likely not economically feasible. Market forces would favour a house with greater floor area and more numerous bedrooms.

In conclusion, due to the advance state of neglect, the required repairs to return the building into a habitable structure is neither practical or feasible. Furthermore, due the advanced state of deterioration, it is not possible to accurately estimate construction costs to stabilize, re-support, repair, conserve and renovate the existing building.



32. The above photograph shows the rear portions of the house in June 2019. These were removed as directed due to concern for public safety.

4.4 Protection of Heritage Resource

Historical research and site analysis of the Blackfriars-Petersville Heritage Conservation District has demonstrated a connection between the heritage resource at 88 Blackfriars street property and early development within the district. Additional connections have been made between the house and patterns of settlement, socioeconomic development, historic events and its contribution to the cultural heritage and architectural character of the district.

An evaluation of the heritage attributes according to Ontario Regulation 9/06 demonstrates the property has heritage value in each of the three categories; design or physical value, historical or associative value or contextual value. This assessment re-confirms that 88 Blackfriars Street is a contributing heritage resource within the Blackfriars-Petersville Heritage Conservation District as classified and stated in Figure 3 of the district Plan & Guidelines, 2014.

In view of the Property Condition Assessment, the retention, repair and restoration, adaptive use or relocation of the building is untenable due to the advanced deterioration of the structure due to long term neglect and abandonment. Therefore, it is the finding of this Heritage Impact Assessment that no heritage protections should prevent removal of the existing structure at 88 Blackfriars Street and that a heritage permit be issued for removal of the building.

The broader scope of the heritage character of the Blackfriars-Petersville Heritage Conservation District shall be protected through the application of the district's guidelines for the design of a new infill building. As directed by the Plan & Guidelines for the HCD, the re-development of the property and the design of the replacement building shall be "respectful, sympathetic, and contextual to the cultural heritage value and heritage attributes of Blackfriars-Petersville Heritage Conservation District". Conformance with the HCD Guidelines will be through the heritage permit review process by the City of London.

5.0 PROPOSED DEVELOPMENT

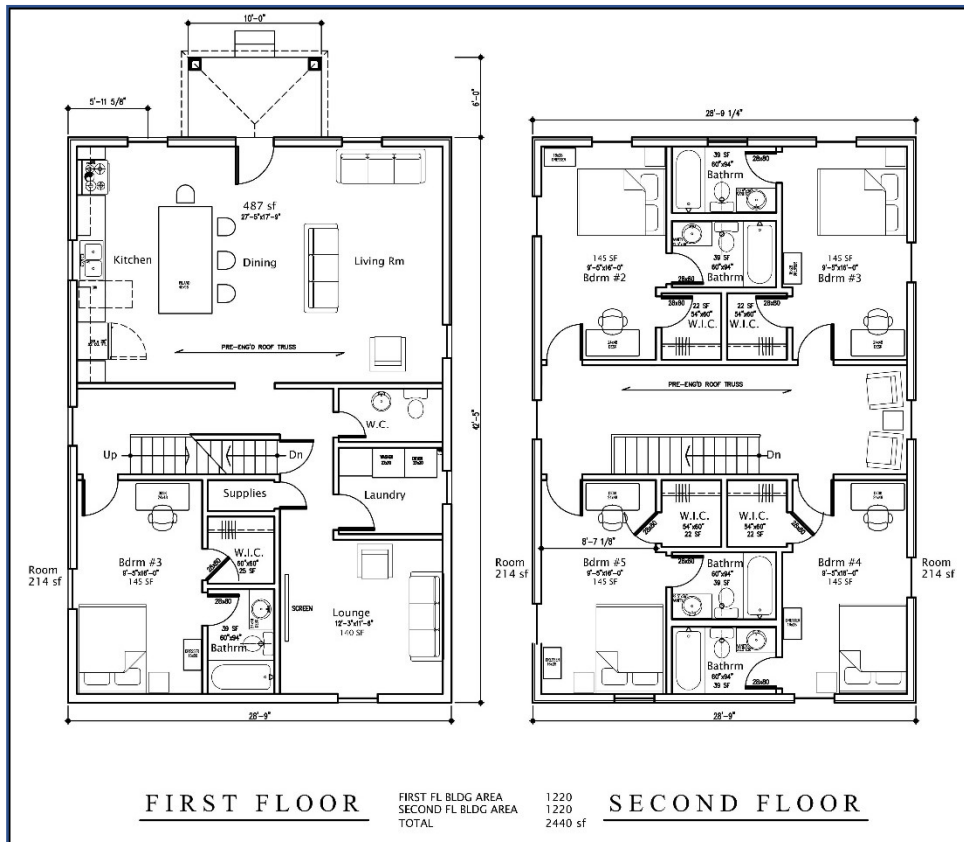
5.1 Proposed Building

The proposed development includes the removal of the existing one-storey residential building and to construct a new two-storey single detached dwelling. Refer to the complete design proposal drawings dated October 18, 2019 attached to the HIA appendix.

The proposed building area footprint is 1220 square feet (113.3m²). The total building areas over two floors is 2440 square feet (226.7m²). The basement configuration is subject to review by the Upper Thames River Conservation Authority (UTRCA). It is anticipated that occupancy of the basement will be limited by the policies of the UTRCA.

A garage, either detached or attached, is not proposed. The building contains five bedrooms, each containing an ensuite bathroom. The R2-2(19) zone only permits a single detached dwelling or other existing legally established occupancy to a maximum of 2 dwelling units.

The proposed building is intended to be used as single dwelling for the rental market. This use is in alignment with the *Official Plan* direction that identifies Blackfriars-Petersville as a “Near Campus Neighbourhood”. Refer to further information on Near Campus Neighbourhoods in Section 2.0 of this HIA.



33. Left: Floor plans of the proposed building for 88 Blackfriars Street.

Floor plans for the proposed two-storey single dwelling.

The proposed building is positioned tightly against the front lot line facing Blackfriars Street. The building is aligned with the established adjacent building frontages. The proposed building increases the existing building lot coverage of 950 sf by 270 sf. The driveway entrance remains on the west side of the lot.

The proposed exterior building design follows a traditional three-bay form most often associated with vernacular Italianate revival architecture. This is a residential form commonly found in London and throughout southwestern Ontario. The three-bay fenestration pattern is centred around the front door. The exterior wall material is brick. The first choice for masonry is to use local reclaimed buff brick, often referred to in historical writing as white brick. However, the supply of local heritage reclaimed buff brick is subject to unreliable availability and quality. If local reclaimed buff brick is not available, a heritage style of new brick is proposed to be used.

The windows will be double-hung with a vertical simulated division in the upper and lower sashes. Window openings facing Blackfriars Street will be detailed with brick lintels in a soldier course pattern. All window sills will be provided with cut stone sills. The hipped roof is sloped at 4/12 pitch and asphalt shingles roofing is proposed. The proposed house features a front porch with raised panel columns and a hipped roof.

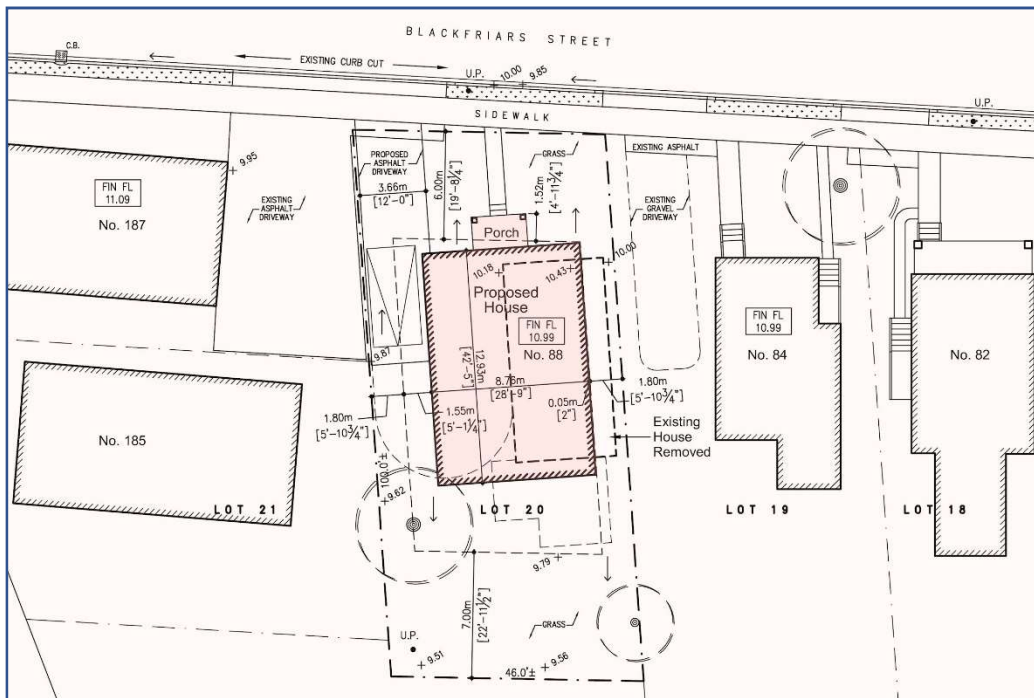


34. Above: Photographic streetscape study montage with a rendering of proposed building at 88 Blackfriars Street.

5.2 Proposed Site Development

Placement of the proposed building will closely resemble the existing house location including the distance to the street and an orientation parallel to the side property lines. The driveway will remain on the west side of the property. No garage is proposed and required parking will be on the driveway adjacent to the west side of the house.

The existing trees of a significant calliper size are to remain on the property. The proposed building will be two storeys in height. Increases in shadowing will primarily fall onto Blackfriars Street. The open space will remain grassed and unchanged in the existing front, side and rear yard. A new paved walk will connect the central front door to the existing sidewalk.



35. Above: Detail of the proposed site development plan for the 88 Blackfriars Street.


6.0 MEASUREENT OF IMPACT

6.1 Potential Impact Assessment & Mitigation Matrix

New Development (7.10.1 Policies BPCH)		
a)	Council will endeavour, through its approval process, to discourage new development or redevelopment that detracts from the integrity or results in the destruction or negative impact on contributing resources and heritage attributes of Blackfriars-Petersville Heritage Conservation District;	Loss of the contributing resource has a negative impact. Mitigation: new development shall conform to the HCD design guidelines
b)	New development shall be respectful, sympathetic, and contextual to the cultural heritage value and heritage attributes of Blackfriars-Petersville Heritage Conservation District. Heritage Impact Assessment may be required at the discretion of the Heritage Planner;	Loss of the contributing resource has a negative impact. A HIA will inform re-development Mitigation: new development shall conform to the HCD design guidelines
c)	Parking for new development should be located in the driveways at the side of the dwelling or in garages at the rear of the main building, wherever possible. Discourage new garages at the front of the building;	Loss of the contributing resource has a negative impact. Mitigation: New development parking will be in driveway. Garage is not proposed.
d)	Building elevations will be required for development proposals. The Architectural Design guidelines provided in Section 10 of this Plan will be used to review and evaluate proposals for new buildings to ensure that new development is compatible with the adjacent context;	Loss of the contributing resource has a negative impact. Mitigation: Building elevations have been provided to conform to the guidelines in the HCD Plan & Guidelines for compatibility
e)	Site Plan control may apply for new development within Blackfriars-Petersville Heritage Conservation District	Loss of the contributing resource has a negative impact. Mitigation: Site plan approval does not apply. heritage permit review process shall ensure conformance with HCD goals
f)	A Tree Management Plan may be required for proposed development or site alteration to the satisfaction of the Urban Forester to evaluate the impacts on existing vegetation and promote conservation of mature healthy trees as a heritage attribute of the	Loss of the contributing resource has a negative impact. Mitigation: Mature trees are on the property and shall be protected during

	Blackfriars-Petersville Heritage Conservation District;	construction and retained to the satisfaction of the Urban Forester.
g)	Landscaping that complements the existing landscapes of the Blackfriars-Petersville Heritage Conservation District, screens parking areas and contributes to the overall pedestrian quality and contributes to the neighbourhood's urban forest is encouraged for all new development. Specific landscape elements will be governed by Site Plan Approval requirements.	Loss of the contributing resource has a negative impact. Mitigation: Existing grass cover over the open areas of the front yard will be maintained similar to the existing grass cover.

Architectural Design Guidelines Key Elements (10.2 BPCH)		
10.2.1	Building Form, Massing, Height, Width and Visible Depth	Loss of the contributing resource has a negative impact.
Mitigation – Building Form: The form of the proposed building follows a composition of platonic solids (cubes, triangles) that is common in classical period residential buildings. A simple rectangular form and pyramidal hip roof is a building form that is sympathetic to the district		
Mitigation - Massing: The massing of the new proposed building follows the simple form and is animated by a three-bay treatment.		
Mitigation - Height: The massing of the new building is a departure from the existing one storey cottage. The adjacent houses on both sides (84 Blackfriars and 187 Wharncliffe) are 1-1/2 storey, therefore able to accommodate the proposed two-storey height. Across the street the building at 193 Wharncliffe is a taller two-storey brick building and provides continuity of context.		
Mitigation – Width: The proposed building suitably fills out the noticeable gap along the street edge at the west end of Blackfriars Street, partly resulting from the adjacent corner lot configuration. The proposed building is the last building on the west end of the street. A larger mass will provide a prominent entrance and termination to the streetscape edge. This will achieve the goal of an improved gateway to Blackfriars Street as outlined in BPHCD Gateways 12.9.		
Mitigation – Visible Depth: The proposed building will closely match the existing building depth		
10.2.2	Building Setting on Property	Loss of the contributing resource has a negative impact. A HIA will inform re-development Mitigation: The proposed building will be aligned with the established building frontages along Blackfriars Street.

