

160 Mill Street

Cultural Heritage Status: None

Date of Construction: c.1889

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-storey cottage with a side hall plan, a front door with a transom window and two sidelights, a hipped roof, and a concrete foundation. It appears to have been reclad in angel stone siding on the front elevation and horizontal cladding along the sides. It is located on the north side of Mill Street, west of St. George Street.

Property History: City Directories indicate that the present house at 160 Mill Street was constructed around 1889. The address first appears in the 1890 City Directory, and the structure is not shown on the 1881 Rev. 1888 FIP. Early occupants of the house were Frank and Thomas McFarland, both of whom worked as confectioners.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | While the property reflects a modified 19th-century worker's cottage, it has evolved to the degree that it is not representative of this typology and does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | As a 19th-century worker's cottage, the property reflects patterns of early residential development within a late-19th- and early-20th-century working-class and middle-class neighbourhood. |

Sources: City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 29); City of London and County of Middlesex Directory, London Publishing Co. 1883; The London City and Middlesex County Directory, J.H. Migh and Co., 1895-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.



162-164 Mill Street

Cultural Heritage Status: None

Date of Construction: Pre-1881

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-storey, duplex residential property with horizontal siding, and a low gable roof. Its primary façade is composed symmetrically with a double-hung window to either side of each of two entries. It is located on the northwest corner of Mill Street and St. George Street, addressing Mill.

Property History: This duplex residence was constructed prior to 1881, as it appears in both the 1881 City Directory, and on the 1881 Rev. 1888 FIP. A variety of occupants resided at these addresses during the 19th and early 20th centuries. Noteworthy long-term residents included stonecutter Arthur Lennox who lived at 162, and Harry Stewart, a bartender at the City Hotel who lived at 164.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | ✓ | This property is a representative example of a 19th-century duplex residence that was likely worker housing, notable for its hipped-roofed form and the configuration of doors and windows on its symmetrical primary façade. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | As a 19th-century duplex residence that was likely worker housing, the property reflects patterns of early residential development within a late-19th- and early-20th-century working-class and middle-class neighbourhood. |

Sources: MPAC; City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 29); City of London and County of Middlesex Directory, London Publishing Co. 1883; The London City and Middlesex County Directory, J.H. Might and Co., 1895-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.



163 Mill Street

Cultural Heritage Status: Designated under Part IV of the OHA, By-Law L.S.P.-2916-500

Date of Construction: 1880

Architect/Builder: Unknown, Constructed for Thomas A. Hall.

Sub-Area: First Suburb



Historical Reasons: Built in 1880 for grocer Thomas A. Hall, 163 Mill Street functioned as a corner grocery/variety store for most of its history (1880-1950). In the era before pre-packaged foods and refrigeration, it served the immediate needs of the neighbouring residents for meat, baking supplies, fresh fruit and vegetables. One of numerous small groceries which once existed in London, 163 Mill Street catered to the working people of the neighbourhood, who toiled for the nearby Hyman Tannery, Carling's Brewery, Murray-Selby Shoes and the Canadian Pacific Railway. The grocer and subsequent owners lived in the west two-thirds of the building.

Architectural Reasons: The unusual corner fenestration of 163 Mill Street provides the principal clue to its original function as a corner grocery. Architecturally, this building is a beautifully proportioned, one storey, Regency style, a white brick, hip roof cottage, resting on a brick foundation. Delicately executed, arched window frames define the east third of the building that formerly was the store (the arched windows of the east side elevation may be later, as they are not as finely executed). An operative transom within a decorative frame is set above the recessed entrance door to the store. A separate door, west of the store entrance, now bricked in, formerly gave access to the residence. A long shallow segmental arch over the storefront door and its flanking windows is formed from radiating voussoirs with a brick keystone; the same type of arch appears above the elongated sash windows of the front (Mill Street) elevation; the east and west elevations have only radiating voussoirs. The rear door and verandah are probably later additions.

Sources: By-Law L.S.P.-2916-500; <https://www.heritagetrust.on.ca/en/oha/details/file?id=5571>

172 Mill Street

Cultural Heritage Status: None

Date of Construction: c. 2011

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a two-and-a-half-storey, townhouse-style, multi-unit residential complex with an exterior of brick and vinyl siding, and a complex gabled roof with projecting eaves and verges, and eave returns. It is located at the northeast corner of Mill Street and St. George Street, with the units facing St. George Street. The grade slopes downward to the north along St. George; the property is raised with a retaining wall along this elevation. A driveway and surface parking area separates it from the adjacent residential structure at 180 Mill Street.

Property History: The subject property is a late-20th century residential development constructed on the former site of the Hyman Tannery. The Tannery was established on the west side of Talbot Street in 1835, by Ellis Hyman and David Marsh. After Marsh and Hyman dissolved their partnership in 1850, Hyman moved the tannery to this location in 1867 and expanded the business. Ellis' son Charles Smith Hyman took over the business in 1878 after his father's death. The tannery remained a family business until 1947, and operated until 1970. Upon its closure, the site was cleared for redevelopment. Whereas other residential and commercial structures were erected on the site during the 1980s, this property remained a parking lot until the present townhouse complex was constructed around 2011.

| | Potential CHV | Rationale |
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| Design/Physical Value | | The property consists of a typical early-21st-century townhouse-style, multi-unit residential property that lacks notable design features; it does not appear to hold significant design/physical value. |

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| Historical/Associative Value | | Although the property has historical associations with the Hyman Tannery which formerly occupied the site, no structures or landscape elements of the former tannery remain, and the property is not likely to convey historical or associative value. |
| Contextual Value | | As a typical early-21st-century townhouse-style, multi-unit residential structure, the property does not contribute in a significant way to its streetscape along Mill Street at St. George Street, which otherwise consists largely of a variety of late-19th- and early-20th-century residences. |

Sources: FIPs (1881 Rev. 1888, Sheet 29; 1892 Rev. 1907, Sheet 29; 1912 Rev. 1922, Sheet 29); Brock, Daniel J., *Fragments from the Forks: London, Ontario's Legacy; A History of Middlesex County*, Goodspeed, 1889.



175 Mill Street

Cultural Heritage Status: None

Date of Construction: 1904

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-and-a-half-storey, red brick residential structure with a gabled roof, horizontal siding in the gable, a rusticated concrete foundation, a side hall plan, a porch on the main façade with a gabled roof and concrete block and wood posts, a front door with a transom window, and double-hung windows at the upper floor. The property is located on the south side of Mill Street, east of St. George Street.

Property History: This lot was known as 173 Mill Street until sometime between 1916 and 1922. Between 1886 and 1915, the property is associated with the Boyd family in City Directories, beginning with Robert Boyd of Robert Boyd & Son, merchant tailors with a shop at 380 Richmond Street (1886 City Directory). In 1904 (MPAC) either Mary Boyd or John Boyd (Robert's son) demolished the original wood-frame residence and replaced it with the current brick structure. John's son Fred Boyd, was the last listed Boyd to have held the property according to the 1915 City Directory. Further research on R. Boyd & Son would contribute more context to any historical/associative value of this property.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | As an early-20th-century residential structure that lacks notable design features, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | ✓ | This property may have historical associations with the Boyd family, who worked as tailors and operated a merchant tailor shop on Richmond Street. Further research on R. Boyd & Son would contribute more context to any historical/associative value of this property. |

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| Contextual Value | ✓ | As an early-20th-century dwelling, the property contributes to its context of an evolved streetscape along Mill Street of late-19th- and early-20th-century residences. |
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Sources: MPAC; FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.



177-179 Mill Street

Cultural Heritage Status: None

Date of Construction: N/A

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: These two properties consist of an empty lot located on the south side of Mill Street between Richmond Street and St. George Street. The previous dwellings were demolished c.2011.

Property History: This parking lot once included two semi-detached dwellings. 179 Mill was the oldest, pre-dating the 1888 FIP. Sometime between the 1901 City Directory and the 1907 FIP, 177 Mill was built against the western exterior wall of 179. Both structures were demolished around 2009.

Sources: FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29).

180 Mill Street

Cultural Heritage Status: None

Date of Construction: c.2011

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of an eight-storey residential structure with stepbacks at the upper floors on the north and south elevations. It has concrete cladding, and units on all elevations have transparent balconies. It is located on the north side of Mill Street, east of St. George Street. A driveway and surface parking area separates it from the adjacent residential structure at 172 Mill Street.

Property History: The property is an early-21st century residential development constructed on the former site of the Hyman Tannery. The Tannery was established on the west side of Talbot Street in 1835, by Ellis Hyman and David Marsh. After Marsh and Hyman dissolved their partnership in 1850, Hyman moved the tannery to this location in 1867 and expanded the business. Ellis' son Charles Smith Hyman took over the business in 1878 after his father's death. The tannery remained a family business until 1947, and operated until 1970. Upon its closure, the site was cleared for redevelopment.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | The property consists of a typical early-21st-century multi-unit residential property that lacks notable design features; it does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Although the property has historical associations with the Hyman Tannery which formerly occupied the site, no structures or landscape elements of the former tannery remain, and the property is not likely to convey historical or associative value. |

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| Contextual Value | As a typical early-21st-century multi-unit residential structure, the property does not contribute in a significant way to its streetscape along Mill Street, which otherwise consists largely of a variety of late-19th- and early-20th-century residences. |
|-------------------------|--|

Sources: FIPs (1881 Rev. 1888, Sheet 29; 1892 Rev. 1907, Sheet 29; 1912 Rev. 1922, Sheet 29); Brock, Daniel J., *Fragments from the Forks: London, Ontario's Legacy*; *A History of Middlesex County*, Goodspeed, 1889.



181 Mill Street

Cultural Heritage Status: None

Date of Construction: c.1916

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-and-a-half-storey, red brick residential structure with a gabled roof, shingles in the gable, a side hall plan, a verandah on the main façade with a hipped roof, and double-hung windows. The property is located on the south side of Mill Street between Richmond Street and St. George Street.

Property History: Although a one-and-a-half storey building is visible at this address on the 1907, 181 Mill does not appear in the 1901 City Directory or the 1908 City Directory. The absence of this original structure from the 1915 FIP suggests that it was either short-lived (sometime between 1901 and 1907) or a mistake on the 1907 FIP. The first time 181 Mill appears in the City Directory is in 1916; Martin Donohue is recorded as the resident. Donohue appears again in the 1922 City Directory and the house's current configuration is recorded on the 1922 FIP.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | As an early-20th-century residential structure that lacks notable design features, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | As an early-20th-century dwelling, the property contributes to its context of an evolved streetscape along Mill Street of late-19th- and early-20th-century residences. |

Sources: MPAC, FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.



185-187 Mill Street

Cultural Heritage Status: None

Date of Construction: 1858

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a two-storey, painted brick residential structure with a hipped roof, a front porch, a covered second-storey porch with a gabled roof, a central door, and one-over-one windows on the main façade. The property is located on the south side of Mill Street between Richmond Street and St. George Street.

Property History: This property appears largely unchanged through the late 19th and earlier 20th centuries according to FIPs until sometime between 1915 and 1922 when the second storey was added. Notable residents include music teacher St. John Hyttenrauch (1881 or earlier until 1883) and Alexander St. Clair (1892-1900), a blacksmith with Patterson & Jolly.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | This mid-19th-century property has been heavily modified, and it does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | As a modified early residence in this area, the property contributes to its context near the end of an evolved streetscape along Mill Street of late-19th- and early-20th-century residences. |

Sources: MPAC, FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; Lon-

don City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.



191-193 Mill Street

Cultural Heritage Status: None

Date of Construction: 1863

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: These properties consist of a pair of three-storey, semi-detached painted brick residences with horizontal cladding at the third storey, a gabled roof with shingle imbrication in the front gable, a symmetrical main façade with a pair of central doors beneath a central porch with a hipped roof, and one-over-one windows. The properties are located on the south side of Mill Street between Richmond Street and St. George Street.

Property History: Originally a single-story brick structure constructed in 1863 (MPAC), 191 Mill, as it was originally identified, is an important building to southwestern Ontario's medical history. It was the home and office of Dr. Henry Hanson up until his death in 1885. Dr. Hanson, referenced in History of the County Middlesex, began practicing medicine in 1846 after a stint at Salter's Drug Store. He was noted to travel around the region servicing areas that did not maintain a physician. After Henry's passing, Rhoda (or Rhodia) Hanson, continued to live at 191 Mill with their children according to City Directories.

Their son James Hanson, following Henry's example, also became a physician and is listed alongside Rhoda in this capacity in the 1894 City Directory. By 1897-98, the Hansons had moved and by the early 20th century the house had been converted to a pair of semi-detached dwellings with a second floor addition (1922 FIP). The third floor was added sometime after 1922. Further research might shed light on Rhoda Hanson's contributions to her family's medical legacy.

| | Potential CHV | Rationale |
|------------------------------|---------------|--|
| Design/Physical Value | | This late-19th-century property has been heavily modified, and it does not appear to hold significant design/physical value. |

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| Historical/Associative Value | ✓ | This property has historical associations with Dr. Henry Hanson, a prominent early physician of the London and Middlesex County area. |
| Contextual Value | ✓ | As a modified pair of early residences in this area, the properties contribute to their context near the end of an evolved streetscape along Mill Street of late-19th- and early-20th-century residences. |

Sources: FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922; A History of the County of Middlesex, Goodspeed, 1889.



121 Oxford Street East

Cultural Heritage Status: None

Date of Construction: c.1967-1998

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-storey commercial plaza with a stucco façade, a concrete foundation, and a flat roof. It occupies the southeast corner of Talbot Street and Oxford Street East and addresses a surface parking lot parallel to Talbot. To the south is the Canadian Pacific Railway line; as a result, the property is relatively isolated in the context of Talbot Street.

Property History: According to FIPs, this lot was originally a timber yard established after the construction of the railway. In the early 20th century it was developed into the site of a grain/flour warehouse.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | A modest commercial structure, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | | The property has little street presence on this portion of Oxford Street, which otherwise consists primarily of residential fabric. Due to its setback behind a parking lot, its configuration beside the railway line, and its nature as a commercial plaza, it also does not contribute to its context on Talbot Street in a significant way. |

Sources: FIP (1912 Rev. 1922, Sheet 29); London Air Photo Collection, 1967, 1998.

125 Oxford Street East

Cultural Heritage Status: None

Date of Construction: c. 1945-1955

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a three-storey, multi-unit residential structure, with a red brick exterior and a flat roof. The symmetrical north façade, addressing Oxford Street, is generally arranged in three bays, with a one-over-one window at each story along the left and right bays and decorative vertical paneling, but no fenestration, at the central bay. The building is located on the south side of Oxford Street East, east of Talbot Street. This portion of Oxford Street includes historic residences as well as later types of residential and commercial properties.

Property History: This property was formerly the location of two mid-to-late 19th century detached, single storey, wood frame residences listed as 125 and 127 Oxford (FIPs). Based on historical aerial photographs, the original structures appear to have been demolished and replaced with the present structure sometime between 1945 and 1955.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | A mid-20th-century multi-unit residential structure that lacks notable design features, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | | As a typical mid-20th-century multi-unit residential structure on an eclectic, evolved streetscape, the property does not contribute to its context in a significant way. |

Sources: FIPs (1892 Rev. 1907, Sheet 7; 1912 Rev. 1915, Sheet 29; 1912 Rev. 1922, Sheet 29); London Air Photo Collection 1945, 1955, 1965.