10.2.3	Architectural Style	<p>Loss of the contributing resource has a negative impact.</p> <p>Mitigation: The architectural style is based on a classic, symmetrical 3 bay Italianate residential form with references within the district.</p>
		
<p>11 Leslie Street, BPHCD 193 Wharncliffe & Blackfriars, BPHCD 13 Napier Street, BPHCD</p>		
10.2.4	Building Façade Elevation Layout and Shape, Projections and Reveals	<p>Loss of the contributing resource has a negative impact.</p>
<p>The proposed building façade has a clearly articulated order in the three bay, symmetrical layout. Brick pilasters and solid course window lintels animate the front façade. A front porch projects forward to add depth, shadow and human scale.</p>		
10.2.5	Porches	<p>Loss of the contributing resource has a negative impact.</p> <p>Mitigation: the proposed building has a front porch with a hip roof and square, raised panel columns.</p>
10.2.6	Roof Style, Chimneys, Dormers, Gables and Soffits	<p>Loss of the contributing resource has a negative impact.</p> <p>Mitigation: The roof style is contemporary to a period hip roof found on Italianate revival buildings with the BPHCD. Chimneys, dormers or gables are not proposed.</p>
10.2.7	Windows, Doors and Accessories	<p>Loss of the contributing resource has a negative impact.</p>

		<p>Mitigation: Double hung windows are proposed with a two over two divisions, similar to the existing building. Accessories such a front door transom window and soldier course window lintels are utilized in the design.</p>
10.2.8	Building Materials, Textures and Colours	<p>Loss of the contributing resource has a negative impact.</p> <p>Mitigation: the proposed building will be clad with brick. If quality reclaimed brick is available it will be used. Otherwise a reclaimed style of brick will be selected based on a buff of red “through the body” coloured brick.</p>
10.2.9	Key Elements for Commercial and Institutional Buildings	Not applicable

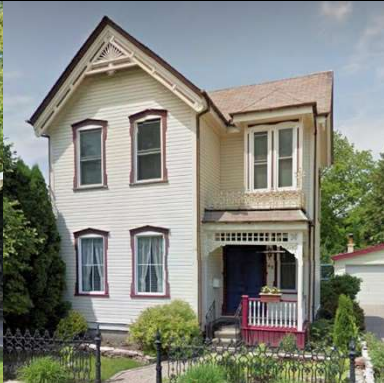
<p>Design Guidelines – New Residential Buildings (10.3.2 BPCH)</p>		
10.3.2.1 a)	Match setback, footprint, size and massing patterns of the area, particularly to the immediately adjacent neighbors. Match façade pattern of street or of “street wall” for solids and voids, particularly ensure the continuity of the street wall where one exists;	<p>Loss of the contributing resource has a negative impact.</p> <p>Mitigation: placement and design of proposed building maintains and strengthens street wall at Blackfriars Street western termination/gateway.</p>
10.3.2.1 b)	Setbacks of new development should be consistent with adjacent buildings. Where setbacks are not generally uniform, the new building should be aligned with the building that is most similar to the predominant setback on the street;	<p>Loss of the contributing resource has a negative impact.</p> <p>Mitigation: the proposed building is aligned with the adjacent building frontage line and closely match the existing building</p>
10.3.2.1 c)	New buildings and entrances must be oriented to the street and are encouraged to have architectural interest to contribute to the visual appeal of the district;	<p>Loss of the contributing resource has a negative impact.</p> <p>Mitigation: The central front door of the proposed building faces the street, features a transom window and a covered porch.</p>
10.3.2.1 d)	Respond to unique conditions or location, such as corner properties, by providing	Loss of the contributing resource has a negative impact.

	architectural interest and details on both street facing façades;	Mitigation: the location is adjacent to the corner property of Wharncliffe and Blackfriars. Masonry detailing, brick texture, colour and a rational rhythm of fenestration pattern will animate the entrance to Blackfriars Street.
10.3.2.1 e)	Use roof shapes and major design elements that are complementary to surrounding buildings and heritage patterns;	Loss of the contributing resource has a negative impact. Mitigation: The hipped low slope roof is referenced in Italianate building found throughout the BPHCD.
10.3.2.1 f)	Respond to continuous horizontal patterns along the street such as roof lines, cornice lines, and the alignment of sills and heads of windows and doors;	Loss of the contributing resource has a negative impact. Mitigation: Roof soffit with frieze band, window head and sills aligned
10.3.2.1 g)	Size, shape, proportion, number and placement of windows and doors should reflect common building patterns and styles of other buildings in the immediate area;	Loss of the contributing resource has a negative impact. Mitigation: Three bay articulation of façade is reflective of period residential building in the district.
10.3.2.1 h)	Use materials and colours that represent the texture and palette of the Blackfriars-Petersville area;	Loss of the contributing resource has a negative impact. Mitigation: local reclaimed brick will be used subject to availability.
10.3.2.1 i)	Where appropriate, incorporate in a contemporary way some of the traditional details that are standard elements in the principal façades of properties in the Blackfriars-Petersville area. Such details as transoms and sidelights at doors and windows, covered entrances, divided light windows and decorative details to articulate plain and flat surfaces, add character that complements the original appearance of the neighbourhood and add value to the individual property;	Loss of the contributing resource has a negative impact. Mitigation: transom, double hung divided windows, raised panel front door, covered front door, and soldier course brick lintels are proposed to be used.

<p>10.3.2.1 i)</p>	<p>New buildings should not be any lower in building height than the lowest heritage building on the block or taller than the highest heritage building on the same block.</p>	<p>Loss of the contributing resource has a negative impact.</p> <p>Mitigation: The height of the proposed building shall not exceed any of the height of the tallest existing heritage building within the subject property's block. Three of the tallest heritage building in the block are pictured below.</p> <p>The final height of the building is subject to minimum foundation height requirements of the flood plane limit set by the Upper Thames River Conservation Authority.</p>
------------------------	--	---



167 Wharnccliffe Road N,
BPHCD



88 Albion Street,
BPHCD



78 Albion Street,
BPHCD

Above: three examples of two storey building heights located within the bock of 88 Blackfriars Street.

7.0 AVOIDANCE, ALTERNATIVES & MITIGATING METHODS

As established in the Property Condition Assessment section, although the building demonstrates heritage value, retention of the building within the requirements of the *Ontario Building Code* for residential use is untenable. Relocation of the building for another purpose may have been feasible if the wood frame structure was structurally sound. As described in the structural engineer's report, long term abandonment, together with the absence of roof repairs or winter heat has created a hazard for any attempt at renewal of the building.

The opportunity to avoid the required removal of the building would have been through remedial repairs and habitation many years ago. Logically, it follows that, in order to ensure public safety, the building must be removed. Avoidance of the loss of contributing buildings in the future, due to abandonment and neglect, will require ongoing and thorough monitoring by enforcement agencies and neighbourhood associations.

After removal, if no development is permitted to occur, a large gap in the street wall will be created and will have a negative overall impact on continuity of Blackfriars Street and would be counter to the goals of the Blackfriars-Petersville Heritage Conservation District. After removal, a "do nothing" approach is not a reasonable or feasible option for the owner, the neighbourhood, the district, or the City of London.

By closely following the design guidelines laid out in the Blackfriars-Petersville Heritage Conservation District Plan & Guidelines, the construction of a new residential building will be a favourable method to mitigate the loss of the building at 88 Blackfriars Street.

Commemoration of 88 Blackfriars through interpretive and historical information media materials is an available option to mitigate the loss of the existing building. The building at 88 Blackfriars is representative of the overall character of the BPHCD however, no unique or rare historic associations have been identified specifically with 88 Blackfriars that are not also associated with other existing buildings in the district.

8.0 IMPLEMENTATION AND MONITORING

Upon the approval of this Heritage Impact assessment by the Heritage Planner, the Local Architectural Advisory Committee (LACH), and the Council of the City of London, a heritage permit will be issued. Upon receiving a heritage permit for the proposed redevelopment, the required demolition permits will be obtained and removal of the existing building can commence.

Due to the building's advanced state of deterioration, there are no known materials of value to be salvaged. No monitoring of the demolition will be required for cultural heritage conservation purposes.

Upon the completion of construction drawings, the final construction documents and plans will be submitted for a building permit under the. General review by design professionals is not required under *Ontario Building Code* for small residential buildings. The building permit application plans may be reviewed by the heritage planner for comment and for compliance with the Blackfriars-Petersville Heritage Conservation District Plan & Guidelines and for consistency with the Heritage Impact Assessment. The site plan may be reviewed by the Urban Forester for comment regarding the retention of significant trees.

During construction, periodic inspections by the building inspector, through the City of London Building Department, is required by the *Ontario Building Code Act*. Other periodic inspections may be completed by the Heritage Planner during construction to monitor implementation of the mitigating measures and design features proposed in this report.

The new building will be subject to the full force of the *Ontario Heritage Act* as it applies to the Blackfriars-Petersville Heritage Conservation District under the designating By-law L.S.P.-3437-179. Contravention of the Ontario Heritage Act is a Provincial offence. Illegal demolition in contravention of the Ontario Heritage Act is subject to a fine of up to \$1,000,000. Under Section 69.5.1 of the Ontario Heritage Act, in addition to any other penalties, the City of London or the Ministry of Tourism, Culture and Sport may restore an illegally demolished protected heritage resource as nearly as possible to its previous condition and may recover the cost of the restoration from the property owner.

9.0 SUMMARY

Distinctive Homes London Inc., the owner of the property at 88 Blackfriars Street, City of London, retained Thor Dingman (TD-BAS Inc) to prepare a Heritage Impact Assessment (HIA) for the subject property. The property is designated under Part V, Heritage Conservations Districts, of the *Ontario Heritage Act*. The property is listed on the City of London's Register of Cultural Heritage Resources under the designating by-law L.S.P.-3437-179, Blackfriars-Petersville Heritage Conservation District, designated on May 15, 2015.

The HIA has been requested by the City of London Heritage Planner in response to the owner's request to demolish the existing one-storey detached single unit dwelling. The existing building was built in approximately 1875. The architectural design is a vernacular variation of the Ontario Cottage. The house is representative of early settlement in the area and of the type of modest housing stock occupied by early labourers and tradesman that is characteristic of the District. The house at 88 Blackfriars Street has been identified in the HCD Plan as a Contributing Property within the District.

The surrounding Heritage Conservation District contains a residential area consisting of approximately 580 properties within 19 city blocks. The predominate building type is a smaller dwelling, typically either a 1 storey cottage or a 1-1/2 storey gabled house. Larger homes are also found scattered throughout the District. The dwellings are often set closely towards the narrow streets thereby creating a sense of enclosure that is characteristic of the district. The district has grown and evolved along the banks of the Thames River. Residents have benefited from the rich fertile soil but, they have suffered many catastrophic floods which have shaped building development patterns.

The Blackfriars-Petersville Heritage Conservation Plan & Guidelines were adopted along with the designating by-law. The Plan and Guidelines provide policies, procedures and guidance for the management of heritage resources in the District. The Plan also provides for the management of change within the District including demolition and design standards for new infill buildings.

To fully understand the potential impacts of the proposed building removal and redevelopment of the property, the HIA examined in greater detail the heritage character and attributes of the area and the connections it has to the broader context within the Heritage Conservation District boundaries. This analysis includes historical research and site analysis of the surrounding property, the viewshed along Blackfriars Street, and of the immediate neighbourhood surrounding 88 Blackfriars Street.

The heritage attributes of the building at 88 Blackfriars Street were listed, assessed and summarized in tabular format according to Regulation 9/06 to determine if the building had design or physical value, historic and associative value, or contextual value. The assessment of the heritage attributes confirmed that the 1875 Ontario Cottage at 88 Blackfriars Street has significant heritage value as classified in Figure 3 of the Blackfriars-Petersville District Plan & Guidelines, 2014.

However, in view of the structural engineer's assessment of the house, it is the finding of the Property Condition Assessment that the retention, repair and restoration, adaptive use or relocation of the building is untenable due to the advance deterioration of the structure due to long term neglect and abandonment. Therefore, it is the finding of this Heritage Impact Assessment that no heritage protections should prevent the removal of the existing structure at 88 Blackfriars Street and that a heritage permit should be issued for removal of the building.

Removal of a heritage resource and the construction of a new building may have potential negative impacts on the cultural heritage value of the HCD. To mitigate the negative impact of the proposed new building, recommendations for the design of new development was taken from the Blackfriars-Petersville HCD Plan & Guidelines and listed in tabular form in the HIA. Mitigating design measures were summarized and described and are incorporated into the proposed building design.