131 Oxford Street East

Cultural Heritage Status: None

Date of Construction: 1985

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a three-storey, multi-unit residential structure with a low gable roof with projecting eaves and verges. Addressing the street, the asymmetrical north façade is primarily buff brick, with a two-storey bay window on the west side. The property is located east of Talbot Street on the south side of Oxford Street East, on a portion of Oxford Street that includes historic residences as well as later types of residential and commercial properties.

Property History: According to FIPs, this property formerly contained a 19th century single-storey, wood frame residence that was replaced with a brick structure sometime in the early 20th century. The present structure was completed circa 1985.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | A late-20th-century multi-unit residential structure that lacks notable design features, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | | As a late-20th-century multi-unit residential structure on an eclectic, evolved streetscape, the property does not contribute to its context in a significant way. |

Sources: MPAC; FIPs (1892 Rev. 1907, Sheet 7; 1912 Rev. 1915, Sheet 29; 1912 Rev. 1922, Sheet 29); London Air Photo Collection, 1945, 1955, 1965.



137 Oxford Street East

Cultural Heritage Status: None

Date of Construction: c.1971

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-storey residential structure with a red brick exterior, a low hipped roof, and projecting eaves. The structure has a concrete foundation with a partial above-ground basement. There is a shed roof covering on the east side of the structure. The property is located mid-block between Talbot Street and St. George Street on the south side of Oxford Street East, on a portion of Oxford Street that includes historic residences as well as later types of residential and commercial properties.

Property History: According to FIPs, this property formerly contained a 19th century single-storey, wood frame residence. Although difficult to discern from aerial photos, it appears that this structure remained on the property until the 1960s, and was likely demolished when the present house was erected circa 1971.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | A mid-to-late-20th-century residential structure that lacks notable design features, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | | As a mid-to-late-20th-century residential structure on an eclectic, evolved streetscape, the property does not contribute to its context in a significant way. |

Sources: MPAC; FIPs (1892 Rev. 1907, Sheet 7; 1912 Rev. 1915, Sheet 29; 1912 Rev. 1922, Sheet 29); London Air Photo Collection, 1945, 1955, 1965.

143 Oxford Street East

Cultural Heritage Status: None

Date of Construction: c.1955-1965

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a three-storey, multi-unit residential structure identified as “The Oxonian.” It has a brown brick exterior, a concrete foundation, and a four-bay symmetrical façade. The structure is raised slightly from the public right-of-way and is separated from the right-of-way by a bank of grass, with two stairways leading to the doorways on either side of the structure. The property is located mid-block between Talbot Street and St. George Street on the south side of Oxford Street East, on a portion of Oxford Street that includes historic residences as well as later types of residential and commercial properties.

Property History: According to FIPs, this property formerly contained a late 19th century or early 20th century single-storey, brick residence. Aerial photographs indicate that this structure remained on the property until at least 1955, and was likely demolished when the present apartment building was constructed sometime between 1955 and 1965.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | A mid-20th-century multi-unit residential structure that lacks notable design features, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | | As a mid-20th-century multi-unit residential structure on an eclectic, evolved streetscape, the property does not contribute to its context in a significant way. |

Sources: FIPs (1892 Rev. 1907, Sheet 7; 1912 Rev. 1915, Sheet 29; 1912 Rev. 1922, Sheet 29); London Air Photo Collection, 1945, 1955, 1965.



149 Oxford Street East

Cultural Heritage Status: Listed on the *Register of Cultural Heritage Resources*

Date of Construction: 1878

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-storey Ontario Cottage-style residence with a hipped roof, a central gable on the main façade, a round-arched window beneath it. There is a central porch with a gable roof over the raised main entryway, and a one-storey addition along the east elevation. The property is located west of St. George Street on the south side of Oxford Street East, on a portion of Oxford Street that includes historic residences as well as later types of residential and commercial properties.

Property History: This property, together with neighbouring 155 Oxford, is one of the earliest standing structures between Talbot and St. George, on the south side of Oxford East. The residence's rear addition was added sometime between 1907 and 1915. Also of note is the one-an-a-half storey garage at the southwest corner of the property which may date back earlier than 1888 (1888 FIP). The earliest recorded resident was James Taylor, listed as an exciseman with the Customs House (1881-1883 City Directories).

| | Potential CHV | Rationale |
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| Design/Physical Value | ✓ | This property is a representative example of an Ontario Cottage-style residence, including a central entryway, a central gable, and a symmetrical façade. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | As a late-19th-century residence, the property has historic links to the patterns of early residential development on a portion of Oxford Street that has since evolved to include later types of residential and commercial properties. |

Sources: City of London *Register of Cultural Heritage Resources*; White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883.



155 Oxford Street East

Cultural Heritage Status: Listed on the *Register of Cultural Heritage Resources*

Date of Construction: 1881

Architect/Builder: William Robinson

Sub-Area: First Suburb



Property Description: This property consists of a one-storey, brick Ontario Cottage-style residence with a gabled roof, and a central gable on the main façade. There is a central porch with a flat roof over the raised main entryway, which has a single pane transom. The main façade gable is decorated with ornate bargeboards, and there is a small oculus window in the gable. The property is located just west of St. George Street on the south side of Oxford Street East, in an area that includes historic residences as well as later types of residential and commercial properties.

Property History: This property, together with neighbouring 145 Oxford, is one of the earliest standing structures between Talbot and St. George, on the south side of Oxford East. The first occupant, Bridget Kennedy shared the house with Mary Davis. At least one, often both of them are listed in City Directories until 1901. Both are listed as widows in the Directories, even some 15-20 years after the deaths of their respective husbands, emphasizing the problematic ways in which women are recorded in these documents.

| | Potential CHV | Rationale |
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| Design/Physical Value | ✓ | This property is a representative example of an Ontario Cottage-style residence, including decorative woodwork on the main façade, a central entryway, a central gable, and a symmetrical façade. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |

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| Contextual Value | ✓ | As a late-19th-century residence, the property has historic links to the patterns of early residential development on a portion of Oxford Street that has since evolved to include later types of residential and commercial properties. |
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Sources: City of London *Register of Cultural Heritage Resources*; White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; The London City and Middlesex County Directory, J.H. Migh and Co., 1895-1897; Foster's London City and Middlesex County Directory, 1901.



163 Oxford Street East

Cultural Heritage Status: Designated under Part IV of the OHA, By-Law L.S.P.-3474-126

Date of Construction: c.1908

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: The property at 163 Oxford Street East is located on the south side of Oxford Street East between Talbot Street and St. George Street. Oxford Street is a five lane street which runs in an east-west direction; curbs and sidewalks are found on both the north and south side. The property is on an L-shaped lot and the building is set back from the street in alignment with the front façades of neighbouring buildings. A paved driveway located at the rear of the house offers vehicular access and pedestrian access from the Oxford Street East sidewalk is achieved through concrete steps.

Statement of Cultural Heritage Value or Interest: The property located at 163 Oxford Street East, London, Ontario is of significant cultural heritage value because of its physical or design value and its contextual value.

The property consists of a narrow two and one half storey, front gable, brick-veneer residential structure built in an Edwardian architectural style. Architectural features which represent the Edwardian style include the use of imported red brick, the three stained glass windows, the full length façade front porch, porch columns and balustrade with restrained classical detailing and gable pediment. This infill building was built c. 1908 and occupied by a variety of middle-class residents throughout the 20th century.

The building located at 163 Oxford Street East has a combination of architectural features and modest design elements that make it unique while still contributing to the eclectic character of buildings found in the Talbot North area of London. The property is nestled between 155 Oxford Street East (a listed property) and 165 Oxford Street East (Designated under Part IV of the OHA) and is representative example of a compatible early 20th century infill building. The property works to reinforce the original residential nature of the streetscape. The numerous refined, but modest, design features help express the socio-economic mix of buildings associated with Talbot North area of London at the turn of the century.

List of Heritage Attributes: The heritage attributes which support or contribute to the cultural heritage value or interest of the property at 163 Oxford Street East include:

- The two and one-half storey residential building;
- The setback of the building from Oxford Street East, with a wide boulevard and concrete steps to facilitate access from the sidewalk;
- Slate roof with octagonal-shaped tiles;
- Red brick veneer;
- The front and rear gable pediments with wood shingle imbrication;
- The wooden sunburst motif design found in the front, rear and side gables;
- The rectangular gable window with the flat, modestly designed, wooden trim;
- The overhanging eaves, molded wooden soffit and simple decorative wooden frieze;
- The exterior brick chimney located on the eastern elevation;
- The segmental arched window openings with the original double hung wooden windows, brick voussoirs and plain lug sills;
- The large window opening with stained glass transoms found on the main level of the facade;
- The stained glass window found on the western elevation;
- The semi-elliptical arch window opening on the eastern elevation with plain lug sill, brick header voussoirs and decorative stain glass window;
- The open porch with offset gable peak (over the doorway and stairs) with inset vertical wooden planks in the pediment and a shed style roofline made with a slate roof with octagonal-shaped tiles;
- The decorative wood fascia with dentils found on the porch roofline;
- The open porch supported by decorated wooden columns with capitals, bases, and collars, which rest upon



tapered brick engaged piers;

- The wooden balustrade with upper and lower wooden railing;
- The wooden plank porch flooring and wooden porch skirt; and,
- The original wooden door found on the façade with circular glass insert and rectangular transom **with clear** glass insert.

Sources: By-Law L.S.P.-3474-126



165 Oxford Street East

Cultural Heritage Status: Designated under Part IV of the OHA, By-Law L.S.P.-3076-202

Date of Construction: 1892

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: 165 Oxford Street East is situated on the southwest corner of Oxford Street East and St George Street in the City of London. The property consists of a two-and-a-half-storey white-brick residence that was constructed in 1892.

Heritage Value: Constructed in 1892, the residence at 165 Oxford Street East is an interesting blend of the Queen Anne and Stick styles. Typical of the Queen Anne style is the multiple gable roof with carved wood bargeboards and brackets and prominent brick chimney. An offset left façade contains the main double door with single light transom. Side windows flanked by brick voussoirs are also of note. On the northeast corner is an open veranda with a finely decorated second storey balcony.

Character-Defining Elements: Character-defining elements that contribute to the heritage value of the 165 Oxford Street East include:

- two-and-a-half storey construction
- white-brick exterior
- offset façade
- multi-gable roof
- brick chimney
- open veranda with balcony



- extensive wood decoration
- stained glass windows on façade and east elevation
- brick voussoirs
- main double door

Sources: By-Law L.S.P.-3076-202; Canada's Historic Places. 2009. 165 Oxford Street East, London. Available on-line: <https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=14046>



173 Oxford Street East

Cultural Heritage Status: None

Date of Construction: c. 1955-1965

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a two-storey, multi-unit residential structure with brick and metal siding, a flat roof, a symmetrical primary (west) façade with a central entry beneath an awning, and a partial above-ground basement. The building is located at the southeast corner of Oxford Street East and St. George Street in an area that includes historic residences as well as later types of residential and commercial properties. It forms a pair with the adjacent 171 Oxford Street East, which is stylistically very similar but is oriented towards Oxford Street.

Property History: According to FIPs, this property formerly contained a mid-to-late 19th century two-storey brick residence. Based on historical aerial photographs, the present apartment building appears to have been constructed on the property between 1955 and 1965.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | A mid-20th-century multi-unit residential structure that lacks notable design features, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | | As a typical mid-20th-century multi-unit residential structure at the intersection of two eclectic, evolved streetscapes, the property does not contribute to its context in a significant way. |

Sources: City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 29; 1892 Rev. 1907, Sheet 29; 1915 Rev. 1922, Sheet 29); London Air Photo Collection, 1945, 1955, 1965.



179 Oxford Street East

Cultural Heritage Status: None

Date of Construction: c. 1955-1965

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a two-storey, multi-unit residential structure with brick and metal siding, a flat roof, a symmetrical primary (north) façade with a central entry beneath an awning, and a partial above-ground basement. The building is located on Oxford Street East, east of St. George Street, on a portion of Oxford Street that includes historic residences as well as later types of residential and commercial properties. It forms a pair with the adjacent 173 Oxford Street East, which is stylistically very similar but is oriented towards St. George Street.

Property History: According to FIPs, this property formerly contained a mid-to-late 19th century one-storey brick residence. Based on aerial photographs, this appears to have been demolished and replaced with the present apartment building sometime between 1955 and 1965.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | A mid-20th-century multi-unit residential structure that lacks notable design features, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | | As a typical mid-20th-century multi-unit residential structure on an eclectic, evolved streetscape, the property does not contribute to its context in a significant way. |

Sources: FIPs (1881 Rev. 1888, Sheet 29; 1892 Rev. 1907, Sheet 29; 1915 Rev. 1922, Sheet 29); London Air Photo Collection, 1945, 1955, 1965.

205 Oxford Street East

Cultural Heritage Status: None

Date of Construction: c. 1980

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a fourteen-storey, mixed-use structure faced in concrete and red brick. There is a two-storey concrete parking garage to the west of the main structure, and commercial spaces are present on the ground and first storeys. The building is located on the south side of Oxford Street East between St. George Street and Richmond Street, on a portion of Oxford Street East that includes historic residences as well as later types of residential and commercial properties.

Property History: According to FIPs, this property formerly contained multiple mid-to-late 19th and possibly early 20th century residences (181-211 Oxford Street East). These original structures were demolished some time after the 1960s.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | A late-20th-century mixed-use structure that lacks notable design features, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | | As a late-20th-century, large-scale, mixed-use structure, the property does not contribute to its context in a significant way. |

Sources: MPAC; FIPs (1892 Rev. 1907, Sheet 7; 1912 Rev. 1915, Sheet 29; 1912 Rev. 1922, Sheet 29); London Air Photo Collection, 1945, 1955, 1965.

147 Piccadilly Street

Cultural Heritage Status: None

Date of Construction: 1878

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-and-a-half-storey, wood residential structure with a gabled roof, a central brick chimney, horizontal cladding, and a shed roof addition at the east side of the structure. The primary façade is symmetrically composed with a central entry with sidelights and a transom window, a window to either side at the ground floor, and a single central window at the second storey. The property is located on the north side of Piccadilly Street, east of St. George Street and immediately south of the Canadian Pacific Railway tracks.

Property History: This property is both the last and earliest residential property fronting Piccadilly west of St. George Street. The building first appears as unlisted and attributed to builder Benjamin Whitehead, who was likely constructing the building at that time (1884 City Directory). After staying vacant for at least a year, cigar maker Richard Schreiber is the first recorded resident (1887 City Directory). Schreiber is recorded on the property until the 1891 City Directory.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | As a 19th-century residence of typical design and construction, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | The property is a remnant of historic fabric, reflecting early residential development, on a portion of Piccadilly Street that is dominated by the presence of the Canadian Pacific Railway tracks and generally consists of industrial and commercial buildings. |

Sources: FIPs (1881 Rev. 1888, Sheet 29; 1915 Rev. 1922, Sheet 29); City of London and County of Middlesex Directory, J. Harrison White, 1881; The London and Middlesex County Directory, R.L. Polk & Co., 188-1890; London City & Middlesex County Directory, Migh's Directory Co., 1891-1895.



176 Piccadilly Street

Cultural Heritage Status: None

Date of Construction: Pre-1881

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-storey wood cottage with a hipped roof, a symmetrical primary façade, and a small gable over the central, raised entry. It is located on the northeast corner of Piccadilly Street and St. George Street, immediately north of the Canadian Pacific Railway tracks.

Property History: Previous to the 1922 FIP this property appears to have also been referred to as 124 Talbot, however 176 Piccadilly does show up as early as 1881 in the City Directories. The 1881 City Directory lists carrier Martin Morkin followed by his widow, Margaret, between 1883-1889.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | ✓ | The subject property is a representative example of an early-20th-century worker's cottage, including a central hall plan, a hipped roof, and a small gable over the central entry. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | The property is a remnant of historic fabric, reflecting early residential development, on a portion of Piccadilly Street that has evolved to consist largely of parking areas and commercial properties. |

Sources: FIPs (1881 Rev. 1888, Sheet 29; 1915 Rev. 1922, Sheet 29); City of London and County of Middlesex Directory, J. Harrison White, 1881; The London and Middlesex County Directory, R.L. Polk & Co., 188-1890; London City & Middlesex County Directory, Might's Directory Co., 1891-1895; Vernon's City of London Directory, 1915.

206 Piccadilly Street

Cultural Heritage Status: None

Date of Construction: c. 1945-1955

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-storey, brick and concrete commercial structure with a flat roof and three fully glazed storefronts with awnings. Set back behind a parking lot, the structure is located on the north side of Piccadilly Street between St. George Street and Richmond Street, immediately north of a parking lot along the Canadian Pacific Railway tracks.

Property History: According to FIPs, 206 Piccadilly was historically used as a storage yard for cordwood and coal. Based on aerial photographs, the present structure appears to date from between 1945 and 1955.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | As a one-storey commercial building that lacks notable design features, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | | As a one-storey commercial structure that is set back from the street behind a parking lot, the property does not contribute to its context in a significant way. |

Sources: FIPs (1881 Rev. 1888, Sheet 29; 1892 Rev. 1907, Sheet 29; 1915 Rev. 1922, Sheet 29); London Air Photo Collection, 1945, 1955, 1965.

208 Piccadilly Street

Cultural Heritage Status: None

Date of Construction: Pre-1888

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-storey commercial structure with a concrete foundation and a hip roof with projecting eaves. It has a projecting window on its south façade addressing Piccadilly Street. The building’s multiple commercial units, accessed via the east elevation with entrances facing a parking lot, have a variety of cladding treatments and include individual doors and bay windows. The property is located on the north side of Piccadilly Street between St. George Street and Richmond Street. It is immediately north of a parking lot along the Canadian Pacific Railway tracks, south of a parking garage for a residential complex, and adjacent to small-scale retail.

Property History: According to FIPs, 208 Piccadilly originally consisted of a mid-to-late 19th century single-story wood-frame residence. Aerial photographs suggest that the central footprint of the current commercial structure may be the original residence.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | As a small-scale commercial building that lacks notable design features, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | | As a small-scale commercial structure that is largely surrounded by parking areas on an eclectic, evolved streetscape, the property does not contribute to its context in a significant way. |

Sources: FIPs (1881 Rev. 1888, Sheet 29; 1892 Rev. 1907, Sheet 29; 1915 Rev. 1922, Sheet 29).

210-212 Piccadilly Street

Cultural Heritage Status: None

Date of Construction: N/A

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a surface parking lot located on the north side of Piccadilly Street, west of Richmond Street.

Property History: According to FIPs, 208 Piccadilly originally consisted of a mid-to-late 19th century single-story wood-frame residence, and a small brick commercial building. Aerial photos indicate that these were demolished sometime after the 1960s.

Sources: City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 29; 1892 Rev. 1907, Sheet 29; 1915 Rev. 1922, Sheet 29).

1 St. George Street

Cultural Heritage Status: None

Date of Construction: c. 1916-1922

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a two-storey, red brick residential structure with a gabled roof, horizontal siding and a one-over-one window in the front gable, a side hall plan, one-over-one windows at the ground and second storeys, and a front porch with a hipped roof and wood posts. The main façade previously featured a full-width verandah, the outline of which can be seen on the brickwork. The property is located on the west side of St. George Street, north of Central Avenue.

Property History: This property previously appears as IA on the 1922 FIP and in the 1922 City Directory. This is the first time the residence appears in the Directories and its configuration matches that of the 1922 FIP meaning it likely dates to between 1916 and 1922.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | As a typical early-20th-century residence that does not seem to be representative of a particular style or typology, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | As an early-20th-century residence, the property reflects patterns of residential development within a late-19th and early-20th-century working-class and middle-class neighbourhood. |

Sources: FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); White's London

City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



3 St. George Street

Cultural Heritage Status: None

Date of Construction: 1902

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a two-storey, buff brick residence with a hipped roof, a projecting central front gable with millwork detailing and a leaded glass window, a side hall plan, one-over-one windows at the upper storey, a one-over-two window at the ground storey, and a front porch with a shed roof and wood columns. There is a driveway to the north of the property that leads to a one-storey gabled garage. The property is located on the west side of St. George Street, north of Central Avenue.

Property History: Previously listed as 1 St. George Street, MPAC gives a construction date of 1902 for this property, and it first appears on the 1892 Rev. 1907 FIP. The 1908 Directory identifies Charles Colerick as occupant. Along with his brother James, Charles Colerick ran Colerick Brothers, paint and wallpaper store.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | As a typical early-20th-century residence that does not seem to be representative of a particular style or typology, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | As an early-20th-century residence, the property reflects patterns of residential development within a late-19th and early-20th-century working-class and middle-class neighbourhood. |

Sources: MPAC; FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.

4 St. George Street

Cultural Heritage Status: None

Date of Construction: c.1901-1908

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-and-a-half-storey, buff brick residence with a gabled roof, a gabled dormer on the south elevation and a side gable on the north, carved wood bargeboards and millshingle imbrication in the front gable, two double-hung windows with segmental arches and brick voussoirs, a front window with a segmentally arched transom and brick voussoirs at the ground floor, a side hall plan, a front door with a transom window, and a gabled front porch with millwork details in the gables. The property is located on the east side of St. George Street between Hyman Street and Central Avenue.

Property History: Although MPAC provides a construction date of 1916, the property is shown on the 1907 FIP and is listed in the 1908 City Directory. As it is not listed in the 1901 Directory, it was likely constructed between these two years. The 1908 Directory lists Mrs. M. Carson as occupant, but details of her occupation are not provided.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | While it reflects the Queen Anne style, the property does not seem representative of this style, and does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | As an early-20th-century residence, the property reflects patterns of residential development within a late-19th- and early-20th-century working-class and middle-class neighbourhood. |

Sources: FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



5 St. George Street

Cultural Heritage Status: None

Date of Construction: 1878

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This two-and-a-half-storey-residence has a gabled roof and bay windows on the south and east (primary) façades. Extensive exterior alterations took place in c.2019, obscuring original features and substantially changing the building's massing to include a two-storey rectilinear form with the recessed gable visible behind it. The property is located on the west side of St. George Street between John Street and Central Avenue.

Property History: Previously listed as 171 Raglan and 3 St. George. One of the residents, Phillip (Phil) Powers, who occupied the residence between 1890 and 1892 is listed as a baseball player in the 1890 City Directory and a baseball umpire in 1891. Phil Powers (1854-1914) played for various American teams in the National League and American Association between 1878 and 1885 as a catcher. Prior to this, he played with the London Tecumsehs in 1876 and 1877. He returned to London and worked as an umpire after his retirement before moving back to his native New York City in 1892.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | As a recently, heavily altered 19th-century dwelling, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | ✓ | This property is associated with Phillip Powers (1854-1914), an early major-league baseball player and team member of the London Tecumsehs baseball team. |

| | |
|-------------------------|---|
| Contextual Value | As a residential structure that has been heavily altered with most original fabric obscured, the property does not contribute in a significant way to its context within a late-19th and early-20th-century working-class and middle-class neighbourhood. |
|-------------------------|---|

Sources: MPAC; FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897.



6 St. George Street

Cultural Heritage Status: None

Date of Construction: c. 1897-1898

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-and-a-half-storey, buff brick residence with a gabled roof, a gabled dormer on the south elevation, carved wood bargeboards and millwork detail in the front gable, wood shingled cladding at the upper storey, two double-hung windows at the upper storey with wood trim, a front window with a segmentally arched transom and brick voussoirs at the ground floor, a side hall plan, and a front door with a transom. The property is located on the east side of St. George Street between Hyman Street and Central Avenue.

Property History: This property first appears in the 1898 City Directory making it the oldest structure on the east side of St. George between Central and John. The first listed occupant was architect Henry Goble. This may refer to Henry Goble who worked as builder and architect in the St. Thomas and Ingersoll areas, although the Biographical Dictionary of Canadian Architects notes that he died c. 1896, and Henry Goble is listed at this address until at least 1901. The Henry Goble listed here may be his son or other relative. Goble's family continued living at the house until after 1922. More research is needed on Henry Goble's life and architectural career.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | While it reflects the Queen Anne style, the property does not seem representative of this style, and does not appear to hold significant design/physical value. |
| Historical/Associative Value | ✓ | The property may have associations with Henry Goble, an architect and builder who worked in southwestern Ontario in the late 19th century. |

| | | |
|-------------------------|---|--|
| Contextual Value | ✓ | As an early-20th-century residence, the property reflects patterns of residential development within a late-19th- and early-20th-century working-class and middle-class neighbourhood. |
|-------------------------|---|--|

Sources: FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922. "Goble, Henry", The Biographical Dictionary of Architect in Canada 1800-1950, <http://dictionaryofarchitectsincanada.org/node/739>.



7 St. George Street

Cultural Heritage Status: None

Date of Construction: c.1885-1886

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-and-a-half-storey, painted brick residence with a gabled roof, vertical siding in the gable, an open porch on the main façade, a front door with a leaded glass panel and a transom, and recently replaced windows. Between 2015 and 2018, the main building was altered, along with the properties at 7 and 11 St. George Street, which were altered in a similar way. It is located on the west side of St. George Street, south of John Street, and has an unusual parking space addressing the street.

Property History: Previously listed as 173 Raglan Street and 5 St. George, this is the oldest structure on St. George between John and Central. Constructed circa 1885-1886, the first listed occupant and long-term resident was shoemaker Thomas McGurdy (McCurdy) who is listed in City Directories at the address until at least 1901.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | As a recently modified, typical early-20th-century residence that does not seem to be representative of a particular style or typology, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | ✓ | This property is believed to be the oldest surviving structure along this section of St. George Street. |
| Contextual Value | ✓ | As an early-20th-century residence, the property reflects patterns of residential development within a late-19th and early-20th-century working-class and middle-class neighbourhood. Due to recent alterations, it is now clearly visually linked to the adjacent dwellings at 7 and 11 St. George Street. |

Sources: FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Mighit and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1901.



8 St. George Street

Cultural Heritage Status: None

Date of Construction: 1908

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-and-a-half-storey, buff brick, Queen Anne style-influenced residence with a gabled roof, a gabled dormer on the north elevation, horizontal siding in the front gable, two multi-paned arched windows with brick voussoirs on the main façade, stained glass in the transom of the first-storey window, and a covered entry vestibule and porch on the southwest corner with a shed roof, and a pair of doors leading to different units. The property is located on the southeast corner of St. George Street and Hyman Street, addressing St. George, and is very similar in appearance to the adjacent dwelling at 10 St. George Street.

Property History: MPAC identifies a construction date for this property of 1906, and this structure first appears on the 1907 FIP. The 1908 City Directory identifies Barrister J. D. O'Neill at this address. A 2010 brochure for the ACO's 37th Geranium House Tour notes the similarities in design between 8 and 10 St. George Street, suggesting they were likely constructed by the same builder.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | While it reflects the Queen Anne style, the property does not seem representative of this style, and does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | As an early-20th-century residence, the property reflects patterns of residential development within a late-19th- and early-20th-century working-class and middle-class neighbourhood. It is very similar in appearance to the adjacent dwelling at 10 St. George Street. |

Sources: MPAC; FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Eldon Excursion, ACO's 37th Annual Geranium House Tour, June 6th 2010.



9 St. George Street

Cultural Heritage Status: None

Date of Construction: c. 1901-1907

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-and-a-half-storey, painted brick residence with a gabled roof, vertical siding in the gable, an open porch on the main façade, a front door with a leaded glass panel and a transom, and recently replaced windows. Between 2015 and 2018, the main building was altered, along with the properties at 7 and 11 St. George Street, which were altered in a similar way. It is located on the west side of St. George Street, south of John Street.

Property History: Previously listed as 7 St. George. This property first appears in the 1908 City Directory and the 1907 FIP making its likely date of construction sometime between the previous 1901 City Directory and 1907. The 1908 Directory lists D.J. Curran as the occupant. The alphabetical directory identifies Curran as a salesman for Grafton & Co, a men's furnishings store.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | As a recently modified, typical early-20th-century residence that does not seem to be representative of a particular style or typology, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | As an early-20th-century residence, the property reflects patterns of residential development within a late-19th and early-20th-century working-class and middle-class neighbourhood. Due to recent alterations, it is now clearly visually linked to the adjacent dwellings at 7 and 11 St. George Street. |

Sources: MPAC; FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.



10 St. George Street

Cultural Heritage Status: None

Date of Construction: 1906

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-and-a-half-storey, buff brick, Queen Anne style-influenced residence with a gabled roof, a gabled dormer on the north elevation, horizontal siding in the front gable,, two multi-paned arched windows with brick voussoirs on the main façade, and a covered entry vestibule and porch on the southwest corner with a hipped roof, a projecting gable with millwork details, and a pair of doors leading to different units. The property is located on the southeast corner of St. George Street and Hyman Street, addressing St. George, and is very similar in appearance to the adjacent dwelling at 8 St. George Street.

Property History: MPAC identifies a construction date for this property of 1906, and this structure first appears on the 1907 FIP. The 1909 City Directory identifies H. Finchamp, a travelling salesman for the Heintzman Piano Co. at this address. A 2010 brochure for the ACO's 37th Geranium House Tour notes the similarities in design between 8 and 10 St. George Street, suggesting they were likely constructed by the same builder.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | While it reflects the Queen Anne style, the property does not seem representative of this style, and does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | As an early-20th-century residence, the property reflects patterns of residential development within a late-19th- and early-20th-century working-class and middle-class neighbourhood. It is very similar in appearance to the adjacent dwelling at 8 St. George Street. |

Sources: MPAC; FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); White's



London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Eldon Excursion, ACO's 37th Annual Geranium House Tour, June 6th 2010.



11 St. George Street

Cultural Heritage Status: None

Date of Construction: c. 1908

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-and-a-half-storey, painted brick residence with a gabled roof, vertical siding in the gable, a verandah on the main façade with a shed roof and wood balustrade, and recently replaced windows and front door. There is also a one-storey, wood frame shed at the rear of the property with a gabled roof. Between 2015 and 2018, the main building was altered, along with the properties at 7 and 9 St. George Street, which were altered in a similar way. It is located on the west side of St. George Street, south of John Street.

Property History: Previously listed in City Directories as 27 St. George Street. This property first appears in the 1908 City Directory and on the 1907 FIP. The original occupant of the house was W.A. Rogers, a salesman for the Rogers Electric Company.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | As a recently modified, typical early-20th-century residence that does not seem to be representative of a particular style or typology, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | As an early-20th-century residence, the property reflects patterns of residential development within a late-19th and early-20th-century working-class and middle-class neighbourhood. Due to recent alterations, it is now clearly visually linked to the adjacent dwellings at 7 and 9 St. George Street. |

Sources: MPAC; FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897.



14 St. George Street

Cultural Heritage Status: None

Date of Construction: 1917

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-and-a-half-storey, red brick residence with a bell-cast roof, projecting eaves and verges, a recessed offset entryway, and a large dormer extension with a hipped roof and shingle siding. Fenestration on the main façade consists of two nine-pane, flat head windows. It is located on the northeast corner of St. George Street and Hyman Street.