The proposed architectural designs have been attached to the HIA. The designs demonstrate the adoption of the recommended design guidelines provided in the Blackfriars-Petersville HCD Plan. In conclusion, the loss of the contributing heritage property at 88 Blackfriars Street results in a negative impact on the neighbourhood along Blackfriars Street and throughout its connection within the broader context of the HCD. Due to serious and irreversible structural deterioration the heritage resource cannot be retained. Mitigation of this loss is achieved through the effective incorporation of the HCD design guideline recommendations in the design of the new house.

End of Report

References

1. "Blackfriars-Petersville Heritage Conservation District Plan & Guidelines", by Golder Associates, IBI Group, Tausky Heritage Consultants, City of London, May 12, 2014
2. "Blackfriars-Petersville Heritage Conservation District Plan & Guidelines", by Golder Associates, IBI Group, Tausky Heritage Consultants, City of London, January, 2014
3. "The London Plan", by the City of London, Minister Approved December 28, 2016.
4. "Standards and Guidelines for the Conservation of Historic Places in Canada", 2nd ed., Her Majesty the Queen in Right of Canada, 2010.
5. "Heritage Resources in the Land Use Planning Process - Info Sheet #5, Heritage Impact Assessments and Conservation Plans", Ontario Ministry of Culture, Queen's Printer for Ontario, 2006.
6. Ivey Family London Room Photograph Collection, London Public Library
7. Google Street View, <https://instantstreetview.com>
8. HistoricBridges.org, web content
9. Canada Census
10. Western Libraries, University of western Ontario
11. London Room Collection London Public Library
12. The D.B. Weldon Library Map Library, Western Libraries



Curriculum Vitae

Thor Dingman - President

▪ FIRM HISTORY

Thor Dingman established his firm in 2003 and has since been in continuous practice working on a range of architectural design projects including custom residential, office, commercial, industrial and heritage conservation.



▪ PROFESSIONAL ASSOCIATIONS

A. Sc. T., OACETT

Ontario Association of Certified Engineering Technologists and Technicians

Building Specialist, CAHP

Canadian Association of Professional Heritage Consultants

Conservation Consultant, ACO

Preservation Works Program,
Architectural Conservancy of Ontario

LEED AP Green Building Council of Canada accredited professional

▪ PROFESSIONAL REGISTRATION

OBC Firm BCIN #26998

Building Code Identification Number

OBC Designer BCIN #21537

Small Buildings
Large Buildings
Building Services
Building Structural
Plumbing All Buildings

▪ PROFESSIONAL INSURANCE

\$1,000,000 E&O Insurance,
Encon, Certificate Number 199

▪ GENERAL LIABILITY

\$2,000,000 Commercial General Liability per occurrence. \$3,000,000 General Aggregate.

▪ EDUCATION

B. Arch. Sc. (design)
Ryerson University, Toronto 1989

Heritage Planning Certificate
University of Waterloo, Waterloo 2003

Historic Conservation Certificate
University of Waterloo, Waterloo 2003

▪ FORMER EMPLOYERS

1992-2003
Senior Designer, Marklevitz Architect
Stratford, Ontario

1989-1991
Architectural Scientist
Otto & Bryden Architects
Ottawa, Ontario

▪ EXPERIENCE

With 19 years professional design experience Thor Dingman has worked on a wide range of projects for a variety of clients;

Huron Perth Healthcare Alliance

Scotiabank

City of Stratford

Municipality of Huron East

Perth County Historical Foundation

Town of Saugeen Shores

W & H Smith Construction

Stratford Subaru

CBRE Property Management

Quadro Communications



BLACKFRIARS-PETERSVILLE HERITAGE CONSERVATION DISTRICT PLAN

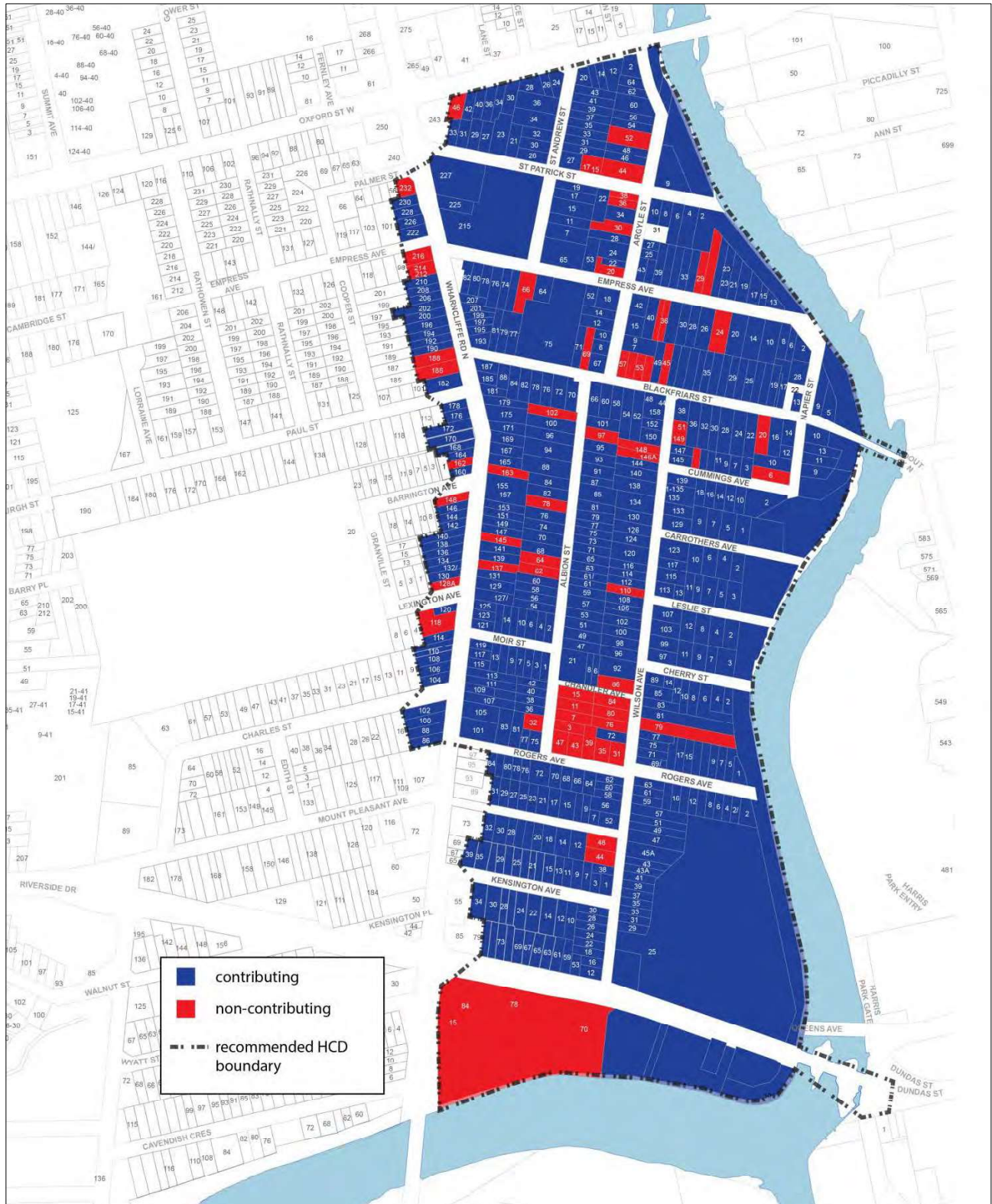


Figure 3: Contributing and non-contributing properties within the Blackfriars-Petersville Heritage Conservation District.

Register of Cultural Heritage Resources

Row	Street Name	Address	Year Built	Architectural Style	Individual Designating By-law	Interior Attributes	Plaque	Heritage Conservation District	Designating By-Law	Rating	Property Name or Comment	Cultural Heritage Status	Alternate Addresses on the Property	Force and Effect Date
290	Blackfriars Street	10 Blackfriars St	1920					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
291	Blackfriars Street	13 Blackfriars St	2015					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
292	Blackfriars Street	15 Blackfriars St	1915					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
293	Blackfriars Street	16 Blackfriars St	1900					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
294	Blackfriars Street	17 Blackfriars St	1915					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
295	Blackfriars Street	19 Blackfriars St	1885	Ontario Farmhouse				B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
296	Blackfriars Street	20 Blackfriars St	1890					B/P	L.S.P.-3437-179	N/Con		Part V Designated		May 15, 2015
297	Blackfriars Street	21 Blackfriars St	1923					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
298	Blackfriars Street	22 Blackfriars St	1900					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
299	Blackfriars Street	23 Blackfriars St	1923					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
300	Blackfriars Street	24 Blackfriars St	c1870	Ontario Cottage				B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
301	Blackfriars Street	25 Blackfriars St	1905					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
302	Blackfriars Street	27 Blackfriars St	1890					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
303	Blackfriars Street	28 Blackfriars St	1890					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
304	Blackfriars Street	29 Blackfriars St	1890					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
305	Blackfriars Street	30 Blackfriars St	1885					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
306	Blackfriars Street	31 Blackfriars St	1895					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
307	Blackfriars Street	32 Blackfriars St	1890					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
308	Blackfriars Street	33 Blackfriars St	1885					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
309	Blackfriars Street	35 Blackfriars St	1885					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
310	Blackfriars Street	36 Blackfriars St	1880					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
311	Blackfriars Street	37 Blackfriars St	1890					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
312	Blackfriars Street	38 Blackfriars St	1949					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
313	Blackfriars Street	39 Blackfriars St	1890					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
314	Blackfriars Street	41 Blackfriars St	1910					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
315	Blackfriars Street	43 Blackfriars St	1885					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
316	Blackfriars Street	44-48 Blackfriars St	c1877	Italianate				B/P	L.S.P.-3437-179	Con	Blackfriars Bistro	Part V Designated	44 Blackfriars St 46 Blackfriars St 48 Blackfriars St 48/ Blackfriars St 158 Wilson Ave 160 Wilson Ave	May 15, 2015
317	Blackfriars Street	45 Blackfriars St	1890					B/P	L.S.P.-3437-179	N/Con		Part V Designated		May 15, 2015
318	Blackfriars Street	49 Blackfriars St	1900					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
319	Blackfriars Street	51 Blackfriars St	1969					B/P	L.S.P.-3437-179	N/Con		Part V Designated		May 15, 2015
320	Blackfriars Street	52 Blackfriars St	1880					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
321	Blackfriars Street	53 Blackfriars St	1969					B/P	L.S.P.-3437-179	N/Con		Part V Designated		May 15, 2015
322	Blackfriars Street	54 Blackfriars St	1915					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
323	Blackfriars Street	55 Blackfriars St	1969					B/P	L.S.P.-3437-179	N/Con		Part V Designated		May 15, 2015
324	Blackfriars Street	57 Blackfriars St	1969					B/P	L.S.P.-3437-179	N/Con		Part V Designated		May 15, 2015
325	Blackfriars Street	58 Blackfriars St	1870					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
326	Blackfriars Street	60 Blackfriars St	1890					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
327	Blackfriars Street	66 Blackfriars St	c1870	Ontario Cottage				B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
328	Blackfriars Street	67 Blackfriars St	1950					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
329	Blackfriars Street	69 Blackfriars St	1973					B/P	L.S.P.-3437-179	N/Con		Part V Designated	69 Blackfriars St 69B Blackfriars St	May 15, 2015
330	Blackfriars Street	70 Blackfriars St	1988					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
331	Blackfriars Street	71 Blackfriars St	1911					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
332	Blackfriars Street	72 Blackfriars St	1880	Ontario Cottage				B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
333	Blackfriars Street	75 Blackfriars St						B/P	L.S.P.-3437-179	Con	Empress United Church	Part V Designated		May 15, 2015
334	Blackfriars Street	76 Blackfriars St	1949					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
335	Blackfriars Street	77 Blackfriars St	1947					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
336	Blackfriars Street	78 Blackfriars St	1900					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
337	Blackfriars Street	79 Blackfriars St	1899					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
338	Blackfriars Street	81 Blackfriars St	1927					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
339	Blackfriars Street	82 Blackfriars St	1900					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
340	Blackfriars Street	84 Blackfriars St	1915					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015
341	Blackfriars Street	88 Blackfriars St	1875					B/P	L.S.P.-3437-179	Con		Part V Designated		May 15, 2015



**STRIK
BALDINELLI
MONIZ**
CIVIL • STRUCTURAL ENGINEERS

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370 University Ave E, Unit 203a
Waterloo, Ontario, N2K 3N2
P: 519 725 8093

www.sbmltd.ca

sbm@sbmltd.ca

SBM-16-1599
19 August 2016

Covington Group
Attn: Adrian

88 Blackfriars
London, Ontario

Adrian;

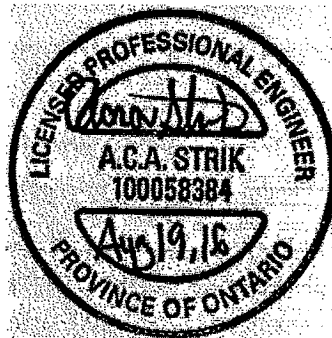
This letter is to confirm that we visited the above referenced site on the afternoon of August 15, 2017, as per your request, in order to review the condition of the existing house on the property.