Property History: A later addition to the south St. George streetscape, 14 St. George was constructed in 1917. The earliest available City Directory in which 14 St. George Street is listed is the 1922 Directory, where H.O. Farrow is identified as occupant. Farrow worked as a “traveller”, or travelling salesman for an unnamed firm.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | As an early-20th-century residential property that does not seem to be representative of a style or typology, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | As an early-20th-century residence, the property reflects patterns of residential development within a late-19th- and early-20th-century working-class and middle-class neighbourhood. |

FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); White’s London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster’s London City and Middlesex County Directory, 1900-1901; Vernon’s London City and Middlesex County Directory, 1908-1922.



49 St. George Street

Cultural Heritage Status: None

Date of Construction: c. 1919 (MPAC)

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-and-a-half-storey, red brick structure with late Edwardian-style elements, including a gabled roof, faux half-timbering in the gable, a verandah on the main façade with a hipped roof with brick and wood posts, a trio of three-over-one windows on the ground storey, and a pair of double-hung windows at the second storey. It is located on the west side of St. George Street between Mill Street and John Street, and is very similar in its design to the nearby dwelling at 53 St. George Street.

Property History: MPAC gives a construction date of 1919 for 49 St. George Street, however the property does not appear in early City Directories or FIPs (1881-1922), nor does it appear on the 1926 Geodetic Survey of London. It is present on the 1957 Geodetic Survey, however available aerial photos are not of sufficient scale to accurately narrow down a date of construction. Further research is required.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | ✓ | The property is a representative example of a late Edwardian-style residence, notable for its gabled roof with faux half-timbering in the gable, and its verandah with a hipped roof. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | As an early-20th-century residence, the property reflects patterns of residential development within a late-19th- and early-20th-century working-class and middle-class neighbourhood. It is very similar in its design to the nearby dwelling at 53 St. George Street. |

Sources: MPAC, FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922; London Air Photo Collection, 1922-1955; Geodetic Survey of London 1926, 1957.



51 St. George Street

Cultural Heritage Status: None

Date of Construction: 1918

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-and-a-half-storey, red brick residence with a side hall plan, a gabled roof with horizontal siding in the gable, a pair of double-hung windows on the ground floor and on the second floor with stone or concrete lug sills and lintels, and a stone or concrete lintel above the door. It is located on the west side of St. George Street between Mill Street and John Street.

Property History: 51 St. George first appears on the 1922 FIP, however a structural footprint of a one-and-a-half storey brick residence has apparently been incorrectly amended to the 1907 FIP. This footprint is missing from the 1915 FIP and no listing for this address is recorded in the City Directories for any earlier residents.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | As an early-20th-century residential structure that lacks notable design features, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | As an early-20th-century residence, the property reflects patterns of residential development within a late-19th- and early-20th-century working-class and middle-class neighbourhood. |

Sources: MPAC, FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.



52 St. George Street

Cultural Heritage Status: None

Date of Construction: c. 1908-1915

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a two-and-a-half-storey, red brick residence with a concrete foundation, a gabled roof with shingle imbrication and a pair of one-over-one windows in the front gable, a central second-storey oriel window, an arched window on the first storey, a side hall plan, and a front verandah with a gable over the entry and millwork details in the gable. It is located on the east side of St. George Street between Mill Street and John Street.

Property History: 52 St. George first appears on the 1915 FIP and in the 1908 City Directory placing its likely date of construction sometime between these periods. No consistent residents are present in early City Directory listings for this property.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | While it reflects the Queen Anne style, the property does not seem representative of this style, and does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | As an early-20th-century residence, the property reflects patterns of residential development within a late-19th and early-20th-century working-class and middle-class neighbourhood. |

Sources: FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); Vernon's London City and Middlesex County Directory, 1908-1922.



53 St. George Street

Cultural Heritage Status: None

Date of Construction: 1918

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-and-a-half-storey, red brick structure with late Edwardian-style elements, including a gabled roof, faux half-timbering in the gable, a verandah on the main façade with a hipped roof with brick and wood posts, a trio of three-over-one windows on the ground storey, and a pair of double-hung windows at the second storey. It is located on the west side of St. George Street between Mill Street and John Street, and is very similar in its design to the nearby dwelling at 49 St. George Street.

Property History: 53 St. George was constructed in 1918 and first appears on the 1922 FIP, however a structural footprint of a one-and-a-half storey brick residence has apparently been incorrectly amended to the 1907 FIP. This footprint is missing from the 1915 FIP and no listing for this address is recorded in the City Directories for any earlier residents.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | ✓ | The property is a representative example of a late Edwardian-style residence, notable for its gabled roof with faux half-timbering in the gable, and its verandah with a hipped roof. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | As an early-20th-century residence, the property reflects patterns of residential development within a late-19th- and early-20th-century working-class and middle-class neighbourhood. It is very similar in its design to the nearby dwelling at 49 St. George Street. |

Sources: FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.



54 St. George Street

Cultural Heritage Status: Listed on the *Register of Cultural Heritage Resources*

Date of Construction: c. 1894

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-and-a-half-storey, painted brick residence with Queen Anne-style influences. It has a hipped roof with gables on the north, south, and primary (west) elevations, millwork details and shingle imbrication in the gables, a side hall plan, a gabled porch covering with millwork details over the entry, an arched front window with exterior shutters, brick belt courses, and an oval window and secondary entry on the south elevation. It is located on the east side of St. George Street between Mill Street and John Street.

Property History: This building likely dates to c. 1894 when the address first appears in the City Directories. Although it was vacant for its first year, the building is listed in association with John Langford by the 1896 City Directory. Langford is only listed that one year, when he ran a “hammock manufacturing” business out of the residence.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | Though this property reflects Queen Anne-style features applied to a one-and-a-half-storey dwelling, many such examples exist in London, of which this property is not considered representative. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | As an early-20th-century residence, the property reflects patterns of residential development within a late-19th and early-20th-century working-class and middle-class neighbourhood. |

Sources: City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.



57 St. George Street

Cultural Heritage Status: None

Date of Construction: 1982

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a two-storey, multi-unit residential structure with brick and vinyl clapboard siding and a complex gabled roof with two cross gables above the pairs of units. It is located on the west side of St. George Street between Mill Street and John Street, and units are accessed via a driveway on the north side, with doors marked by fabric awnings.

Property History: Former location of the long-time home of Henry Colerick (pre-1881-1916). The original residence was a mid-to-late 19th century one-and-a-half storey wood frame dwelling (FIPs). The original building was demolished sometime before 1982 when the present residential complex was built. The previously recorded Henry Colerick may have been the Henry Colerick, Sr. (mentioned in Goodspeed's History of the County Middlesex), Henry Colerick, Jr., or both.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | As late-20th-century, multi-unit residential structure that lacks notable design features, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | | As a late-20th-century, multi-unit residential structure within a late-19th- and early-20th-century industrial and working-class neighbourhood, and that unlike its neighbours does not address St. George Street, the property does not contribute to its context in a significant way. |

Sources: City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 07; 1892 Rev. 1907, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; The London City and Middlesex County Directory, J.H. Might and Co., 1895-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.; A History of Middlesex County, Goodspeed, 1889.



58 St. George Street

Cultural Heritage Status: Listed on the *Register of Cultural Heritage Resources*

Date of Construction: c. 1892

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-storey, buff brick, Ontario Cottage-style residence with a hipped roof, a central front gable with a round arched opening, a side hall plan, a front verandah with a shed roof, a front door with a sidelight, double-hung windows with exterior shutters, and a bay window on the south elevation, including segmentally arched windows with brick voussoirs. It is located on the east side of St. George Street between Mill Street and John Street.

Property History: The oldest building on fronting St. George on the east of this block, 58 St. George likely dates to c. 1892 when it first appears in the City Directories. The property's first occupants are identified as Mary and Jennie Boyd. Another notable resident was John Hooper, a printer at the London Printing and Lithography Co.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | ✓ | The property is a representative example of an Ontario Cottage-style residence, notable for its hipped roof with central front gable, front verandah with a shed roof, windows with exterior shutters, and bay window with segmentally arched windows and brick voussoirs. |
| Historical/Associative Value | ✓ | This property has historical value as the oldest existing building fronting onto this section of St. George Street. |

| | | |
|-------------------------|---|--|
| Contextual Value | ✓ | As an early-20th-century residence, the property reflects patterns of residential development within a late-19th and early-20th-century working-class and middle-class neighbourhood. Though it differs from its Dutch Colonial Revival, Queen Anne, and Edwardian style neighbours in style, its scale and materials are consistent with the streetscape. |
|-------------------------|---|--|

Sources: City of London *Register of Cultural Heritage Resources*; MPAC; FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.



60 St. George Street

Cultural Heritage Status: None

Date of Construction: 1916

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property is a two-half-storey, Dutch Colonial Revival-style, red brick residential structure with a rusticated concrete foundation, a gambrel roof with wood shingles, wood shingles at the upper storey, and a front verandah with a shed roof, and with brick and wood posts. The property is located on the east side of St. George Street, south of Mill Street, adjacent to dwellings at 62 and 64 St. George Street and across the street from 61 St. George Street, which also represent the Dutch Colonial Revival style.

Property History: Constructed in 1916 (MPAC), 60 St. George first appears on the 1922 FIP, however a structural footprint of a wood frame residence has apparently been incorrectly amended to the 1907 FIP. This footprint is missing from the 1915 FIP and no listing for this address is recorded in the City Directories for any earlier residents.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | ✓ | The property is a representative example of the Dutch Colonial Revival style, notable for its gambrel roof form, wood shingle cladding at the upper storey, and shed roofed front porch. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | As an early-20th-century residence, the property reflects early patterns of residential development within a late-19th and early-20th-century working-class and middle-class neighbourhood. It is visually linked with adjacent and nearby dwellings at 61, 62, and 64 St. George Street, which also represent the Dutch Colonial Revival style, which is otherwise unusual within this area. |

Sources: MPAC; FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Mighl and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.



61 St. George Street

Cultural Heritage Status: None

Date of Construction: 1912

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property is a two-storey, Dutch Colonial Revival-style residential structure with a rusticated concrete foundation, buff brick exterior with horizontal siding at the entry and the upper storey, and a gambrel roof with a shed roof dormer on the south elevation. The asymmetrical main (east) façade and the south façade include double-hung windows with exterior shutters; the front door has exterior shutter details as well. The property is located on the west side of St. George Street, south of Mill Street, directly across the street from dwellings at 60, 62, and 64 St. George Street, which also represent the Dutch Colonial Revival style.

Property History: 61 St. George is the oldest structure fronting St. George on the west side of the street between John and Mill. Components of the current structure's first storey may date back to before 1881, however the residence appears to have been rebuilt as a brick residence around 1912 according to the placement of the building on FIPs from those years. The original building is first recorded as belonging to Cooper George Steele followed by Mrs. Bertha Steele (widow of John Steele). More research is required on Bertha Steele as she is listed in City Directories at this address until after 1922 making her one of the longest continuous residents in North Talbot.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | ✓ | The property is a representative example of the Dutch Colonial Revival style, notable for its gambrel roof form, double-hung windows with shutters, and shutters on the front door. |
| Historical/Associative Value | ✓ | FIP's suggest that portions of this house may predate 1881, making this the earliest structure fronting on this section of St. George Street. Further research is required. |

| | | |
|-------------------------|---|--|
| Contextual Value | ✓ | As an early-20th-century residence, the property reflects early patterns of residential development within a late-19th- and early-20th-century working-class and middle-class neighbourhood. It is visually linked with dwellings across the street at 60, 62, and 64 St. George Street, which also represent the Dutch Colonial Revival style, which is otherwise unusual within this area. |
|-------------------------|---|--|

Sources: FIPs (1881 Rev. 1888, Sheet 07; 1892 Rev. 1907, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; The London City and Middlesex County Directory, J.H. Migh and Co., 1895-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.



62 St. George Street

Cultural Heritage Status: None

Date of Construction: 1918

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property is a two-half-storey, Dutch Colonial Revival-style, red brick residential structure with a rusticated concrete foundation, a gambrel roof with wood shingles, wood shingles at the upper storey, and a front porch with a gabled roof with wood shingles in the gable, and with concrete and wood posts. The property is located on the east side of St. George Street, south of Mill Street, adjacent to dwellings at 60 and 64 St. George Street and across the street from 61 St. George Street, which also represent the Dutch Colonial Revival style.

Property History: MPAC gives a construction date of 1918 for 62 St. George Street, and the property first appears on the 1922 FIP, however a structural footprint of a brick residence has apparently been incorrectly amended to the 1907 FIP. This footprint is missing from the 1915 FIP and no listing for this address is recorded in the City Directories for any earlier residents.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | ✓ | The property is a representative example of the Dutch Colonial Revival style, notable for its gambrel roof form, wood shingle cladding at the upper storey, and gabled front porch. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |

| | | |
|-------------------------|---|---|
| Contextual Value | ✓ | As an early-20th-century residence, the property reflects early patterns of residential development within a late-19th and early-20th-century working-class and middle-class neighbourhood. It is visually linked with adjacent and nearby dwellings at 60, 61, and 64 St. George Street, which also represent the Dutch Colonial Revival style, which is otherwise unusual within this area. |
|-------------------------|---|---|

Sources: City of London *Register of Cultural Heritage Resources*; MPAC; FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.



64 St. George Street

Cultural Heritage Status: None

Date of Construction: 1918

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property is a two-half-storey, Dutch Colonial Revival-style, red brick residential structure with a rusticated concrete foundation, a gambrel roof with wood shingles, and a front porch with a gabled roof with wood shingles in the gable, and with concrete and wood posts. The asymmetrical main (west) façade has one-over-one windows with exterior shutters. The property is located on the east side of St. George Street, south of Mill Street, adjacent to dwellings at 60 and 62 St. George Street and across the street from 61 St. George Street, which also represent the Dutch Colonial Revival style.

Property History: MPAC gives a construction date of 1918 for 64 St. George Street, and the property first appears on the FIP, however a structural footprint of a brick residence has apparently been incorrectly amended to the 1907 FIP. This footprint is missing from the 1915 FIP and no listing for this address is recorded in the City Directories for any earlier residents. Robert Howe, an insurance agent, is identified in the 1922 Directory as occupant.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | ✓ | The property is a representative example of the Dutch Colonial Revival style, notable for its gambrel roof form, windows with exterior shutters, and gabled front porch. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |

| | | |
|-------------------------|---|---|
| Contextual Value | ✓ | As an early-20th-century residence, the property reflects early patterns of residential development within a late-19th and early-20th-century working-class and middle-class neighbourhood. It is visually linked with adjacent and nearby dwellings at 60, 61, and 62 St. George Street, which also represent the Dutch Colonial Revival style, which is otherwise unusual within this area. |
|-------------------------|---|---|

Sources: City of London *Register of Cultural Heritage Resources*; MPAC; FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.



66 St. George Street

Cultural Heritage Status: None

Date of Construction: 1918

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-and-a-half-storey house with a gabled roof, which continues into a shed roof verandah with brick posts on the main façade. It has a shed roof dormer, clad in wood shingles with two six-over-one windows, and a side hall plan. It is located on the southeast corner of Mill Street and St. George Street, addressing St. George.

Property History: Constructed in 1918 (MPAC), the property at 66 St. George Street first appears on the 1922 FIP. The only available City Directory in which the address is listed is the 1922 Directory, where the property is identified as a vacant house. Further research is required to identify previous occupants.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | As an early-20th-century residential structure that does not seem to be representative of a particular style or typology, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | As an early-20th-century residence, the property reflects patterns of residential development within a late-19th and early-20th-century working-class and middle-class neighbourhood. Though it differs from its Dutch Colonial Revival and Edwardian neighbours in style, its scale and materials are consistent with the streetscape. |

Sources: MPAC; FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); Vernon's London City and Middlesex County Directory, 1908-1922.