It is our understanding that this property has not been inhabited for a large number of years (10 years plus) and during this period there has been no heat or overall maintenance done to the building. The house was a small bungalow duplex constructed of conventional wood lumber on a block foundation. The foundation is a shallow non accessible crawl space.

Our site inspection consisted of a walkthrough of both units. The larger front unit was fully drywalled at the time of our inspection. It was very evident during the walkthrough that the floor framing was not structurally sound. The floors were very spongy, rotted out and failing. The main floor framing is not suitable for use and the unit should not be occupied by anyone for safety reasons. The back unit was in extreme disrepair. The existing roof in this area has been leaking for an extensive period of time and is rotted out and appears to be close to complete failure. There was also large amounts of visible mold and is in our opinion an environmental hazard (see Pictures 1 and 2 below).

As this house has not been heated for an extensive period of time the foundations have not been protected against numerous freeze-thaw cycles. As such we feel that the foundations are no longer structurally sound and should not be used for any future buildings.

We trust this report meets your satisfaction, if you need further clarification please do not hesitate to contact us.



Regards,
Strik Baldinelli Moniz Ltd.

Aaron Strik

Aaron Strik, P.Eng
Principal





300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

London
CANADA

August 23, 2018

DISTINCTIVE HOMES LONDON LTD.
420 YORK ST,
LONDON ON N6B 1R1

Dear Sir/Madam,

Re: Multi-Agency Vacant Building Initiative – 88 Blackfriars St, London ON

The City of London's Fire Prevention Office and/or Municipal Law Enforcement Services have identified your property at the above-noted address as a property of interest, as it is currently vacant and may present risks to individuals in the neighbourhood and the municipality. Vacant buildings when left unchecked and unmaintained may lead to trespass issues, which in turn increases the risk of unnecessary fires and illegal activities resulting in unnecessary and heightened risks to firefighters and emergency personnel. Furthermore, buildings in poor condition or disrepair can also adversely affect the neighbourhood through lower property values.

A multi-agency team (Fire Prevention, Municipal Law Enforcement, and Police) has been established to proactively inspect the condition of vacant buildings throughout the City and determine compliance with the *Vacant Building By-law A-35* (attached). The inspection results may lead to Orders and/or fees under applicable legislation including the *Vacant Building By-law*. Unsecured doors/windows on all levels of the structure will be immediately boarded by the City at the expense of the property owner. Vacant buildings will be visually inspected on a recurring basis going forward, noting that future violations to the Fire Code and/or By-law may result in additional costs for which the property owner will be responsible. Depending on observations made during the inspection, including an assessment of the building, the City may issue Orders, which may result in the City undertaking a building demolition at the full cost of the property owner.

For the purpose of health and safety and community aesthetics, it is important that vacant buildings comply with City by-laws and provincial legislation. You may wish to consider demolishing the subject vacant building(s) to reduce risks to yourself as the property owner and surrounding properties. Please visit the City of London website at <https://www.london.ca/business/Permit-Licences/Building-Permits/Pages/Demolition-Permits.aspx> for the process of obtaining a demolition permit.

Please contact me if you have any questions or concerns.

Regards,

Orest Katolyk, MLEO (C), RRP

Chief Municipal Law Enforcement Officer

Licensing & Municipal Law Enforcement Services – Development & Compliance Services

519.661.2500 ext 4969



300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

London
CANADA

REGISTERED MAIL

April 2, 2019

File No. PV 19-012594

Distinctive Homes London Ltd
420 York St
LONDON ON N6B 1R1

Municipal Address: 88 Blackfriars St

As an owner or occupant including a person having an interest in the above-noted property, I hereby enclose an Order pursuant to Subsection 15.2(2) of the Ontario Building Code Act, S.O. 1992, c.23.

Please be advised that under City of London Inspection By-law No. A-30 and the Fees & Charges By-law A-53, an inspection fee will be charged at the rate of \$110.00 per hour (minimum charge: \$110.00) for any inspection conducted following the compliance date, where any of the deficiencies listed in the schedule(s) of the Property Standards Order have not been corrected. Failure to pay for any inspection costs will result in the costs being added to the property tax roll.

Failure to comply with an Order may result in enforcement actions being taken.

If you require any information concerning this matter, please contact the undersigned at this office.

Yours truly,

Pam Hastie
Building Inspector / Property Standards Officer

PH:sb
Attach.

cc: BF – August 2, 2019

Y:\Shared\building\PropStnd.Section\Orders\2019\Hastie\blackfriars88.PS Order Ltr.doc

The Corporation of the City of London
Development & Compliance Services, Room 706
Property Standards Section
Direct: 519-854-0993
phastie@london.ca www.london.ca

THE CORPORATION OF THE CITY OF LONDON

ORDER

Issued Pursuant to Subsection 15.2(2) of the Ontario Building Code Act, S.O.1992, c.23

ORDER NUMBER: PV 19-012594
DATE ISSUED: April 2, 2019
ISSUED TO: Distinctive Homes London Ltd
420 York St
LONDON ON N6B 1R1
MUNICIPAL ADDRESS: 88 Blackfriars St., London ON
LEGAL DESCRIPTION: PLAN 111 PT LOTS 19-20

BE ADVISED that on **March 12, 2019**, an inspection of the above-noted property revealed the property does not conform to the standards prescribed in The City of London Property Standards By-Law CP-16.

The particulars of the repairs to be made are set out in the "Schedule of Repairs to be Made", attached hereto, and forming part of this **ORDER**.

You are Hereby Ordered to carry out the repairs as set out in the "Schedule of Repairs to be Made" or the site is to be cleared of all buildings, structures, debris or refuse. This **ORDER** shall be complied with and the property brought into conformance with the standards prescribed in the Property Standards By-law on or before **August 2, 2019**.

Where it has been determined that the repairs or clearance as set out in this Order have not been carried out in accordance with this **ORDER** as confirmed or modified, in addition to any possible court action, The Corporation of the City of London may carry out the repairs or clearance at the owner's expense. The Corporation of the City of London shall have a lien on the land for the amount spent on the repairs or clearance and the amount shall have priority lien status as described in section 1 of the *Municipal Act, 2001*. The amount may be added to the tax roll of the property.

You are Hereby Advised that if you are not satisfied with the terms or conditions of this **ORDER**, **you may appeal** by sending a notice of appeal by registered mail to the Secretary of the Property Standards Committee, c/o Development & Compliance Services, City Hall, P.O. Box 5035, London, Ontario, N6A 4L9. **Appeal fee for property standards notice is \$150.00.**

TAKE NOTICE that the final day giving notice of appeal from this **ORDER** shall be **August 2, 2019**.

In the event that no appeal is received within the above prescribed period, the **ORDER** shall be deemed to be confirmed and shall be final and binding. You are expected to comply with the terms and conditions of this **ORDER** to avoid any possible enforcement actions being taken.

Where a permit is required to carry out a repair required to comply with this Order, it is the responsibility of the owner to obtain any such permit.

Failure to comply with this ORDER may result in enforcement action being taken.

DATED AT LONDON, ONTARIO, this 2nd day of April, 2019.


PAM HASTIE
PROPERTY STANDARDS OFFICER

"SCHEDULE OF REPAIRS TO BE MADE"

Municipal Address **88 Blackfriars St** File No. PV 19-012594

Date of Inspection March 12, 2019

Owner Distinctive Homes London Ltd
420 York St
LONDON ON N6B 1R1

1) **Non-conformance:** The interior finishes of all walls, ceilings and floors (including insulation) have been removed. The heating system no longer exists. All plumbing and drainage systems have been removed. Electrical system have been removed.

By-law Section: **4.8.2 – Dwelling – Use – Human Habitation**

Repair to be Made: A building permit must be obtained to repair the interior to return its condition to be suitable for human habitation; by way of installing new plumbing, heating system, insulation, enclosed sanitary facilities, interior finishes.

2) **Non-conformance:** Per the provided Engineers report from Strik Baldinelli Moniz (report # SBM-16-1599) dated August 19, 2016: the floor framing was identified to not be structurally sound. The floors were noted to be very spongy, rotted out and failing. The main floor framing was identified as not suitable for use and the unit should not be occupied.

By-law Section: **4.5.1 / 4.5.2 – Maintenance of Floors**

Repair to be Made: A building permit must be obtained to repair or replace the floor framing.

3) **Non-conformance:** Per the provided Engineers report from Strik Baldinelli Moniz (report # SBM-16-1599) dated August 19, 2016: the foundations have not been protected against numerous freeze-thaw cycles which the Engineer indicates that the foundations are no longer structurally sound and should not be used for any future buildings.

By-law Section: **4.2.1 / 4.2.2 – Maintenance of Foundations**

Repair to be Made: A building permit must be obtained to repair or replace the foundations.

4) **Non-conformance:** Per the provided Engineers report from DC Buck Engineering (project #646018) dated March 8, 2019: The rear portion of the building has no roof and there are multiple holes in the roof of the front portion of the building.

By-law Section: **4.4.1 – Roofs & Roof Structure**
2.8 (4) – Vacant Building on heritage property

Repair to be Made: Every roof and roof structure is to be maintained.
A Heritage property building the exterior is to be maintained to prevent moisture penetration and damage from the elements.
A) Repair the holes in the roof on the front portion of the building.
B) Obtain a building permit to reconstruct the roof over the rear section of the building. OR Obtain a building permit to remove the rear portion of the building that has been damaged from exposure to the elements.

"SCHEDULE OF REPAIRS TO BE MADE – PAGE 2"

Municipal Address **88 Blackfriars St** File No. PV 19-012594

Date of Inspection March 12, 2019

Owner Distinctive Homes London Ltd
420 York St
LONDON ON N6B 1R1

5) **Non-conformance:** The one storey vacant building, which is located on a Part V designated heritage property, has not been maintained in accordance with the requirements of this By-Law.

By-law Section: **2.8- Vacant Buildings On Designated Heritage Properties**

Repair to be Made: That the building be maintained in accordance with the following noted requirements.

A) In order to minimize the potential of deterioration of a building, where the exterior doors, windows or other openings are missing, broken, improperly fitted, unsecure or in disrepair, or where the property remains vacant for a period of 30 days or more, the property shall be boarded in compliance with the following requirements:

(i) all boards used in the boarding shall be installed from the exterior and shall be properly fitted in a watertight manner to fit within the side jambs, head jamb and the exterior bottom sill of the door or window so that any exterior trim remains uncovered and undamaged by the boarding;

(ii) all boards should be at least 12.7mm (0.5 in.) weatherproofed sheet plywood secured with nails or screws at least 50 millimetres (2 inches) in length and be installed at appropriate intervals on centre;

(iii) all boards shall be painted or otherwise treated so that the colour blends with the exterior of the building or structure.

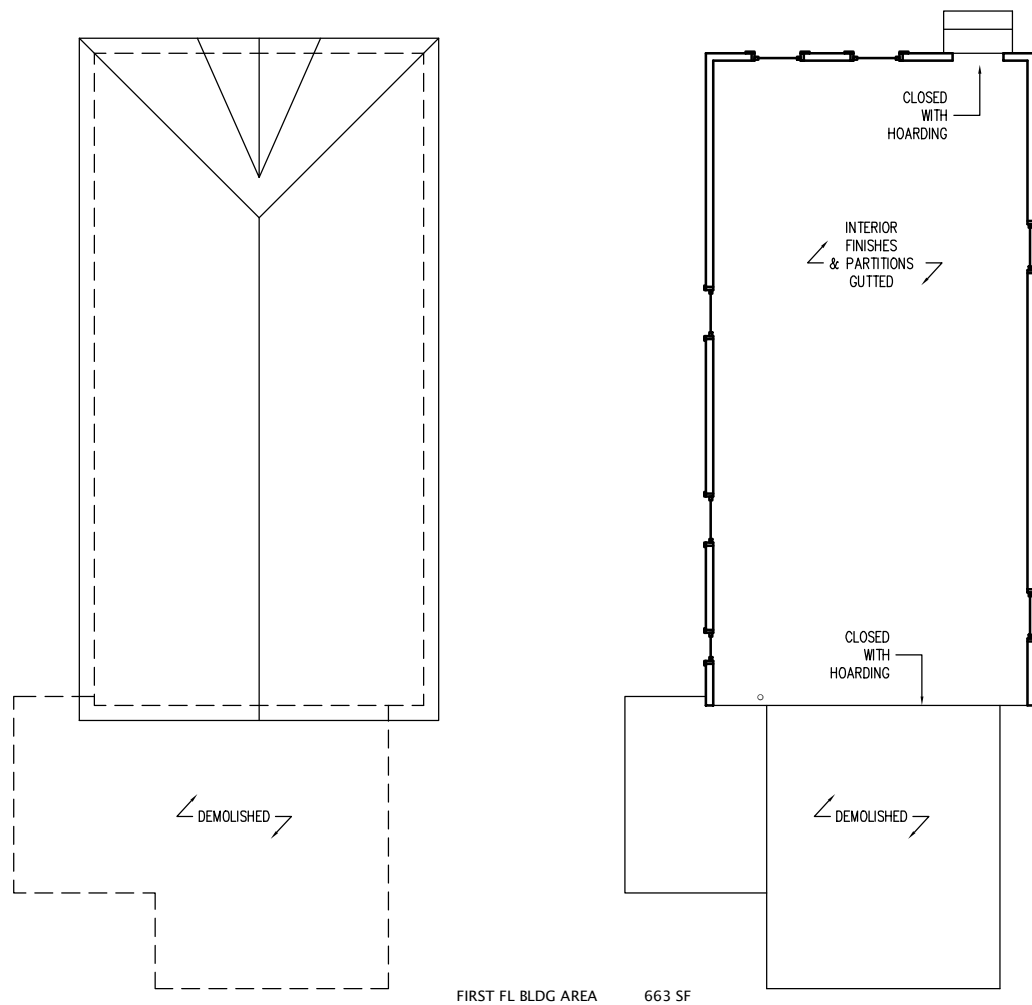
B) The exterior of the building shall be maintained to prevent moisture penetration and damage from the elements.