75 St. George Street

Cultural Heritage Status: None

Date of Construction: c. 1909

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-and-a-half-storey residence, which appears to have originated as a one-storey cottage. It has a front-gabled roof with an additional gable on each side, horizontal siding, a concrete chimney on the south elevation, and a transom window above the raised front door. It is located on the west side of St. George Street between Ann Street and Mill Street.

Property History: Although 75 George (as the street was originally called) first appears in the 1884 City Directory, there is no evidence that the building is the same as the current 75 St. George. This is most evident in the 1888 FIP where no residences are located on this side of George south of Carling Creek. 75 George stops being featured in the City Directories in 1895 when 77 George first starts appearing. Notably, John Quinn, is listed as the last resident of 75 George in 1894 and the first resident of 77 George in 1895 causing further speculation that the original 75 George may have been the current 77 George all along. 75 St. George appears again the 1909 City Directory. The second storey has been added sometime after 1922 when it appears as a single storey in the FIP.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | While the property reflects a modified 19th-century worker's cottage, it has evolved to the degree that it is not representative of this typology and does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |

77 St. George Street

Cultural Heritage Status: None

Date of Construction: 1868

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of one-storey cottage with a primary entry on the north elevation at the northeast corner, and a hipped roof that extends into a shed roof at the primary (east) elevation. It appears to have been extensively modified with horizontal siding, wood shingle cladding at the upper portion of the main façade, and a symmetrical arrangement of two sizes of single-pane windows on that façade. The property is located on the west side of St. George Street between Mill Street and Ann Street.

Property History: This property was constructed in 1868, although 77 George does not feature in City Directories until 1895 when 75 George stops being included. A labourer named John Quinn is listed as the last resident of 75 George in 1894 and the first resident of 77 George in 1895 so it seems that the property was renumbered.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | While the property reflects a modified 19th-century worker's cottage, it has evolved to the degree that it is not representative of this typology and does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | Dating to 1868, this property reflects patterns of early residential development within a late-19th- and early-20th-century working-class and middle-class neighbourhood. |

Sources: City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 29); City of London and County of Middlesex Directory, London Publishing Co. 1883; The London City and Middlesex County Directory, J.H. Migh and Co., 1895-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.



83, 87-99 St. George Street, 149-165 Ann Street

Cultural Heritage Status: None

Date of Construction: 2000

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This sprawling two-and-a-half-storey townhouse complex consists of four buff brick buildings: one on the south side of Ann Street west of St. George Street, one on the southwest corner of St. George Street and Ann Street, and two along a laneway that runs mid-block between St. George Street and Talbot Street, south of Ann Street. This configuration of properties is unusual for the area. The townhouses have front garages, raised and recessed entries to the side of the garages, projecting windows, and gables with imbricated vinyl siding.

Property History: The north portion of this property was the original site of the Arscott Tannery which ceased operations by 1895 when it appears in the City Directory as the “Old Tannery”. By 1896, residences had begun replacing the tannery complex. This second generation structures appear to have survived until the late 20th century. The current townhouse complex was constructed in 2000.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | As a large 21st-century townhouse complex that lacks notable design features, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Although the Arscott Tannery was formerly located on a portion of this property, the present 21st-century residential complex is unlikely to hold historical/associative value. |

| | | |
|-------------------------|--|--|
| Contextual Value | | As a large 21st-century residential complex in what is otherwise a late-19th- and early-20th-century industrial and working-class neighbourhood, the property does not contribute to its context in a significant way. |
|-------------------------|--|--|

Sources: FIPs (1881 Rev. 1888, Sheet 07; 1892 Rev. 1907, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; The London City and Middlesex County Directory, J.H. Might and Co., 1895-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.



84 St. George Street

Cultural Heritage Status: None

Date of Construction: c. 1893

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-storey, wood frame residence with horizontal cladding and a hipped roof. It has a side hall plan, and a recessed, covered front entry with a small balustrade is situated on the northwest corner of the building, facing onto St. George Street. The primary façade has two one-over-one windows with exterior shutters. The property is located on the east side of St. George Street, south of Ann Street, on a block that comprises a single merged property, which includes 84 St. George Street, 86 St. George Street, 175 Ann Street, 179 Ann Street, 183 Ann Street, and 197 Ann Street.

Property History: Likely built c. 1893. The first occupant, Phillip Lewis, appears in the 1894 City Directory at an unlisted address. The following year, Lewis is in the same location but now listed at 84 George (St. George). Lewis, a labourer, last appears listed with address in the 1900 City Directory.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | ✓ | This property is a representative example of a worker's cottage, notable for its hipped roof form, side hall plan, and covered corner entry. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | As a late-19th-century worker's cottage, the property reflects the historic development of its streetscape of a late-19th- and early-20th-century industrial and working-class neighbourhood. It has visual and historic connections to the other former worker's cottages on this block. |

Sources: FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 29); London City and Middlesex County Directory, Might Directory Co. 1891-1895. Foster's London City and Middlesex County Directory, 1900.



| | | |
|-------------------------|---|--|
| Contextual Value | ✓ | As a 19th-century worker's cottage, the property reflects patterns of early residential development within a late-19th- and early-20th-century working-class and middle-class neighbourhood. |
|-------------------------|---|--|

Sources: City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 29); City of London and County of Middlesex Directory, London Publishing Co. 1883; The London City and Middlesex County Directory, J.H. Might and Co., 1895-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.



86 St. George Street

Cultural Heritage Status: None

Date of Construction: c. 1930

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-storey, wood frame residence with horizontal cladding and a hipped roof with a chimney. It has a side hall plan, and a front entry with a small covered verandah is situated on the southwest corner of the building, facing onto St. George Street. The primary façade has two eight-light windows with exterior shutters. The property is located on the east side of St. George Street, south of Ann Street, on a block that comprises a single merged property, which includes 84 St. George Street, 86 St. George Street, 175 Ann Street, 179 Ann Street, 183 Ann Street, and 197 Ann Street.

Property History: First appears in City Directories in 1930. The first occupant is identified as Frank P. Miles.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | ✓ | This property is a representative 20th century example of a worker's cottage, notable for its hipped roof form, side hall plan, and corner entry with a covered verandah. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | As an early 20th-century worker's cottage, the property reflects the historic development of its streetscape of a late-19th- and early-20th-century industrial and working-class neighbourhood. It has visual and historic connections to the other former worker's cottages on this block. |

Sources: FIPs (1881 Rev. 1888, Sheet 29; 1892 Rev. 1907, Sheet 29; 1912 Rev. 1922, Sheet 29): Tovey, Mark, Update



on Requested Study by LACH Stewardship for Potential Designation: 197, 183, 179 Ann Street, 84, 86 St. George Street <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=71449>



117 St. George Street / 149 Piccadilly Street

Cultural Heritage Status: None

Date of Construction: Post-1967

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of three connected, single-storey, grey brick structures with flat roofs. with a loading dock to the north of the structures. It is located on the southwest corner of Piccadilly Street and St. George Street, immediately south of the Canadian Pacific Railway tracks.

Property History: The current structure replaced a mid-to-late 19th century wood frame detached residence at 117 St. George. These appear to have been demolished sometime between 1922 and 1945. The present structure was constructed on the property after the 1960s.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | Consisting of 20th-century industrial structures of typical design and construction, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | | As a late-20th-century commercial structure within a primarily residential streetscape, the property does not contribute to its context in a significant way. |

Sources: FIPs (1881 Rev. 1888, Sheet 29; 1892 Rev. 1907, Sheet 29; 1915 Rev. 1922, Sheet 29); London Air Photo Collection, 1945, 1955, 1965, 1967.



123 St. George Street

Cultural Heritage Status: None

Date of Construction: c. 1895

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a two-storey office building with a painted brick exterior, a flat roof, and two central gables over the two entryways on the main façade. A two-storey addition with its own entrance on the south end is situated at an angle, parallel with the adjacent Canadian Pacific Railway tracks. The property is located at the northwest corner of Piccadilly Street and St. George Street, on a portion of St. George Street that includes historic residences as well as later types of residential and commercial properties.

Property History: This property has undergone significant expansions and alterations since the first structure appears here in the 1895 City Directory. Listed as the CPR Cold Storage until 1901 in the City Directories, the building appears in the 1907-1922 FIPs. It is highly likely that the southern portion of the current structure is the former CPR Cold Storage facility given its configuration and location paralleling the CPR tracks.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | Although it is contemporary to the period in which the area developed, the property is small-scale industrial building that lacks notable design features, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | ✓ | The property has historically associations with the Canadian Pacific Railway, and the 19th century industrial history of the North Talbot Area. |
| Contextual Value | | As a late-20th-century commercial structure within a primarily residential streetscape, the property does not contribute to its context in a significant way. |

Sources: FIPs (1892 Rev. 1907, Sheet 7; 1912 Rev. 1915, Sheet 29; 1912 Rev. 1922, Sheet 29); Foster's London City & Middlesex County Directory, 1901. The London City and Middlesex County Directory, J.H. Might and Co., 1895-1897; Foster's London City and Middlesex County Directory, 1901.



130 St. George Street

Cultural Heritage Status: None

Date of Construction: 1883

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a two-and-a-half-storey residential structure with a buff brick exterior, an asymmetrically composed primary façade, a slightly recessed entry with a transom window, and a hipped roof, with a pair of windows and carved wooden detailing in a front gable. The building is partially obscured from view from the right-of-way by foliage. It is located on the east side of St. George Street, north of Piccadilly Street.

Property History: 130 St. George, formerly 130 George, appears on the 1881 FIP as a two storey brick residence set a fair distance back from the street. By the 1907 FIP, the building no extends closer to George Street and more in line with 132 George to the north, however the original footprint appear to still be intact within the enlarged structure. The longest occupants of the residence are Martin and Elizabeth Morkin. Martin was a currier who first appears in the City Directories at this location in 1884. By 1895, Martin has been replaced with his spouse Elizabeth Morkin who continues to be listed with the property until after 1922.

Also listed in the street section of the 1890 Directory is Thomas Morkin. Morkin was a local hotelkeeper who operated Morkin's Hotel at 587 Richmond Street. Thomas Morkin is listed in the 1890 Alphabetical directory as residing at 587 Richmond Street, and Martin Morkin is listed at this address. As this only occurs in the 1890 Directory, it is presumed that this is an error.

| | Potential CHV | Rationale |
|-----------------------|---------------|--|
| Design/Physical Value | | As a turn-of-the-century residence of typical design and construction, the property does not appear to hold significant design/physical value. |

| | | |
|-------------------------------------|---|--|
| Historical/Associative Value | ✓ | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | As a late-19th-century residence, the property has historic links to the patterns of early residential development on a portion of St. George Street that has since evolved to include later types of residential and commercial properties. |

Sources: FIPs (1881 Rev. 1888, Sheet 29; 1915 Rev. 1922, Sheet 29); City of London and County of Middlesex Directory, J. Harrison White, 1881; The London and Middlesex County Directory, R.L. Polk & Co., 1884; London City & Middlesex County Directory, Might's Directory Co., 1891-1895; Vernon's City of London Directory, 1915.



131 St. George Street

Cultural Heritage Status: None

Date of Construction: c. 1900

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-and-a-half-storey, brick residential structure with a hipped roof and shed roof dormers on the west, north, and east sides of the roof. It is located to the rear of 135 St. George Street, on the interior of the block south of Oxford Street East on the west side of St. George Street. This portion of St. George Street includes historic residences as well as later types of residential and commercial properties.

Property History: This property appears in FIPs and City Directories after 1900 as 137 St. George. The first resident was Clarinda Armstrong, widowed of Johnston Armstrong (1901 City Directory).

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | An early 20th-century residential structure that lacks notable design features, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | | Located at the interior of a block, the property does not contribute to the context of St. George Street in a significant way. |

Sources: FIPs (1892 Rev. 1907, Sheet 7; 1912 Rev. 1915, Sheet 29; 1912 Rev. 1922, Sheet 29); Foster's London City & Middlesex County Directory, 1901.

132 St. George Street

Cultural Heritage Status: None

Date of Construction: 1878

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-and-a-half-storey, wood-framed residential structure with horizontal cladding, a gable roof, projecting eaves and verges, and a pendant finial in the gable. It is located on the east side of St. George Street, north of Piccadilly Street.

Property History: This property began as a single storey residence before 1881 when it is listed in the City Directory in association with mail clerk, R.R. Brough. The second storey was added sometime between the 1888 and 1901 FIPs.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | As a 19th-century residence of typical design and construction, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | As a late-19th-century residence, the property has historic links to the patterns of early residential development on a portion of St. George Street that has since evolved to include later types of residential and commercial properties. |

Sources: FIPs (1881 Rev. 1888, Sheet 29; 1915 Rev. 1922, Sheet 29); City of London and County of Middlesex Directory, J. Harrison White, 1881; The London and Middlesex County Directory, R.L. Polk & Co., 1884; London City & Middlesex County Directory, Migh's Directory Co., 1891-1895; Vernon's City of London Directory, 1915.



134 St. George Street

Cultural Heritage Status: Listed on the *Register of Cultural Heritage Resources*

Date of Construction: c. 1907-1915

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-and-a-half-storey residential structure with a two-storey addition on the east side of the structure. Reflecting the Ontario Farmhouse style, the street-facing portion has an end-gable roof and a central gable over the front entry, which is raised and features sidelights and a transom window. It has two symmetrically placed bay windows at the ground floor, including segmentally arched windows with brick voussoirs, and the upper storey has one rounded-arched window beneath the gable. It is located on the east side of St. George Street, north of Piccadilly Street.

Property History: This property first appears as a footprint in the 1907 FIP and in its current configuration in the 1915 FIP. The first recorded resident, Frank Hewitt, appears in the 1915 City Directory. The property does not appear in the 1888 FIP suggesting that the 1881 date of construction in the *Register of Cultural Heritage Resources* is incorrect.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | ✓ | This property is a representative example of an Ontario Farmhouse building, reflecting this style especially in its end-gable roof with a central front gable, and demonstrating a variation with its two bay windows. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |

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|-------------------------|---|--|
| Contextual Value | ✓ | As a late-19th-century residence, the property has historic links to the patterns of early residential development on a portion of St. George Street that has since evolved to include later types of residential and commercial properties. |
|-------------------------|---|--|

Sources: FIPs (1881 Rev. 1888, Sheet 29; 1915 Rev. 1922, Sheet 29); City of London and County of Middlesex Directory, J. Harrison White, 1881; The London and Middlesex County Directory, R.L. Polk & Co., 1884; London City & Middlesex County Directory, Migh's Directory Co., 1891-1895; Vernon's City of London Directory, 1915.



135 St. George Street

Cultural Heritage Status: None

Date of Construction: c. 1895-1896

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-and-a-half-storey, detached residential structure that displays influences of the Queen Anne style. The primary (east) façade has a symmetrical composition centred on a raised entry with a segmentally arched surround featuring decorative brickwork. The hipped roof has a central gable dormer with shingled cladding, carved wood bargeboards, and a finial and pendant. The south façade has a secondary entry, a side gable, and a shed-roofed dormer, while the north façade, largely obscured from view by fencing and foliage, also has a side gable. The property is located south of Oxford Street East on the west side of St. George Street, on a portion of St. George Street that includes historic residences as well as later types of residential and commercial properties. To the rear of the property is 131 St. George Street.

Property History: This structure first appears as an unlisted “Unfinished Structure” in the 1895 City Directory. Its first occupant was Charles Gibson, a bricklayer. Gibson occupied the residence until 1901 by which time it had been listed as 135 St. George for several years.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | ✓ | This property is a representative example of Queen Anne style-influenced residence, including decorative woodwork in the front central gable and brickwork at the front entry. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |

| | | |
|-------------------------|---|--|
| Contextual Value | ✓ | As a late-19th-century residence, the property has historic links to the patterns of early residential development on a portion of St. George Street that has since evolved to include later types of residential and commercial properties. |
|-------------------------|---|--|

Sources: FIPs (1881 Rev. 1888, Sheet 29; 1892 Rev. 1907, Sheet 29); The London City and Middlesex County Directory, J.H. Mlght & Co., 1895.



718 Talbot Street

Cultural Heritage Status: None

Date of Construction: 1937

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-and-a-half-storey residence with a partial above-ground basement, an asymmetrical cross-gabled roof, horizontal siding, a two-storey bay window on the primary (west) façade and on the south façade, and an unusual bellcast awning over the double-leaf doors, It is located on the east side of Talbot Street between Ann Street and Mill Street.

Property History: This property is immediately west of the former Carling Creek making it readily identifiable in City Directories even as it was previously referred to as 714 Talbot between the 1892 and 1901 City Directories. The property is first attributed to carpenter, William Scott, who also maintained a business, Scott and Scott builders/contractors, on or adjacent to the property. Although the current location and configuration of 718 Talbot is consistent with previous representations in FIPs, a construction date of 1937 has been assigned by MPAC, suggesting the structure may have been rebuilt at this time.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | ✓ | This property is a unique example of a vernacular-style early-to-mid-20th-century residence, notable for its asymmetrical cross-gabled roof, bay windows, and bell-cast awning over the entry. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |

| | | |
|-------------------------|---|---|
| Contextual Value | ✓ | As an unusual residence dating to 1937, this property represents a later period of development within a late-19th- and early-20th-century industrial and working-class neighbourhood, remaining consistent in scale and contributing to this context. |
|-------------------------|---|---|

Sources: MPAC; City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 29); City of London and County of Middlesex Directory, London Publishing Co. 1883; The London City and Middlesex County Directory, J.H. Might and Co., 1895-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.



720 Talbot Street

Cultural Heritage Status: None

Date of Construction: 1961

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a two-storey, multi-unit residential property with a red brick exterior, a partial above-ground basement, a flat roof, a covered entry vestibule on the west elevation with a gabled roof, and a parking area with a secondary entry at the south. It is located on the east side of Talbot Street, south of Ann Street, within a block otherwise consisting of 19th- and early-20th-century residences.

Property History: Built in 1961, the current structure replaced a c.1894 detached single-storey wood frame residence. This residence was previously occupied by members of the Osborne family (1894-1922 City Directories).

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | As a typical mid-20th-century, multi-unit residential structure that lacks notable design features, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | | As a mid-20th-century, multi-unit residential structure within a late-19th- and early-20th-century industrial and working-class neighbourhood, the property does not contribute to its context in a significant way. |

Sources: City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 29); City of London and County of Middlesex Directory, London Publishing Co. 1883; The London City and Middlesex County Directory, J.H. Migh and Co., 1895-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.

724 Talbot Street

Cultural Heritage Status: None

Date of Construction: c. 1892

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a one-and-a-half-storey residence with a parged exterior, a hipped roof with a central front gable, a side gable above a bay window with millwork trim, a side hall plan, and a shed roof verandah on the main façade. It is located on the southeast corner of Ann Street and Talbot Street.

Property History: First appearing in the 1892 City Directory, this structure has been modified with an eastern addition sometime between the 1907 and 1915 FIPs. The residence is notably associated with Edward Boles, labourer and later foreman at the Carling Brewery.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | ✓ | This property is a representative example of a worker's cottage with a side hall plan, notable for its central and side gables, shed roof verandah, and bay window with millwork details. |
| Historical/Associative Value | ✓ | This property has historical associations with the former Carling Brewery, having served as a residence for foreman Edward Boles. |
| Contextual Value | ✓ | Dating to c. 1892 this property reflects patterns of early residential development within a late-19th- and early-20th-century working-class and middle-class neighbourhood. |

Sources: City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, ,, Sheet 29); City of London and County of Middlesex Directory, London Publishing Co. 1883; The London City and Middlesex County Directory, J.H. Migh and Co., 1895-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.



Riverside Residences

Properties:

- 75 Albert Street
- 76 Albert Street
- 90 Albert Street
- 94 Albert Street
- 137 Albert Street
- 65 Ann Street
- 75 Ann Street
- 80 Barton Street
- 97 Barton Street
- 100 Barton Street
- 90 Central Avenue
- 94 Central Avenue
- 98 Central Avenue
- 100 Central Ave
- 80 Dufferin Avenue
- 85 Dufferin Avenue
- 88-92 Dufferin Avenue
- 93-95 Dufferin Avenue
- 130 Dufferin Avenue
- 131 Dufferin Avenue
- 64 Fullarton Street
- 66 Fullarton Street
- 70-74 Fullarton Street
- 100 Fullarton Street
- 140-142 and 148 Fullarton Street /
490 Talbot Street /
- 82-84 Kent Street
- 86-88 Kent Street
- 90 Kent Street
- 92 Kent Street
- 96 Kent Street
- 101 Kent Street



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- 106 Kent Street
 - 126-128 Kent Street
 - 130 Kent Street
 - 136 Kent Street
 - 142 Kent Street
 - 150 Kent Street
 - 152 Kent Street
 - 466 Ridout Street North
 - 468 Ridout Street North
 - 470 Ridout Street North
 - 472 Ridout Street North
 - 500 Ridout Street North
 - 526 Ridout Street North
 - 530 Ridout Street North
 - 536 Ridout Street North
 - 543 Ridout Street North
 - 549 Ridout Street North
 - 550 Ridout Street North
 - 555-557 Ridout Street North
 - 565 Ridout Street North
 - 569-571 Ridout Street North
 - 575 Ridout Street North
 - 583 Ridout Street North
 - 475-493 Talbot Street
 - 500 Talbot Street
 - 501 Talbot Street
 - 503-509 Talbot Street
 - 513-531 Talbot Street
 - 520 Talbot Street
 - 531 Talbot Street
 - 535-537 Talbot Street/
105 Kent Street
 - 544 Talbot Street
 - 545 Talbot Street
 - 547-551 Talbot Street
 - 555 and 557 Talbot Street
 - 558 Talbot Street



- 564 Talbot Street
- 565 Talbot Street
- 566 Talbot Street
- 568-572 Talbot Street
- 579 Talbot Street
- 580 Talbot Street
- 581 Talbot Street
- 584 Talbot Street
- 585 Talbot Street
- 590-592 Talbot Street
- 591 Talbot Street
- 593 and 595 Talbot Street
- 601 Talbot Street
- 607 Talbot Street
- 611 Talbot Street
- 615 Talbot Street
- 618 Talbot Street
- 619 Talbot Street
- 620 and 622 Talbot Street
- 624 Talbot Street
- 625 Talbot Street
- 628 Talbot Street
- 629 Talbot Street
- 638 Talbot Street
- 640 Talbot Street
- 644 and 646 Talbot Street
- 651 Talbot Street
- 652 Talbot Street
- 653 Talbot Street
- 661-667 Talbot Street
- 662 Talbot Street
- 664 Talbot Street
- 666 Talbot Street
- 668 Talbot Street
- 670 Talbot Street
- 672 and 674 Talbot Street
- 678 Talbot Street



- 680 Talbot Street
- 693 Talbot Street
- 694 Talbot Street
- 695 Talbot Street
- 698 Talbot Street
- 699 Talbot Street
- 700 Talbot Street
- 736 Talbot Street
- 765 Talbot Street



75 Albert Street

Cultural Heritage Status: None

Date of Construction: c. 1957-1965

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a seven-storey, red brick, multi-unit residential structure with an asymmetrical façade and a flat roof. It is located on the southeast corner of Albert Street and Ridout Street North, with surface parking to the south and east of the structure.

Property History: Aside from being identified as Private Grounds in the 1881-1883 City Directories, this address is not otherwise listed. The 1922 FIP shows that the property was originally the northern section of the lot numbered as 562 Talbot Street. As late as 1957, aerial photographs and mapping show that the property on which the current residential structure is located was an open lawn. The present structure was completed by 1965.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | As a mid-20th-century, multi-unit residential complex of typical design and construction, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | | As a large mid-20th-century residential complex surrounded by surface parking, in an area of late-19th- and early-20th-century properties, many of which were upper-class estates, the property does not contribute to its context in a significant way. |

Sources: FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 7; 1912 Rev. 1915, Sheet 7; 1912 Rev. 1922, Sheet 7); White's London City & Middlesex County Directory 1881; London Air Photo Collection, 1955; Geodetic Survey of London, 1957.

76 Albert Street

Cultural Heritage Status: Listed on the Register of Cultural Heritage Resources

Date of Construction: 1865

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a two-storey, buff brick, Georgian Revival-style residential structure with a symmetrical façade, three bays on the main façade, double-hung, two-over-two windows with lug sills and exterior shutters, a central front door with two sidelights and a fabric awning, and a low hipped roof with projecting eaves. The structure has a concrete, flat roofed addition to the east, which serves as a fitness club. It is located on the northeast corner of Albert Street and Ridout Street N.

Property History: Former home of the notable newspaper founder, Josiah Blackburn. Blackburn is listed at the house until 1890 and was followed by widow Marion Blackburn and eventually his son, Arthur. Josiah was a central figure in the development of many notable periodicals including founding the London Free Press and driving the creation of the Toronto Mail and the Ingersoll Chronicle. An Ontario Heritage Trust plaque is currently present on the property to commemorate this association. Other notable residents included accountant Charles Complin and dry goods proprietor George W. Little. According to Lutman, the building was used as a fraternity in the 1950's and was later purchased and maintained by the London Squash Racquet Club, which was established in 1966 and made additions to the original residential structure to accommodate this use.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | ✓ | The property is a representative example of a residence with Georgian Revival influences, notable for its hipped-roof form, its central entry with sidelights, and its double-hung, two-over-two windows with lug sills and exterior shutters. |
| Historical/Associative Value | ✓ | The property is associated with Josiah Blackburn, who founded the <i>London Free Press and Daily Western Adviser</i> and continued to publish the newspaper until his death. |

| | | |
|-------------------------|---|--|
| Contextual Value | ✓ | As a late-19th-century residence, the property contributes to an area of late-19th- and early-20th-century properties, many of which were upper-class estates. This portion of Albert Street has evolved to include the large 20th-century multi-unit residences across the street from 76 Albert Street; the property reflects the street's earlier residential patterns. |
|-------------------------|---|--|

Sources: City of London *Register of Cultural Heritage Resources*; Lutman, John H., *The Historic Heart of London*, 1977; ACO Geranium Walk IV - Talbot Tour, June 5th, 1977; <https://locorum.ca/latest-news/places/london-squash-club/>



90 Albert Street

Cultural Heritage Status: Listed on the *Register of Cultural Heritage Resources*

Date of Construction: 1870

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a two-storey, buff brick residential structure with Classical Revival influences. It has a symmetrical façade, a central porch with a dentilled gable pediment, a central arched window that has a hood with a keystone, and a gabled roof with two front gables, return eaves, paired brackets below the eaves, and a roundel in each front gable. The structure has brick quoins, a side gable over an oriel window, double-hung windows with segmental arches, brick voussoirs, and wood trim resembling shutters, and additions to the side and rear of the structure.

It is located on the north side of Albert Street, west of Talbot Street.

Property History: Built in 1870, 90 Albert was home to noted London barrister and Chief Justice of Ontario (1894) Sir William R. Meredith until 1890 according to the City Directories. Meredith served in the Ontario Legislature in 1872, including as leader of the opposition Conservatives in 1874. Another resident barrister was Isidore Hellmuth, son of Bishop Hellmuth, who occupied the residence between the 1892 and 1901 City Directories.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | ✓ | This property is a representative example of a late-19th-century residence with Classical Revival influences, notable for such features as its central porch with dentilled gable pediment, gabled roof with two front gables and paired brackets below the eaves, roundels in the gables, brick quoins, and windows with brick voussoirs and wood trim. |
| Historical/Associative Value | ✓ | This property is associated with W.R. Meredith, a prominent barrister, as well as with Isidore Helmuth, son of Bishop Helmuth. |



| | | |
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| Contextual Value | ✓ | As a late-19th-century residence, the properties contribute to an area of late-19th- and early-20th-century properties, many of which were upper-class estates. This portion of Albert Street has evolved to include the large 20th-century multi-unit residences across the street from 90 Albert Street; the property reflects the street's earlier residential patterns. |
|-------------------------|---|---|

Sources: City of London *Register of Cultural Heritage Resources*; FIPs (1881 Rev. 1888, Sheet 29, 1892 Rev. 1907, Sheet 29, 1915 Rev. 1922, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Lutman, John H., *The Historic Heart of London*, 1977.



94 Albert Street

Cultural Heritage Status: None

Date of Construction: 1947

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a one-and-a-half-storey residential structure with a gabled roof with an offset front gable, a rubble stone foundation, red brick at the lower storey with horizontal siding in the gables, a fabric awning over the front entry, and a bay window on the main façade. It is located on the north side of Albert Street, west of Talbot Street

Property History: Constructed in 1947, this property does not appear in any available City Directories. Further research is needed to establish previous occupants and property history. The 1922 FIP shows that the property was originally the rear part of the lot at 579 Talbot Street.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | As a mid-20th-century residence that not seem representative of a style or typology, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | | As a mid-20th-century residence, located across the street from large 20th-century residences but in a neighbourhood otherwise defined by late-19th- and early-20th-century properties, many of which were upper-class estates, the property does not contribute to its context in a significant way. |

Sources: MPAC; FIP (1912 Rev. 1922, Sheet 29).



137 Albert Street

Cultural Heritage Status: None

Date of Construction: c. 1893-94

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a two-and-a-half-storey, buff brick residential structure with a cross-hipped roof, a two-storey bay window at the rear of the east façade, a central gable, a side hall plan, dichromatic brick banding on all visible façades, and dichromatic brick voussoirs above the segmentally arched windows on the second storey and the round-arched window in the front gable. The central window on the second storey of the main façade has been infilled with brick, as has an entry on the east elevation. Soiling patterns at the lower storey suggest that a verandah was likely removed. The property is located on the south side of Albert Street, between Talbot Street and Richmond Street, and has some architectural similarities to the adjacent residence at 135 Albert Street.

Property History: This structure was likely known as 139 Albert (FIP 1888) until 1893-94 when the present house was constructed. In 1881, 139 Albert is listed with physician Dugald McAlpine. After a series of short-term residents, the house is associated with fruit seller, James R. Shuttleworth between the 1890 and 1893 City Directories and again in the 1900 and 1901 City Directories. Shuttleworth was the inaugural president of the London Children’s Aid Society when it formed in 1894.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | As an early-20th-century residence that has lost integrity due to alterations, such as the infilled central window, infilled entry on the east elevation, and the possible removal of a porch, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | ✓ | This property is associated with James R. Shuttleworth, first president of the London Children’s Aid Society. |

| | | |
|-------------------------|---|---|
| Contextual Value | ✓ | As an early-20th-century residence, the property contributes to a streetscape of late-19th- and early-20th-century residences along the south side of Albert Street. It has some architectural similarities to the adjacent residence at 135 Albert Street. |
|-------------------------|---|---|

Sources: FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Brock, Daniel J., Fragments from the Forks, 2011.