C) All appropriate utilities serving the building are connected so as to provide, maintain and monitor proper heating and ventilation to prevent damage caused to the building by fluctuating temperatures and humidity.

For properties with Heritage designation, or that fall within a designated Heritage area, Section 2.7 of By-law CP-16 will apply and a Heritage alteration permit may be required. Please contact a Heritage Planner at 519-661-4980 for more information.

No order made under section 15.2 of the Building Code Act in respect of a Part IV heritage property or a Part V heritage property shall state that the site is to be cleared of all buildings or structures and left in a graded and levelled condition. That part of an order in respect of a Part IV heritage property or a Part V heritage property that states that a site is to be cleared of all buildings or structures and left in a graded and levelled condition is of no force or effect.

April 2, 2019
PH:sb



ROOF PLAN

SCALE: 3/32" = 1'-0"

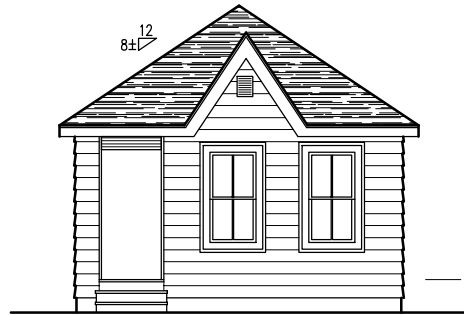
FIRST FLOOR

SCALE: 3/32" = 1'-0"

OCT 18, 2019

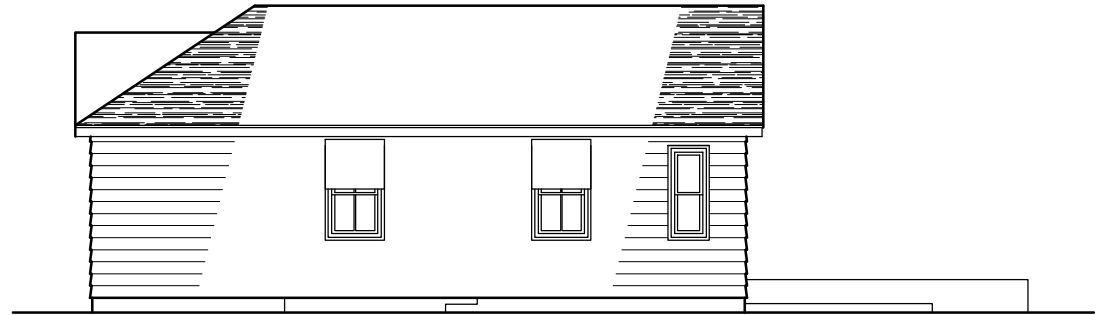
SCALE 3/32" = 1'-0"





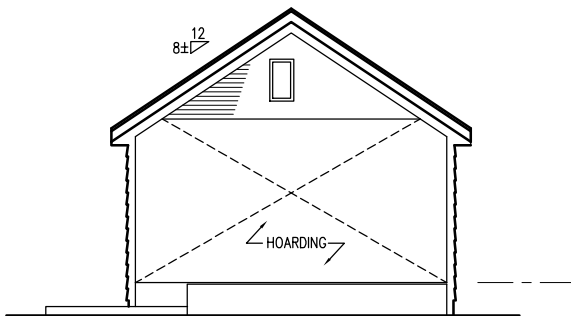
NORTH ELEVATION

SCALE: 3/32" = 1'-0"



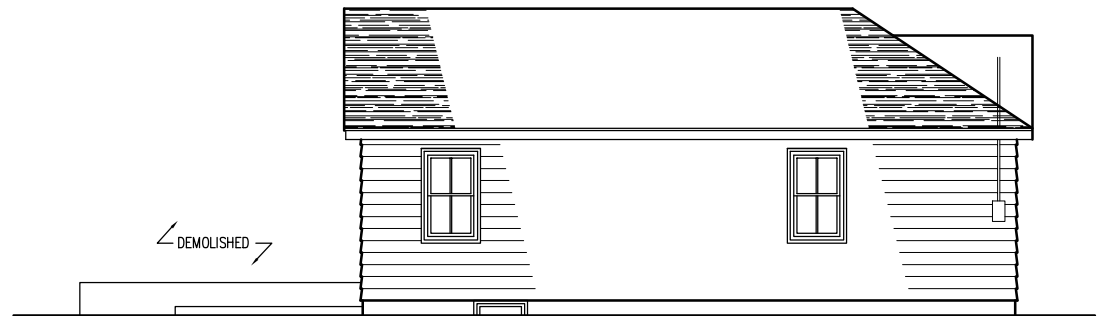
WEST ELEVATION

SCALE: 3/32" = 1'-0"



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



EAST ELEVATION

SCALE: 3/32" = 1'-0"

OCT 18, 2019

SCALE 3/32" = 1'-0"

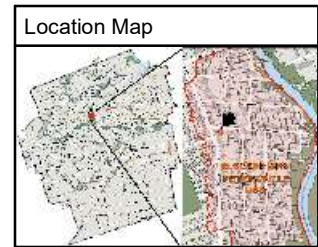
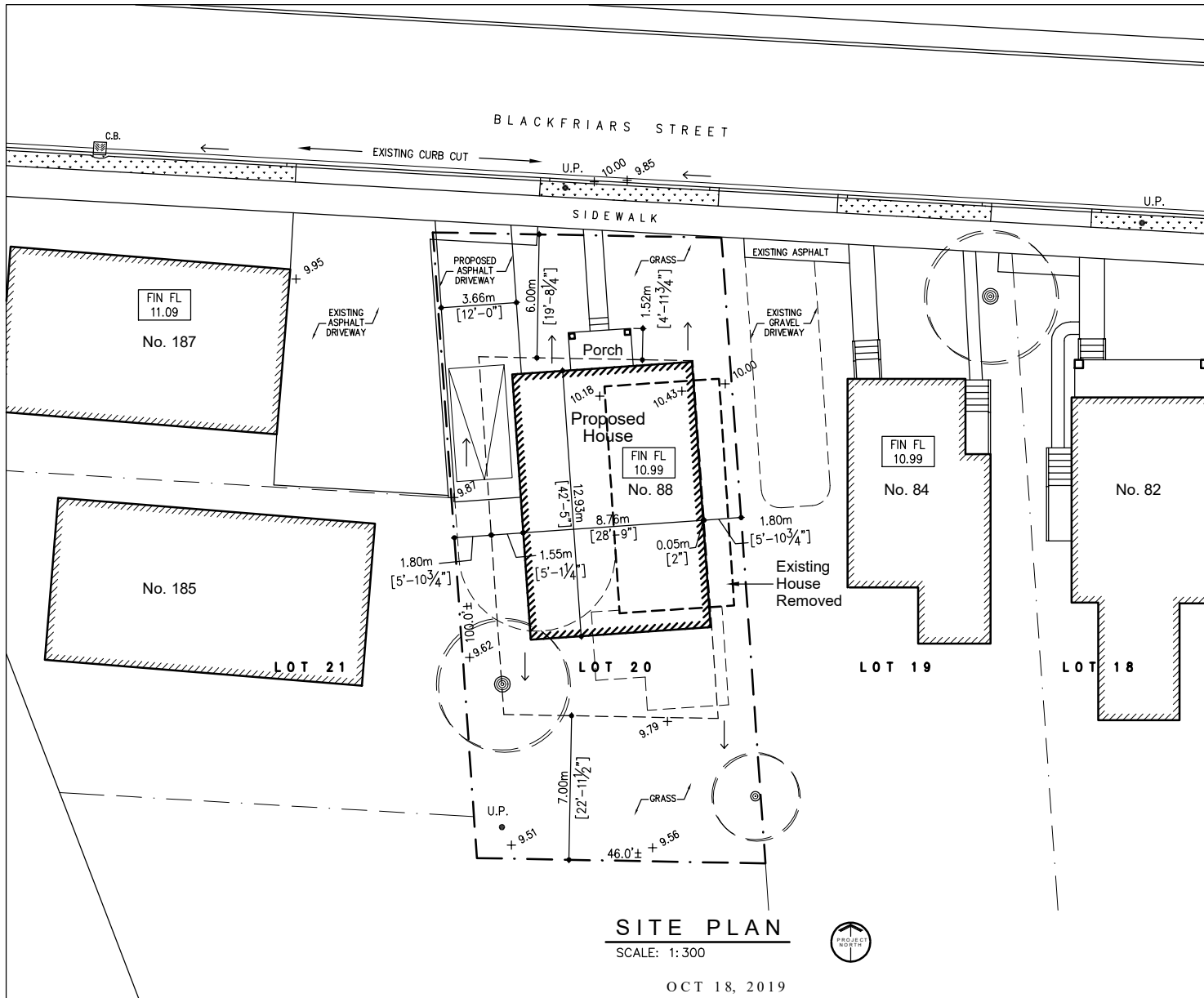


OCT 18, 2019

LONDON, ONTARIO

88 BLACKFRIARS ST.

FACADE STUDY








Legal Description
PART OF LOTS 19 AND 20
PLAN 111 (M) AS IN 784330 LONDON
IN THE CITY OF LONDON

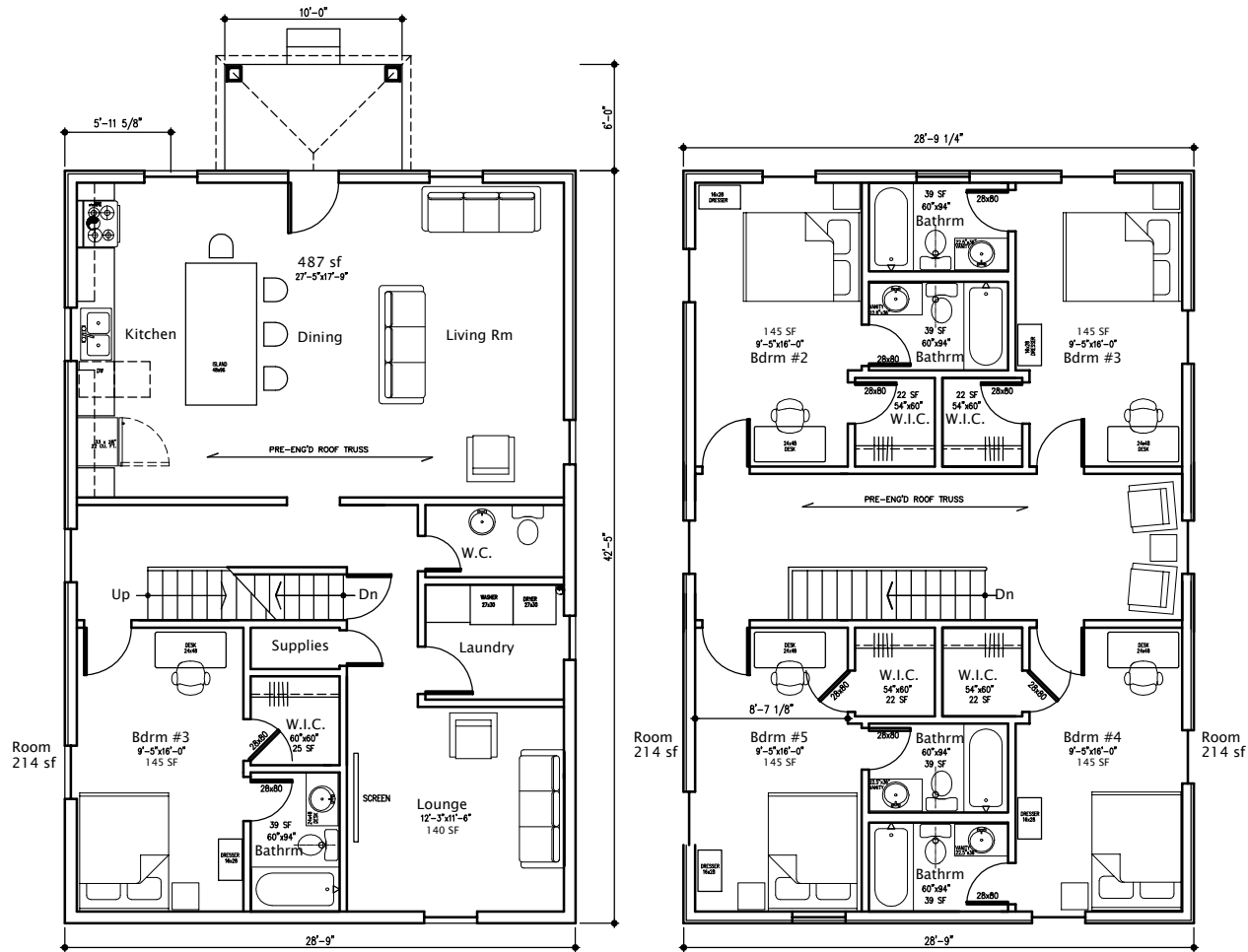
Site Data

ZONING: R2-2(19)