65 Ann Street

Cultural Heritage Status: None

Date of Construction: N/A

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of Ann Street Park, which runs along the Thames River generally from Ann Street in the north to Central Avenue in the south. The Thames Valley Parkway passes through the length of the park, as well as a recreational path along the east bank of the river. The Ann Street Community Garden, located along the Thames Valley Parkway south of Ann Street, serves as a gateway to the park.

Property History: Based on FIP's and aerial photography, this property has always consisted of open land, and no structures have ever been located on it.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | The subject property consists of open parkland and pathways. It does not appear to hold significant design/physical value as a landscape. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | The subject property extends along the east bank of the Thames River, which defines the western boundary of the North Talbot area, and the park is historically linked to the area's development. |

Sources: FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 7; 1912 Rev. 1922, Sheet 7): London Air Photo Collection 1922-1967.

75 Ann Street

Cultural Heritage Status: None

Date of Construction: c.2003-2005

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a multi-unit, thirteen-storey concrete residential structure with a flat roof. Units on all elevations have projecting balconies. It is located on the south side of Ann Street, at the street's west end, across the street from the two-storey institutional building at 80 Ann Street and the one-storey industrial building at 72 Ann Street. There is a surface parking area to the south.

Property History: Listed as "Private Grounds" in the 1881-1883 City Directories, and "Fields" on FIP's, it appears that no major structures were erected on this property until the present condominium building was completed around 2003. Aerial photographs show a small storage building on the property in 1945, and the property appears to have been used as a parking lot for much of the 20th century.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | The property consists of a typical early-21st-century multi-unit residential property that lacks notable design features; it does not appear to hold significant design/physical value. |
| Historical/Associative Value | | The property is not likely to hold historical/associative value. |
| Contextual Value | | As a typical late-20th-century multi-unit residential structure, located where the historic residential fabric of Talbot Street meets the semi-industrial area to the north, the property does not contribute to its context in a significant way. |

Sources: FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 7; 1912 Rev. 1922, Sheet 7): London Air Photo Collection 1922-1967.



80 Barton Street

Cultural Heritage Status: Designated under Part IV of the OHA, By-Law L.S.P.-2674-338

Date of Construction: c. 1866-1867

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Historical Reasons: “Raleigh House”, Later “Birkhill” at 639 Talbot Street is a fine example of one of several spacious estates erected in mid 19th century London along the high bank of the Thames River in what was then a largely undeveloped suburban area. Called “Raleigh House” the large mansion was built in 1866 or 1867 for J.W. Wellstead of whom nothing is known. Although never an occupant, he rented it first to Captain Grant, a soldier stationed with the British Garrison, and afterwards to George Becher Harris, son of John Harris of “Eldon House”. Harris a prominent solicitor with the firm of Harris & McGee, purchased this house from Wellstead in 1871 and lived here until he moved back to “Eldon House” in 1887. Thereafter, the house was occupied by James Cowan, who changed the dwelling’s name to “Birkhill”. Cowan founded the famous London hardware store of James Cowan & Co, which until closed recently was a local business landmark since 1875. Much involved in municipal politics, he served as mayor of London in 1887-88. Converted to the Gamma Phi Beta sorority house circa 1943, 639 Talbot Street’s splendid reception rooms and many bedrooms make it ideal for this purpose.

Architectural Reasons: “Raleigh House” is a particularly good example of the Gothic Revival style of architecture. Irregular in plan, the villa’s exterior is a regular profusion of gables, bargeboards, multiple chimneys, bays, and differing window shapes. Verandahs once shades three sides of the house, but only a fragment at the east side kitchen entrance remains. Interior design features worthy of preservation comprise the large entrance hall, the drawing room, including its arched doorway and sliding doors, the panelled wood ceiling of the den, the staircase and upstairs hallway. Also meriting note are the three plaster arches, each with cast plaster corbels, one in the downstairs hall and two in the upstairs hall.

Sources: By-Law L.S.P.-2674-338, August 2, 1983

97 Barton Street

Cultural Heritage Status: None

Date of Construction: 1878

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a two-storey, buff brick residential structure with a steep gable roof, a steep glazed central gable, a central raised entry consisting of a door with a transom window and two sidelights beneath a gabled overhang, and windows at the ground storey with brick voussoirs and exterior shutters. It is located on the south side of Barton Street, west of Talbot Street.

Property History: This house at 97 Barton Street was originally constructed in 1878. Long-term residents included bookkeeper Samuel Shoveller (Brown & Morris) from sometime before 1881 until 1891 and Griffith Griffiths a clerk and later salesperson at Smallman and Ingram who resided there during the 1890s and early 1900s.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | Though this property shows the influences of the Ontario Cottage style applied to a late-19th-century residence, it is not considered a representative example of this style. It does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | Though it is somewhat smaller in scale and has a lesser setback than its neighbours, as a late-19th-century residence, the property contributes to its streetscape characterized by late-19th- and early-20th-century, predominantly upper-class residences. |

Sources: FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; The London City and Middlesex County Directory, J.H. Migh and Co., 1895-1897; Foster's London City and Middlesex County Directory, 1901.



100 Barton Street

Cultural Heritage Status: None

Date of Construction: c.1955-1965

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property is a two-storey, multi-unit brick residential structure with a partial above-ground basement, and a flat roof. The primary entry, a door with two sidelights in a brick surround, addresses Barton Street, and there are parking spaces next to the entry. It is located on the northwest corner of Talbot Street and Barton Street, immediately south of the pair of historic residences at 651 and 653 Talbot Street, which are listed on the *Register of Cultural Heritage Resources*; a number of other heritage properties are located in the vicinity.

Property History: FIP's show that the subject property was two-storey brick house dating from the late 19th or early 20th century. This appears to have remained on the property until at least 1955, and the present apartment building was constructed sometime between 1955 and 1965.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | The property consists of a typical mid-20th-century multi-unit residential property that lacks notable design features; it does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | | As a typical mid-20th-century residential complex within an area otherwise characterized by late-19th- and early-20th-century properties, many of which are elite residences, the property does not contribute to its context in a significant way. |

Sources: FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 7; 1912 Rev. 1922, Sheet 7): London Air Photo Collection 1922-1967.



90 Central Avenue

Cultural Heritage Status: Listed on the *Register of Cultural Heritage Resources*

Date of Construction: 1876

Architect/Builder: William Robinson

Sub-Area: Riverside Residences



Property Description: This Italianate residence consists of a two-storey structure with brick quoins, brick chimneys, a hipped roof with shed roof dormers, and a two-storey Classical Revival-style porch on the main façade with Ionic columns, and a decorative pediment. The property has a generous landscaped front yard enclosed by an iron gate. It is located on the north side of Central Avenue, at the west end of the street.

Property History: This property was designed by William Robinson for Thomas Kent in 1876 and was referred to as Firbrae. Kent was the son of the Kent family whose land was subdivided to become much of the North Talbot area. After Kent's death, the property was purchased for the Roman Catholic Church to house the Bishop, who added the large Classical Revival porch. The residence was renamed Blackfriars and was home to six different Bishops, until 2008, when it changed ownership and became the Blackfriar Estate Condominiums.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | ✓ | This property is a unique surviving example of a grand Italianate residential structure with a Classical Revival addition. Despite alterations, efforts have been made to retain historic interior features, such as plaster medallions on the ceilings and fireplaces. |
| Historical/Associative Value | ✓ | This property was home to Thomas Kent, an important local figure, and to many Roman Catholic Bishops. It reflects the work of architect William Robinson. |
| Contextual Value | ✓ | This is a prominent 19th-century upper-class residence at the western edge of the North Talbot area, and is considered a landmark. Its prominence on the street is enhanced by its setback and landscaped front yard behind an iron gate. |

Sources: City of London *Register of Cultural Heritage Resources*; Lutz 2011; Tausky and DiStefano 1986:436.



94 Central Avenue

Cultural Heritage Status: Listed on the *Register of Cultural Heritage Resources*

Date of Construction: c. between 1888 and 1907

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a two-and-a-half-storey, buff brick residential structure with a one-storey outbuilding. The primary structure has imbrication in the front gable, millwork at the roofline and surrounding the gable, a bay window at the second storey, a central entry, a front porch with wood columns, and a second-storey verandah above the porch that was added after 2014. It is located on the north side of Central Avenue, near the west end of the street, and is part of the same parcel as 90 Central Avenue.

Property History: This property first appears on the 1892 Rev. 1907 FIP, suggesting that the structure was constructed between 1888 and 1907. The 1881 Rev. 1888 FIP shows that there was originally a single-storey frame residence located on the property. City Directories do not indicate any break in occupancy so identifying a specific date of construction is difficult. The house saw a number of occupants during the 19th and early-20th centuries, the longest of which being Elliot Hicks who resided here from 1892-1900.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | ✓ | This property is a representative example of a turn-of-the-century residence with Queen Anne style influences, notable for its front gable with imbrication and other millwork detailing, bay window, and front porch. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | As a turn-of-the-century upper-class residence, the property contributes to its streetscape characterized by late-19th- and early-20th-century, predominantly upper-class residences. |



Sources: FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; The London City and Middlesex County Directory, J.H. Mighot and Co., 1895-1897; Foster's London City and Middlesex County Directory, 1901.



98 Central Avenue

Cultural Heritage Status: Listed on the *Register of Cultural Heritage Resources*

Date of Construction: c. 1897

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a two-storey, red brick residential structure with a hipped roof, an offset front gable, and a front bay window. It has an enclosed second-storey balcony over a front porch with Tuscan columns. The front door and two sidelights are set within a wide round-arched opening with stone or concrete keystone details, which are repeated on an arched window on the west elevation. The property is located on the north side of Central Avenue, west of Talbot Street.

Property History: City Directories indicate that the present house at 98 Central Avenue may be been constructed circa 1897. The 1897-98 City Directory is the only year in which the property is identified as vacant, and the house first appears on the 1892 Rev. 1907 FIP. Before the construction of the current dwelling, City Directories also show that the property was occupied by Louisa Labbatt, daughter of brewer John C. Labbatt.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | Though this property shows the influences of the Queen Anne style, it is not considered a representative example of this style. It does not appear to hold significant design/physical value. |
| Historical/Associative Value | ✓ | This property is associated with Louisa Labbatt, daughter of brewer John Labbatt (although she resided on the property before the present house was built), and with George C. Gunn, son of early London businessman George M. Gunn and one of the first students in London Law School. |

| | | |
|-------------------------|---|---|
| Contextual Value | ✓ | As an early-20th-century upper-class residence, the property contributes to its streetscape characterized by late-19th- and early-20th-century, predominantly upper-class residences. |
|-------------------------|---|---|

Sources: FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; The London City and Middlesex County Directory, J.H. Might and Co., 1895-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.



100 Central Ave

Cultural Heritage Status: None

Date of Construction: c. 1915

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a two-and-a-half-storey, red brick residential structure with a rusticated concrete foundation and Queen Anne-style influences. It has a hipped roof with an intersecting central front gable with carved wood bargeboards and imbrication. Window openings have stone lintels and stills, and several windows have decorative leaded-glass panels. It is located on the north side of Central Avenue, west of Talbot Street.

Property History: City Directories indicate that the present house at 100 Central Avenue was constructed c. 1915. The address first appears in the 1915 City Directory with William Parker listed as the original occupant, and is shown on the 1912 Rev. 1915 FIP.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | ✓ | This property is a representative example of a Queen Anne-influenced residence, notable for its hipped roof, central gable with carved wood bargeboards and imbrication, and leaded-glass panels. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | As an early-20th-century upper-class residence, the property contributes to its streetscape characterized by late-19th- and early-20th-century, predominantly upper-class residences. |

Sources: FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 29); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; The London City and Middlesex County Directory, J.H. Might and Co., 1895-1897; Foster's London City and Middlesex County Directory, 1901; Vernon's London City and Middlesex County Directory, 1908-1922.



80 Dufferin Avenue

Cultural Heritage Status: None

Date of Construction: c. between 1967 and 1998

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a one-storey commercial office building and surface parking lot located on the north side of Dufferin Avenue, east of Ridout Street North. The building has an entirely glazed front entry and a portion to the east that is faced in concrete panels.

Property History: FIPs indicate that the property originally contained wood-frame homes before these were replaced by larger homes and manor apartments beginning in the 1890s. Former residences at 516 and 526 Ridout Street North also appear to have been demolished by the current structure. The survived until at least the late 1960s. The present parking lot and associated commercial building appear on the 1998 aerial photographs.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | As a mid-to-late-20th-century commercial property that does not seem representative of a style or typology, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | The property is not likely to hold historical/associative value. |
| Contextual Value | | As a mid-to-late-20th-century commercial property, located in an area of intensification to the south of the historic late-19th- and early-20th-century residential streetscape along Talbot Street, the property does not contribute to its context in a significant way. |

Sources: FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); London Air Photo Collection, 1967, 1998.

85 Dufferin Avenue

Cultural Heritage Status: None

Date of Construction: c. 2006

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a four-storey commercial structure with a concrete and glass façade, a flat roof, and a curved bump-out on the west elevation. It is located on the south side of Dufferin Avenue between Ridout Street North and Talbot Street.

Property History: Originally 67-83 Maple, series of 19th century detached residences. Former homes of prominent Londoners including Alexander Stewart of Stewart & Co. (69 Maple) and wagonmaker George Till (73 Maple). Demolished in the mid-to-late 20th century and replaced with a parking lot. The current building was erected c. 2006.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | As a 21st-century commercial property of typical design and construction, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | The property is not likely to hold historical/associative value. |
| Contextual Value | | As a 21st-century commercial office building located within an evolved streetscape near the western edge of the North Talbot area, the property does not contribute in a significant way to the context of the late-19th- and early-20th-century neighbourhood. |

Sources: FIPs (1881 Rev. 1888)



88-92 Dufferin Avenue

Cultural Heritage Status: None

Date of Construction: c.1967-1998

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a two-storey, concrete commercial office building with vertical window bands on the primary façade, along with a horizontal window band that wraps around the corner of the structure and is echoed in horizontal fenestration along the east side of the building, which takes the form of a shallow cantilever. The property is located on the north side of Dufferin Avenue, east of Ridout Street North, with surface parking lots to either side.

Property History: Originally the location of several single detached houses and manor apartments in the late 19th and early 20th centuries. These survived until the 1960s, and the present commercial building appears on the 1998 aerial photo.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | As a mid-to-late-20th-century commercial office building that does not seem representative of a style or typology, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | | As a mid-to-late-20th-century commercial office building located within an evolved streetscape near the western edge of the North Talbot area, the property does not contribute in a significant way to the context of the late-19th- and early-20th-century neighbourhood. |

Sources: FIPs (1881 Rev. 1888, 1912 Rev. 1922)

93-95 Dufferin Avenue

Cultural Heritage Status: Designated, By-Law L.S.P.
-3469-18

Date of Construction: 1864

Architect/Builder: Samuel Peters & Sons

Sub-Area: Riverside Residences



Property Description: This property consists of a semi-detached Italianate residential structure, constructed from buff brick, with a low hip roof, paired eave brackets, stone lug sills and lintels on each window, and a wide single-leaf primary entryway. The portion at 95 Dufferin Ave shows many Classical Revival influences, with a temple front form, an oval window in the gable pediment on the main façade, and laurel wreath detail.

Statement of Cultural Heritage Value or Interest: 93-95 Dufferin Avenue is of cultural heritage value or interest because of its physical or design values, historical or associative values, and its contextual values.

Design/Physical Value: The physical or design value of 93-95 Dufferin Avenue is derived from the particular stylistic evolution seen across its façade.