	PROPOSED	BY-LAW
LOT AREA	425.6m ²	360.0m ²
LOT FRONTAGE	14.0m	9.0m
MAX COVERAGE 45%	113.3m ²	191.5m ²
FRONT YARD (SECONDARY COLLECTOR)	---	6.0m
INTER SIDE YARD (2 STOREY)	---	1.8m
REAR YARD	---	7.0m
MIN LANDSCAPE 30%	265m ²	142.8m ²
PARKING SPACE	1 SP	2.7x5.5m

- Site Plan Legend**
-  EXISTING ELEVATION
 -  PROPOSED ELEVATION
 -  PROPOSED DRAINAGE DIRECTION
 -  PROPOSED SWALE
 -  EXISTING DRAINAGE DIRECTION
 - CB - DENOTES CATCH BASIN
 - LP - DENOTES LAMP POLE
 - FH - FIRE HYDRANT
 - DS - DOWN SPOUT
 - JB - JUNCTION BOX
 - HP - HYDRO POLE

- Drawing List**
- A1 SITE PLAN
 - A2 FIRST + SECOND FL PLAN
 - A3 NORTH ELEVATION
 - A4 EAST ELEVATION
 - A5 NORTH ELEVATION
 - A6 EAST ELEVATION
 - A7 STREETSCAPE STUDY



FIRST FLOOR

FIRST FL BLDG AREA 1220
 SECOND FL BLDG AREA 1220
 TOTAL 2440 sf

SECOND FLOOR

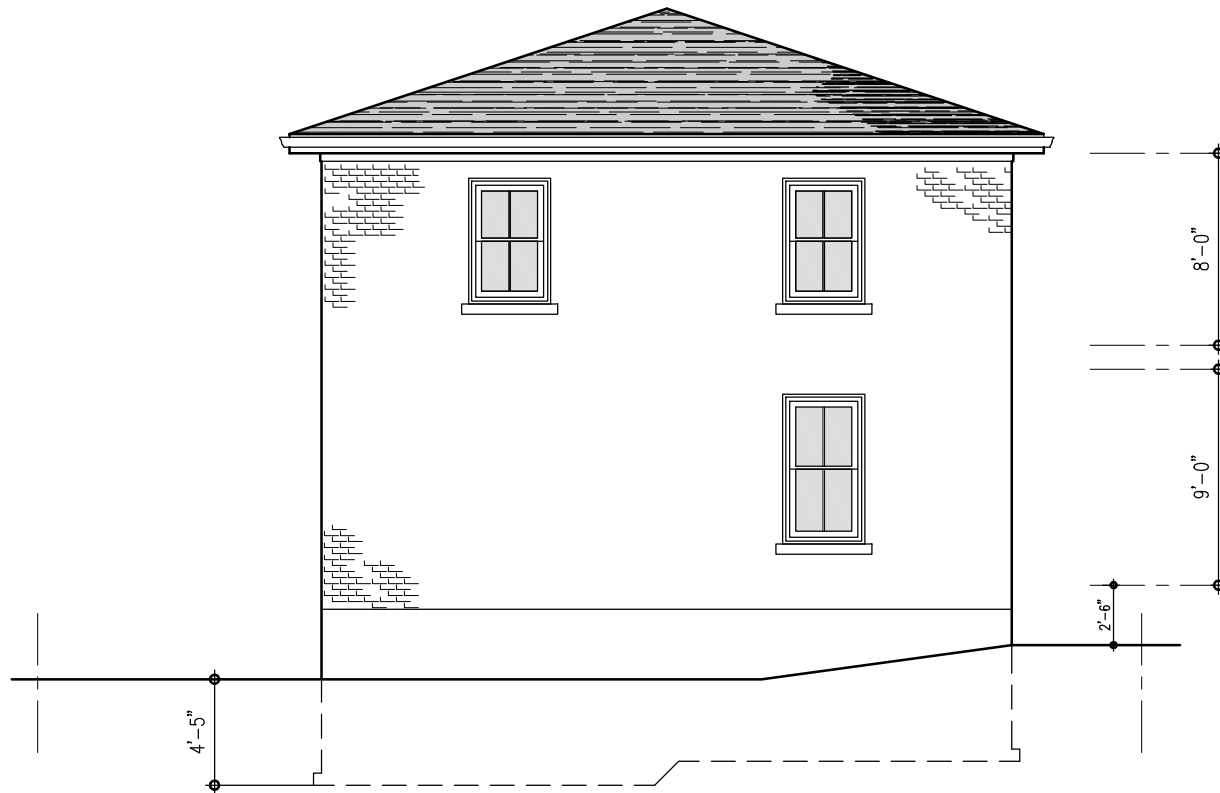


OCT 18, 2019

SCALE 3/32" = 1'-0"



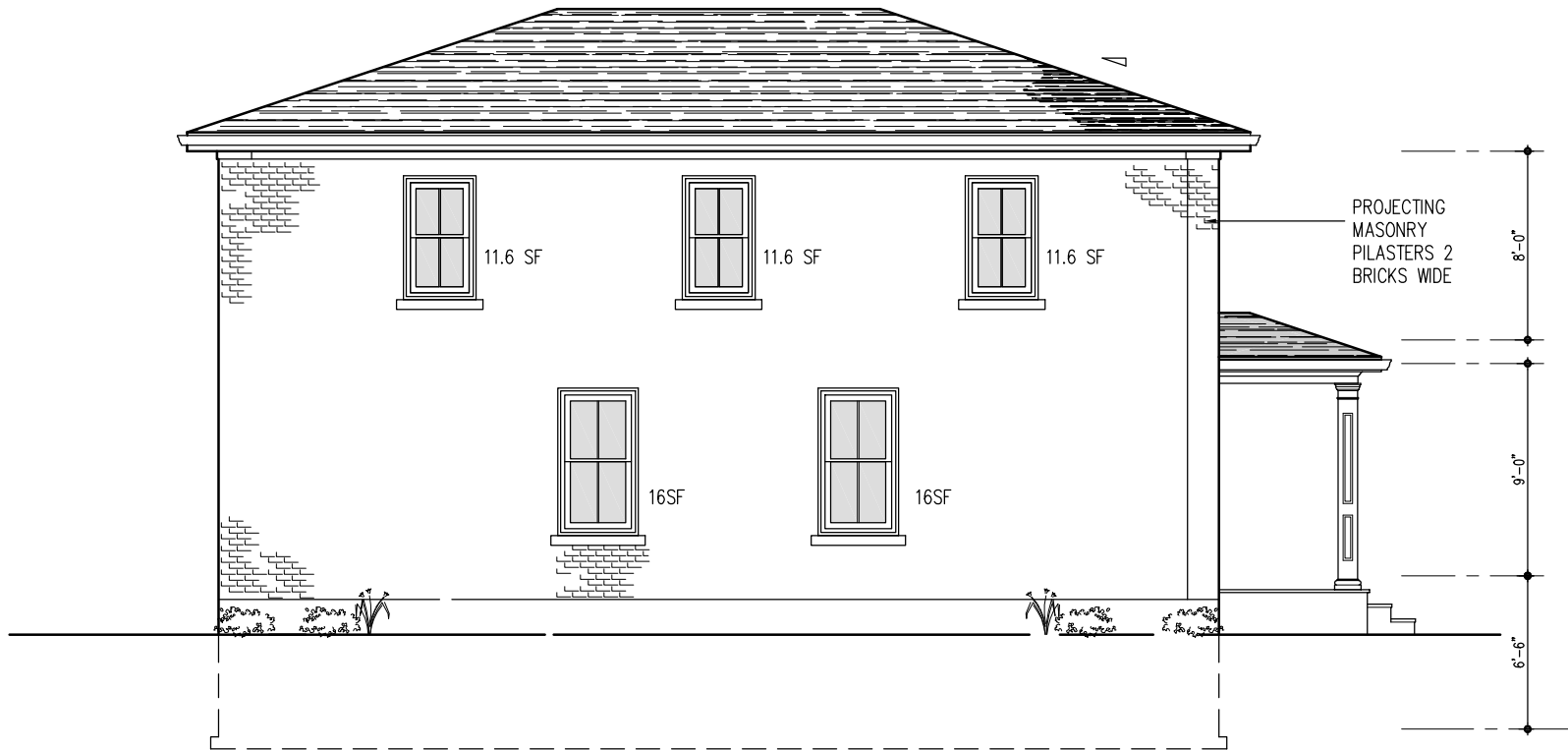




SOUTH ELEVATION

OCT 18, 2019

SCALE 1/8" = 1'-0"



WEST ELEVATION

EXPOSING BUILDING FACE	870 SF
LIMITING DISTANCE	5'-10"
MAX UNPRO OPEN'G	8% = 69.6 SF
OPEN'G PROVIDED	66.8 SF

OCT 18, 2019

SCALE 1/8" = 1'-0"



OCT 18, 2019

APPENDIX F: Ownership & Occupants

Ownership & Occupancy		
1876	Middlesex Land Registry Microfiche	From Ellen Bryan to Eliz. Drummond first entry in land registry documents of Duncan Campbell's Survey
1886	Middlesex Land Registry Microfiche	From Eliz. Drummond to James Blair (Trustee) mortgagor to mortgagee
1891	Middlesex Land Registry Microfiche	From James Blair to William Nicholls transfer of deed
1896	Foster's London Directory	Blackfriars Street does not appear in the directories found in previous years
1898	Vernon's London Directory	William May (tenant)
1900	Vernon's London Directory	William J Brown (tenant)
1901	Vernon's London Directory	Edward J Dean (tenant)
1909	Vernon's London Directory	J H Petfield (tenant)
1915	Vernon's London Directory	J H Petfield (tenant)
1916	Vernon's London Directory	J H Petfield (tenant)
1921	Census Canada	John Petfield (painter, 47) & Anna Petfield (54) (tenant)
1922	Vernon's London Directory	J H Petfield (tenant)
1931	Middlesex Land Registry Microfiche	Grant from Nicholls to John H & Annie Petfield, \$1800 consideration
1943	Middlesex Land Registry Microfiche	Deed from Petfield to C.W. Nicholls, H. Skinner
1962	Middlesex Land Registry Microfiche	Grant from Ernest O. Boug, Exor. of John H. Petfield to Thomas H Gerry.

NO. OF INSTRUMENT	INSTRUMENT	DATED	REGISTERED	GRANTOR	GRANTEE	QUANTITY	CONSIDERATION	REMARKS
79	Blanc III			Duncan Campbell Survey				
63	Deed	July 11, 1875	1875	Duncan Campbell	James Gordon Survey Book Page 114			1875 July 11 1875
64	Exchange	July 14, 1875	1875	John Simpson	John Simpson			1875 July 14 1875
65	Exchange	July 14, 1875	1875	John Simpson	John Simpson			1875 July 14 1875
66	Exchange	July 14, 1875	1875	John Simpson	John Simpson			1875 July 14 1875
67	Exchange	July 14, 1875	1875	John Simpson	John Simpson			1875 July 14 1875
68	Exchange	July 14, 1875	1875	John Simpson	John Simpson			1875 July 14 1875
69	Exchange	July 14, 1875	1875	John Simpson	John Simpson			1875 July 14 1875
70	Exchange	July 14, 1875	1875	John Simpson	John Simpson			1875 July 14 1875
71	Exchange	July 14, 1875	1875	John Simpson	John Simpson			1875 July 14 1875
72	Exchange	July 14, 1875	1875	John Simpson	John Simpson			1875 July 14 1875
73	Exchange	July 14, 1875	1875	John Simpson	John Simpson			1875 July 14 1875
74	Exchange	July 14, 1875	1875	John Simpson	John Simpson			1875 July 14 1875
75	Exchange	July 14, 1875	1875	John Simpson	John Simpson			1875 July 14 1875
76	Exchange	July 14, 1875	1875	John Simpson	John Simpson			1875 July 14 1875
77	Exchange	July 14, 1875	1875	John Simpson	John Simpson			1875 July 14 1875
78	Exchange	July 14, 1875	1875	John Simpson	John Simpson			1875 July 14 1875
79	Exchange	July 14, 1875	1875	John Simpson	John Simpson			1875 July 14 1875
80	Exchange	July 14, 1875	1875	John Simpson	John Simpson			1875 July 14 1875
81	Exchange	July 14, 1875	1875	John Simpson	John Simpson			1875 July 14 1875
82	Exchange	July 14, 1875	1875	John Simpson	John Simpson			1875 July 14 1875
83	Exchange	July 14, 1875	1875	John Simpson	John Simpson			1875 July 14 1875
84	Exchange	July 14, 1875	1875	John Simpson	John Simpson			1875 July 14 1875
85	Exchange	July 14, 1875	1875	John Simpson	John Simpson			1875 July 14 1875
86	Exchange	July 14, 1875	1875	John Simpson	John Simpson			1875 July 14 1875
87	Exchange	July 14, 1875	1875	John Simpson	John Simpson			1875 July 14 1875
88	Exchange	July 14, 1875	1875	John Simpson	John Simpson			1875 July 14 1875

Middlesex Land Registry Microfiche, Lot 20, Starting 1876

INSTRUMENT #	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE
1	Grant	31 July 1969	27 Aug 1969	Bruce L. Green and Patricia his wife	Jan Poneta
2	Mtgs	31 July 1969	27 Aug 1969	Jan Poneta	Canada Permanent Mortgage Corp.
3	Mtgs	-	28 Aug 1969	Jan Poneta	Canada Permanent Mortgage Corp.
4	Mtgs	4 Sept 1969	11 Sept 1969	St. Lawrence Land Co. Ltd.	Patricia
5	Mtgs	16 March 71	16 March 1971	Jan Poneta	Niagara Realty
6	Mtgs	24 July 72	1 Aug 72	Jan Poneta	Canada Permanent Mortgage Corp.
7	D of M	11 Aug 1972	16 Aug 1972	Niagara Realty Limited	Jan Poneta
8	D of M	24 Aug 72	29 Aug 72	Canada Permanent Mortgage Corp.	Jan Poneta
9	Grant	25 June 1973	29 June 1973	Jan Poneta	Helen Bentley
10	Mtgs	2 Apr 1975	7 Apr 1975	Helen Bentley & Diane Wilson	Canada Permanent Mortgage Corp.
11	D of M	21 May 1975	10 June 1975	Canada Permanent Mortgage Corporation	Helen Bentley
12	Grant	22 Aug 1978	25 Aug 1978	Helen Bentley & Diane Wilson	New-Kal Holdings Ltd.
13	Mtgs	14 Aug 1978	25 Aug 1978	New-Kal Holdings Ltd., Wilson et al	Canada Permanent Mortgage Corp.
14	Mtgs	22 Aug 1978	25 Aug 1978	New-Kal Holdings Ltd.	Diane P. Wilson
15	D of M	1 Sept 1978	1 Sept 1978	Canada Permanent Mortgage Corporation	Helen Bentley
16	D of M	29 Dec 1978	3 Jan 1979	Diane P. Wilson	New-Kal Holdings Ltd.
17	Mtgs	26 Feb 1982	28 Feb 1982	New-Kal Holdings Ltd.	Helen Bentley

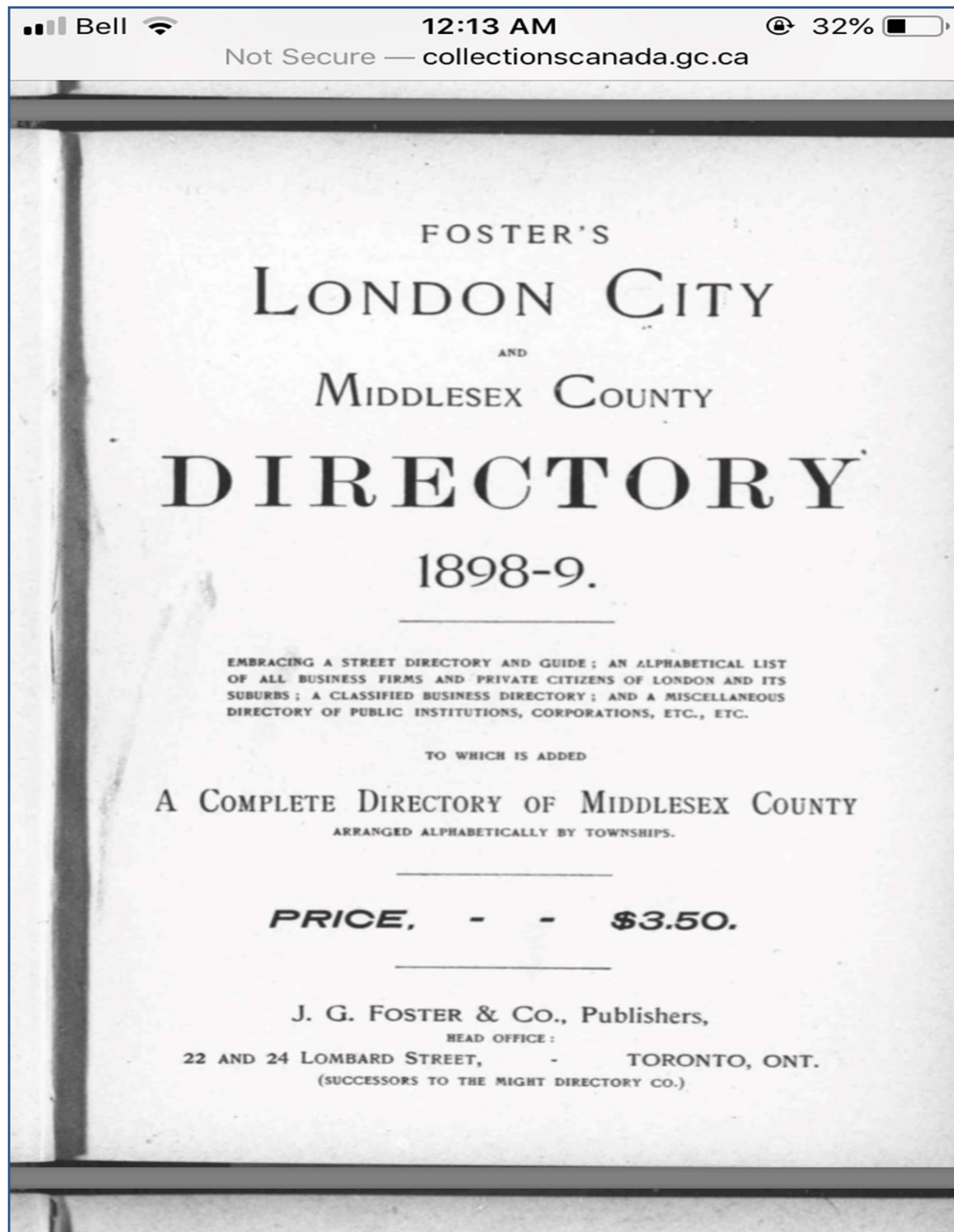
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Middlesex Land Registry Microfiche

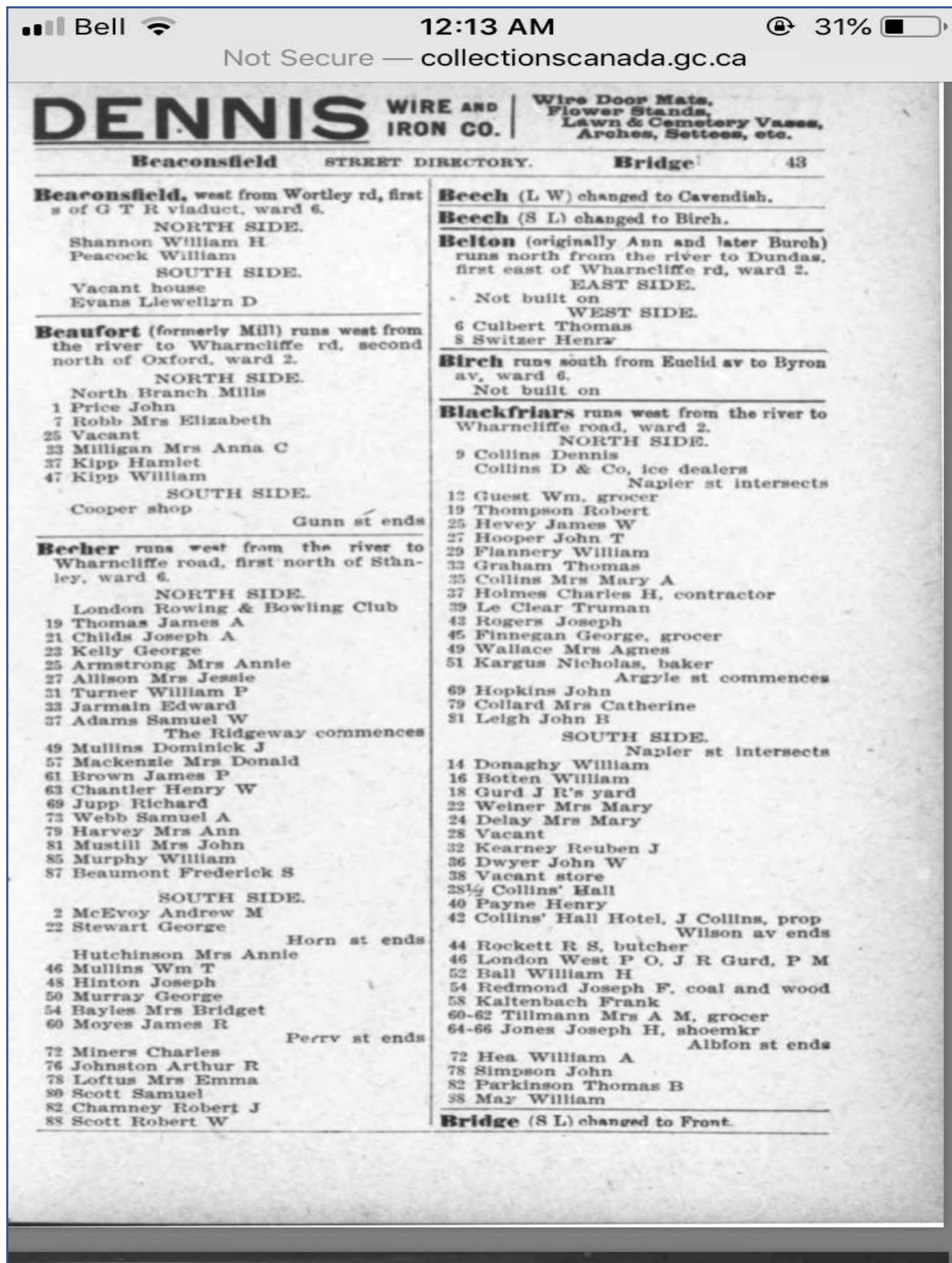
From previous page

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR
161757	Mtge.	15 May 1971	17 May 1971	Florence A. Liley
162117	of M 52113	19 May 1971	3 June 1971	Arleen Cecilia Kinosh...
162446	Mtge.	-- -- --	16 June 1971	Florence A. Liley
136091	Grant	22 Aug 1975	17 Oct 1975	Middlesex Acceptance & Discount Co. Limited
	Discharged	749274 07/01/86		Asst. Dep. and
16026	Mtge.	1 Nov 1975	10 Nov 1975	...
199213	of M 12914	01 Nov 1975	15 Dec 1975	...
522767 AUG 1 1980	Lease	11 Aug 1978	22 Aug 1978	The Corporation of the City of London
729591	Grant		02 05 86	Estate of Derry, Thomas H.
757164	Grant		09 02 87	Derry, Jennie Leona
764330	Grant		30 04 87	Swatuk Patricia Leone
764331	Mort		30 04 87	Mulligan Murray Lee

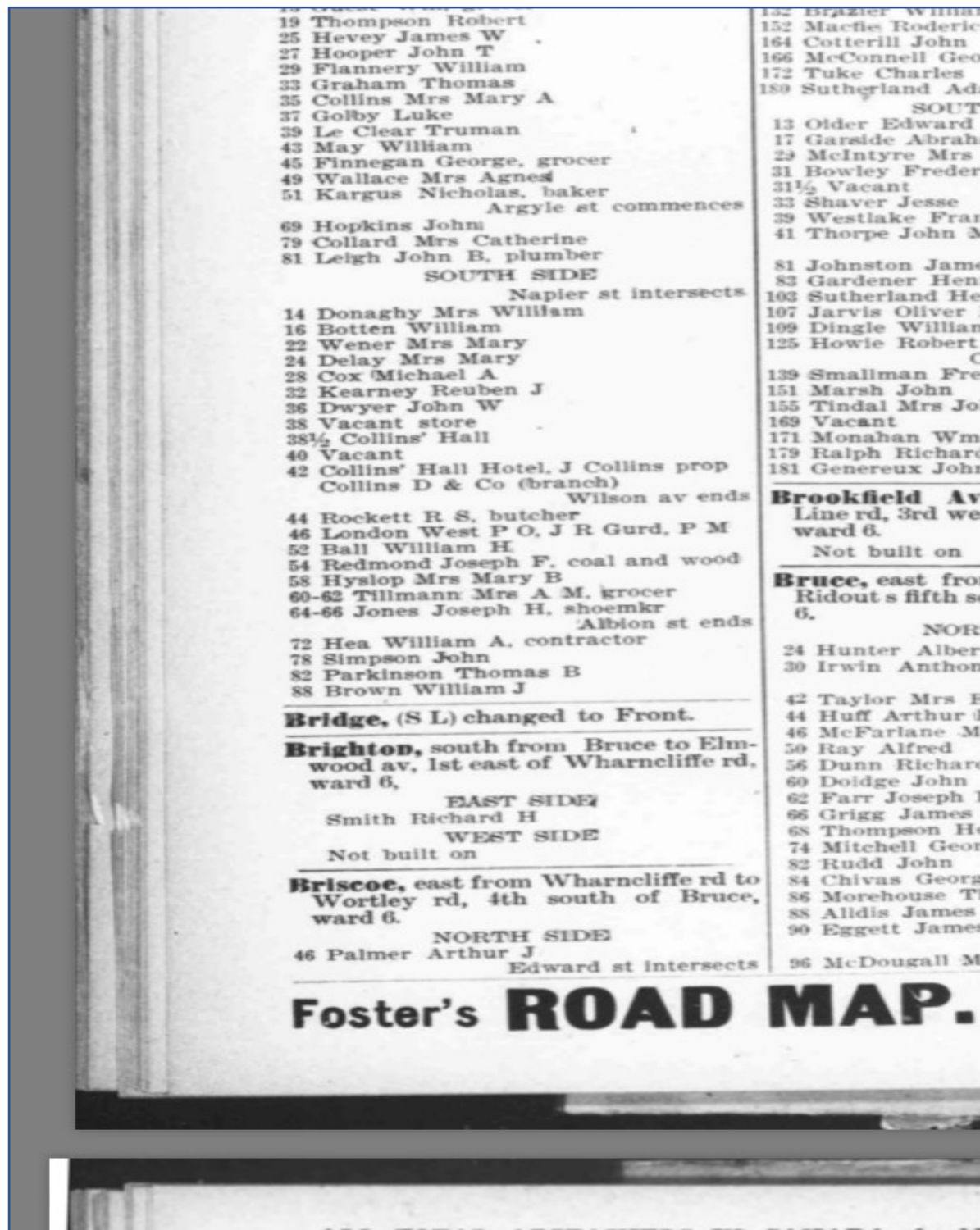
Middlesex Land Registry Microfiche



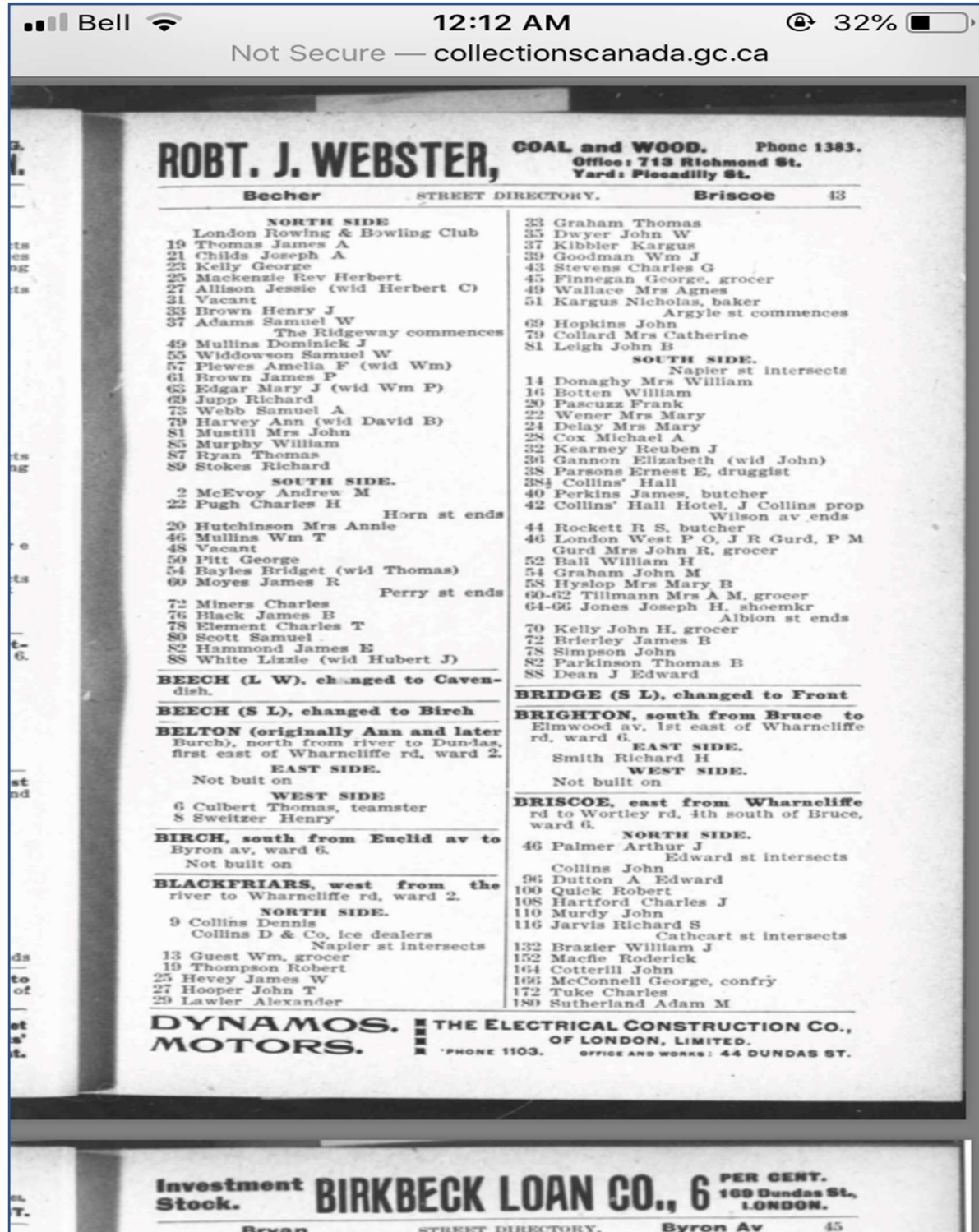
Foster's London City and Middlesex County Directory, 1898-9



Foster's London City and Middlesex County Directory, 1898-9



Vernon's City of London Directory, 1900
William J Brown



Vernon's City of London Directory, 1901
Edward J Dean

JAMES MCNIVEN
REAL ESTATE AGENT
Farmer and Live Stock Dealer
 1232 YORK STREET
 PHONE 4619

THE BUSINESSMAN & SALESMAN

LONDON, ("The Magazine of Business") CANADA

26 Bernard **VERNON'S DIRECTORY** Brighton

<p>BERNARD AV, from Richmond, 2 n Huron, London Tp 8 Lindsay Mrs C 20 Knight J H 28 Nicholson T W 38 Bavis John 40 Ferguson D 43 Hardingham F R New house</p> <hr/> <p>BIRCH ST, s from Euclid Not built on</p> <hr/> <p>BLACKFRIARS ST, n side, from river to Wharncliffe rd 9 Collins Mrs M F +Napier st crosses 13 Glenn J A, gro 19 McPherson Danl 23 Hevey Mrs A 25 Morden John 27 Garrett E J 29 LeClear Wm J 33 Wener J J 35 Collins Peter D 37 Smith Jacob 39 Griff Hy S 41 Vanstone Thos 43 Dear H H 45 Finnegan Geo, gro 49 Schreiber Richd 51 Gilmore D, bkr +Argyle st ends 69 Newton John 71 Pocock E A 79 Cottam Thos 81 Linnell Jos C</p> <hr/> <p>BLACKFRIARS ST, south side +Napier st crosses 14 Donaghv Wm 16 Crooks Jas 20 Drimmie R A 22 Newcombe Richd 24 Forbes Patk 28 Cox M A, contr</p>	<p>30 Kearney R J 32 Schipmann Jos H 36 McFadden Mrs M J 38-42 Collins Hall 38 Mills Wm E, fancy gds 40 Chin C, Indry 42 Vacant +Wilson av ends 44 Cawston Alfd J, btchr 48 Janes R W, gro Gurd John R London West P O 52 Carlton W 54 Graham John M 58 Dwyer J W 60-2 Tillmann A M, gro 64 Tarry John, shoemaker 66 Potter W T +Albion st ends 70 Dinsmore Wm J 72 Dear Wm H 78 Smeltzer John 82 Simpson Mrs J 88 Petfield J H</p> <hr/> <p>BOLTON ST (Strathcona Heights) from Harris to Dennis av, 3 n Hamilton rd Not built on</p> <hr/> <p>BORDEN ST (Argyle Park), from Vancouver to Edmonton, 2 e Dundas Not built on</p> <hr/> <p>BOULLIE ST, n from Oxford, e Quebec ws Park John es Poole A E es Hellier Hy ws Mould A</p>	<p>BRICK ST, n side, runs east and west crossing end Ridout s Steele John P McIntosh Chas</p> <hr/> <p>BRICK ST, south side Westland Mrs C Collyer C R Cowan A H McMurray Geo cement blocks Kay Wm Baker Arthur Baker Chas, nurseryman Denby Alfd Wilson Chas S Gauld Oliver Johnston A C</p> <hr/> <p>BRIDPORT ST, east from St George, between Cheapside and Victoria 140 McPherson John 140½ Karn C J W, phy 142 Ivey Richd G 195 Murray W G</p> <hr/> <p>BRIGHTON ST, east side, s from Bruce to Elmwood av, 1st e of Wharncliffe rd 2 Vacant 4 Willis T A 6 Steele H A 8 Clarke John 10 Hastings W F 12 Horner Frank M 14 Totten Jas M 16 Cooney Wm C</p> <hr/> <p>BRIGHTON ST, west side 1 Rath Henry 3 Trowse Robt 5 Arbuckle Wm C 7 Peacock C H</p>
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THE GREAT WEST LIFE ASSURANCE COMPANY
 Protect your family and yourself in old age by taking an investment policy with us. We solicit comparison before you place your insurance. D. MACKENZIE SCOTT, manager, 213 Dominion Savings Building, London, Ont. Phone 5335.

Vernon's City of London Directory, 1916

JH Petfield

FORM 1. SITH CENSUS OF CANADA, 1921. DOMINION BUREAU OF STATISTICS—BUREAU FÉDÉRAL DE LA STATISTIQUE. SIXIEME RECENSEMENT DU CANADA, 1921. "B"

6901 Province Ontario District No. 191 Enumeration Sub-District / Sous-district de recensement No. 273 in / dans 123 days / jours

Enumerated by / Recensé par J. H. Petfield

Page 11

No.	NAME of each person in household / Nom de chaque personne dans le ménage ou l'établissement	SEX / Sexe	AGE / Age	MARRIAGE / Mariage	PLACE OF BIRTH / Lieu de naissance	INDICES OF COLOR AND RACE / Indices de couleur et de race		INDICES OF RELIGION / Indices de religion		INDICES OF OCCUPATION / Indices d'occupation		EDUCATION / Éducation		MARRIAGE AND DIVORCE / Mariage et divorce		MARRIAGE AND DIVORCE / Mariage et divorce		MARRIAGE AND DIVORCE / Mariage et divorce	
						1	2	3	4	5	6	7	8	9	10	11	12	13	14
1	John Petfield	M	45	Married	England														
2	Mary Petfield	F	42	Married	England														
3	William Petfield	M	15	Single	England														
4	Elizabeth Petfield	F	12	Single	England														
5	Thomas Petfield	M	10	Single	England														
6	James Petfield	M	8	Single	England														
7	John Petfield	M	6	Single	England														
8	Mary Petfield	F	4	Single	England														
9	Elizabeth Petfield	F	2	Single	England														
10	Thomas Petfield	M	1	Single	England														
11	James Petfield	M	1	Single	England														
12	John Petfield	M	1	Single	England														
13	Mary Petfield	F	1	Single	England														
14	Elizabeth Petfield	F	1	Single	England														
15	Thomas Petfield	M	1	Single	England														
16	James Petfield	M	1	Single	England														
17	John Petfield	M	1	Single	England														
18	Mary Petfield	F	1	Single	England														
19	Elizabeth Petfield	F	1	Single	England														
20	Thomas Petfield	M	1	Single	England														
21	James Petfield	M	1	Single	England														
22	John Petfield	M	1	Single	England														
23	Mary Petfield	F	1	Single	England														
24	Elizabeth Petfield	F	1	Single	England														
25	Thomas Petfield	M	1	Single	England														
26	James Petfield	M	1	Single	England														
27	John Petfield	M	1	Single	England														
28	Mary Petfield	F	1	Single	England														
29	Elizabeth Petfield	F	1	Single	England														
30	Thomas Petfield	M	1	Single	England														
31	James Petfield	M	1	Single	England														
32	John Petfield	M	1	Single	England														
33	Mary Petfield	F	1	Single	England														
34	Elizabeth Petfield	F	1	Single	England														
35	Thomas Petfield	M	1	Single	England														
36	James Petfield	M	1	Single	England														
37	John Petfield	M	1	Single	England														
38	Mary Petfield	F	1	Single	England														
39	Elizabeth Petfield	F	1	Single	England														
40	Thomas Petfield	M	1	Single	England														
41	James Petfield	M	1	Single	England														
42	John Petfield	M	1	Single	England														
43	Mary Petfield	F	1	Single	England														
44	Elizabeth Petfield	F	1	Single	England														
45	Thomas Petfield	M	1	Single	England														
46	James Petfield	M	1	Single	England														
47	John Petfield	M	1	Single	England														
48	Mary Petfield	F	1	Single	England														
49	Elizabeth Petfield	F	1	Single	England														
50	Thomas Petfield	M	1	Single	England														

Canada Census, 1921
JH Petfield