Believed to have been designed by Samuel Peters of S. Peters and Sons in circa 1864, 93 Dufferin Avenue demonstrates the Italianate style in its shallow hipped roof, paired eave brackets, and balanced horizontal proportions, as well as robust lugsills and lintels with a gentle peak. Brickwork detailing, including quoining, the plain frieze, and stringcourse, complement the appearance. The wide, single leaf entry door in the east bay of the lower storey features a rounded arch fan light articulated by wooden fluted pilasters and trim detail. A flat roof porch supported by square columns on plinths covers the doorway. A double-storey bay window is located between 93 and 95 Dufferin Avenue, acting as a bridge between the two units.

Added in 1894, 95 Dufferin Avenue replicates many of the architectural details of 93 Dufferin Avenue however it takes a stronger Classical Revival influence, particularly in its temple front form. Additional Classical Revival elements include the oval window with a robust architrave, keystone and blocks located above the entry doorway, as well as the round window set in the pediment that is surrounded by a laurel wreath. Brickwork detailing, window sills and lintels with a gentle peak, as well as paired brackets are maintained from 93 Dufferin Avenue.



Historic and Associative Values: 93-95 Dufferin Avenue has several significant historical associations. Firstly, it is believed to have been designed by London architect/surveyor/engineer Samuel Peters (1622-1882). Samuel Peters was a Surveyor, Architect, and Engineer. He was appointed as Town Engineer in 1852, and became the first City Engineer in 1855. Samuel Peter is responsible for surveying the first City of London map in 1855. He is a noted architect in London having designed several prominent buildings, including Grosvenor Lodge (1853), first Covent Garden Market building (1853-1854, now demolished), and the Edge Block (1875, southeast corner of Richmond Street and Dunda Street). He oversaw the construction of the city sewer system, surveyed and designed the Mount Pleasant Cemetery, and other undertakings in the rapidly growing City of London. Samuel Peters and his family lived at 93 Dufferin Avenue from its construction in 1868 until immediately prior to his death in 1882. Samuel Peters decision to settle in Talbot North reflects the status he had achieved in London.

Secondly, Colonel John Walker (1832-1889) lived at 93 Dufferin Avenue, then known as “Shirra.” Colonel Walker was a Scottish-born industrialist and London’s Liberal Member of Parliament in the Canadian House of Commons in 1874. He was also a Vice-President of Canadian Pacific Railway, a director of the Mutual Oil Refining Company, and the Middlesex County Registrar. Mrs Laura (Hespler) Walker, his wife, was the wealthy heiress of Jacob Hespler of Waterloo County. Mrs Laura Walker purchased 93 Dufferin Avenue in 1881 and sold it in 1891.

Contextual Value: The historical and contextual values of 93-95 Dufferin Avenue are rooted in its location in London and the Londoners who chose to live there. 93-95 Dufferin Avenue contributes to the history of the Talbot North area. Residential and industrial uses were mixed throughout the area north of the City of London proper until the mid-1860s when the area began to transition to a primarily residential area. It quickly became London’s first suburb. Many of the buildings that date from this period of early suburban development are constructed of the characteristic London buff brick, including 93-95 Dufferin Avenue. The form and style of 93-95 Dufferin Avenue reflect the social status afforded to individuals who chose to settle in this area in the later-half of the nineteenth century.

Heritage Attributes: Heritage attributes which support and contribute to the cultural heritage value or interest of 93-95 Dufferin Avenue include:

- Form and scale of a significant portion of the double house, including the northerly and westerly façades;
- Buff brick;
- Demonstration of the Italianate style in 93 Dufferin Avenue: shallow hipped roof; paired wooden eave brackets; balanced proportions of street-face façade in three bays in the upper and lower storey; window and door openings, including robust lugsills and lintels with a gentle peak; wide, six panel single leaf door with rounded arch fan light transom above, and framed with wooden fluted pilasters and trim; a flat-roofed front porch supported



by a cornice containing an entablature with modillions and plain frieze, itself supported on square columns set on masonry plinths; brickwork detailing on street-facing and westerly façades including quoining, a plain frieze, and stringcourse; window openings with robust lugsills and capped with vertical-laid brick flat-arches on original building westerly façade;

Double storey bay window, acting as a bridge between 93 and 95 Dufferin Avenue;

- Demonstration of the Classical Revival style in 95 Dufferin Avenue: temple front façade and peaked roof form; round window with laurel wreath surround, set in gable pediment with scalloped siding and wood dentilled trim; oval window with keystone frame; paired wooden eave brackets; brickwork detailing, including quoining, a plain frieze, and stringcourse; window sills and lintels with a gentle peak; blocks above entry doorway;

and

- Historical associations with Samuel Peters, Colonel John Walker and Mrs. Laura (Hespler) Walker.

Sources: By-Law L.S.P.-3469-18, <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=38254>



130 Dufferin Avenue

Cultural Heritage Status: None

Date of Construction: 1991

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a 12-storey commercial structure with a concrete podium and fully glazed upper storeys in a regular grid pattern. It is located on the northeast corner of Dufferin Avenue and Talbot Street.

Property History: Originally mixed mid-to-late 19th century residential detached and semi-detached homes, fronting both Talbot and Dufferin. One notable former resident was brewer John Labatt at 126 Maple. 132 Maple was also the former location of the trend-setting Latin Quarter Restaurant and Tavern which closed in 1990. The current commercial structure was completed in 1991.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | As a late-20th-century commercial tower of typical design and construction, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | The property is not likely to hold historical/associative value. |
| Contextual Value | | As a late-20th-century commercial tower, located in an area of intensification to the south of the historic late-19th- and early-20th-century residential streetscape along Talbot Street, the property does not contribute to its context in a significant way. |

Sources: FIP (1912 Rev. 1922, Sheet 8); London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; Brock, Daniel J., *Fragments From the Forks*, 2011.

131 Dufferin Avenue, 140-148 Fullarton Street

Cultural Heritage Status: None

Date of Construction: c. 1991

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property is a five-storey, concrete parking garage on the south side of Dufferin Avenue, east of Talbot Street.

Property History: Originally mixed mid-to-late 19th century residential detached homes and semi-detached rowhouses. Notable previous occupants include Professor T.G. Sutherland's Stammering Institute at the original 131 Maple address (1881 City Directory). These original residences had been replaced by commercial structures by the mid-20th century; the present parking structure was likely constructed when the adjoining Talbot Centre was constructed in 1991.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | The property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | | As a typical parking garage, the property does not contribute to its context in a significant way. |

Sources: FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); London Air Photo Collection, 1965.



64 Fullarton Street

Cultural Heritage Status: None

Date of Construction: c. 1909

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a two-and-a-half-storey, buff brick residence with Edwardian influences. It has a rusticated concrete foundation, a hipped roof with a central hip dormer, a two-pane slider window in the dormer, an asymmetrical façade, flat-head windows with lug sills on the second storey, a pair of windows with a segmental arch and brick voussoirs on the first storey, and a fabric awning over the entry. It is located on the north side of Fullarton Street, east of Ridout Street North, and is very similar in form and massing to the adjacent dwelling at 66 Fullarton Street.

Property History: The 1909 City Directory lists “New Houses” at this address, and the property also appears as a footprint in the 1907 FIP. It was a later residential addition to this mixed-use block, which included 19th century industries to the east along Fullarton, and was built at the same time as 66 Fullarton.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | While the property reflects Edwardian stylistic influences, it does not seem to be a representative example of that style. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | While 64 and 66 Fullarton Street are isolated on a street that otherwise now consists of extensive surface parking, the properties relate visually to the adjacent streetscape on Ridout Street North. As a late-19th-century residence, located within an evolved streetscape at the western edge of the North Talbot area, the property reflects patterns of development that relate to the late-19th- and early-20th-century neighbourhood. |

Sources: FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



66 Fullarton Street

Cultural Heritage Status: None

Date of Construction: c. 1909

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a two-and-a-half-storey, buff brick residence with Edwardian influences. It has a rusticated concrete foundation, a hipped roof with a central hip dormer, a two-pane slider window in the dormer, an asymmetrical façade, flat-head windows with lug sills on the second storey, a pair of windows with a segmental arch and brick voussoirs on the first storey, and a flat-roofed porch over the entry. It is located on the north side of Fullarton Street, east of Ridout Street North, and is very similar in form and massing to the adjacent dwelling at 64 Fullarton Street.

Property History: The 1909 City Directory lists “New Houses” at this address, and the property also appears as a footprint in the 1907 FIP. It was a later residential addition to this mixed-use block, which included 19th century industries to the east along Fullarton, and was built at the same time as 64 Fullarton.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | While the property reflects Edwardian stylistic influences, it does not seem to be a representative example of that style. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | While 64 and 66 Fullarton Street are isolated on a street that otherwise now consists of extensive surface parking, the properties relate visually to the adjacent streetscape on Ridout Street North. As a late-19th-century residence, located within an evolved streetscape at the western edge of the North Talbot area, the property reflects patterns of development that relate to the late-19th- and early-20th-century neighbourhood. |

Sources: FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



70-74 Fullarton Street

Cultural Heritage Status: None

Date of Construction: N/A

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a surface parking lot located on the north side of Fullarton Street between Talbot Street and Ridout Street North.

Property History: Former site of both mid-to-late industrial elements and late 19th century residential elements of the this mixed-use block. The property included portions of the North American Waggon Factory, Stewart & Co. Agricultural Implements, McPherson and Lindsay Agricultural Implements, William Malloch & Co. Elevators, and the James Brooks & Co. Carriage Works.

Sources: FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.

100 Fullarton Street

Cultural Heritage Status: None

Date of Construction: N/A

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of an empty lot, located at the northwest corner of Fullarton Street and Talbot Street; the previous built structure in this location was demolished in c.2019.

Property History: Previously this property included several 19th century components of this mixed use block including a single-family dwelling (100 Fullarton) and a series of rowhouses (104-106 Fullarton) (FIPs and City Directories). These original structures were demolished by the 1960s and replaced by a small commercial building, which was demolished in 2019.

Sources: FIP (1912 Rev. 1922, Sheet 8); London Air Photo Collection, 1967.

140-142 and 148 Fullarton Street, 490 Talbot Street, 465-469 Richmond Street

Cultural Heritage Status: None

Date of Construction: 1991

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property is a large, late-20th-century commercial office complex, comprising two 20-storey buildings and an 11-storey building with pink granite-clad bases and fully glazed upper storeys, and a one-storey connecting structure faced in pink granite and glazing. Together they occupy a large portion of a block, bounded by Talbot Street, Fullarton Street, and Richmond Street.

Property History: Former site of the Western Hotel, which was constructed in 1853 and operated by Peter McCann until 1862. It remained a hotel until 1917, at which point it was converted to commercial tenants. It was demolished in 1989 and replaced with the current office and commercial complex which opened in 1991. A plaque formerly mounted at this location is now in the Ivey Room of the London Public Library.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | As a late-20th-century commercial complex that does not seem representative of a style or typology, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | The property is not likely to hold historical/associative value. |
| Contextual Value | | As a late-20th-century commercial complex with a large footprint, this property does not contribute in a significant way to the eclectic, historic commercial streetscape along Richmond Street. |

Sources: FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City

& Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Lutman, John H., The Historic Heart of London, 1977.



82-84 Kent Street

Cultural Heritage Status: None

Date of Construction: c. 1901-1907

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a two-and-one-half-storey, buff brick residence, with a rusticated concrete foundation, a gabled roof with a brick chimney, vertical siding and a double-hung window in the gable, double-hung windows with lug sills, segmental arches, and brick voussoirs on the second storey, a side hall plan, dichromatic brick voussoirs over a segmentally arched window on the first storey, and dichromatic brick voussoirs on a round arch over the recessed entry. It is located on the north side of Kent Street between Talbot Street and Ridout Street North.

Property History: This residence first appears in the 1907 FIP and is not listed in the 1901 City Directory putting its date of construction between these two documents. The structure is originally listed only as 84 Kent on City Directories (1922 and earlier) and FIPs. William G. Bowman, a tailor was identified as occupant in the 1908 City Directory.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | While it reflects the Queen Anne style, the property does not seem representative of this style, and does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | As a late-19th-century residence, the property contributes to a streetscape of late-19th- and early-20th-century residences along the north side of Kent Street. |

Sources: FIP (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); Foster's London City and Middlesex County Directory, 1898-1901; Vernon's London City and Middlesex County Directory, 1908-1922.

86-88 Kent Street

Cultural Heritage Status: None

Date of Construction: c. 1901-1907

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a pair of two-storey, buff brick, semi-detached residences with Georgian Revival influences. It has a symmetrical, three-bay façade, two central entries with a fabric awning, segmentally arched windows with brick voussoirs, lug sills, and exterior shutters, and a low gabled roof with a brick chimney on each side. It is located on the north side of Kent Street between Talbot Street and Ridout Street North.

Property History: This pair of semi-detached houses first appears in the 1907 FIP and are not listed in the 1901 City Directory putting their date of construction between these two documents. The 1908 Directory lists J.T. Truman at number 86, and William Strong at number 88. Truman's and Strong's occupations are not identified.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | ✓ | The property is a representative example of a pair of late-19th-century semi-detached residences with Georgian Revival influences. It is notable for its symmetrical, three-bay façade, central entries, segmentally arched windows with brick voussoirs, lug sills, and exterior shutters, and low gabled roof with brick chimneys. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | As a pair of late-19th-century residences, the property contributes to a streetscape of late-19th- and early-20th-century residences along the north side of Kent Street. |

Sources: FIP (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); Foster's London City and Middlesex County Directory, 1898-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



90 Kent Street

Cultural Heritage Status: None

Date of Construction: c. 1892

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a two-storey, buff brick residential structure, with a gabled roof, millwork detail and shingle imbrication in the gable along with a small diamond-shaped window, double-hung windows on the main façade with brick voussoirs, and a projecting one-storey entryway with a shed roof and horizontal siding. It is located on the north side of Kent Street between Talbot Street and Ridout Street North.

Property History: MPAC provides a construction date of 1892 for this property, however, this portion of Kent Street does not appear in the 1888 FIP and therefore the 1907 FIP is the earliest one which shows this property. A structure does appear near this location on the 1855 Peters Map, and could be an earlier configuration of this building. Directories show that property was continuously occupied by Ambrose Powell from at least 1881 until 1898, so it is likely he either had the current house constructed, or rebuilt/renovated an earlier structure. Ambrose Powell is particularly notable as the principal of A.B. Powell & Co., a dry goods store at the corner of Dundas Street and Carling Street.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | While it reflects the Queen Anne style, the property does not seem representative of this style, and does not appear to hold significant design/physical value. |
| Historical/Associative Value | ✓ | This property is associated with Ambrose Powell, owner of the A.B. Powell Dry Goods Store. |
| Contextual Value | ✓ | As a late-19th-century residence, the property contributes to a streetscape of late-19th- and early-20th-century residences along the north side of Kent Street. |

Sources: MPAC; FIP (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1898-1901.



92 Kent Street

Cultural Heritage Status: None

Date of Construction: c. 1901-1907

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a two-and-a-half-storey, buff brick residential structure with a gabled roof, a brick chimney, wood shingles and a pair of double-hung windows in the gable, an oriel window at the second storey, a double-hung window with an arched transom window and dichromatic brick voussoirs, a double casement window with an arched stained-glass transom and dichromatic brick voussoirs, a side hall plan, and a front door with a fabric awning. It is located on the north side of Kent Street between Talbot Street and Ridout Street North.

Property History: This residence first appears in the 1907 FIP and is not listed in the 1901 City Directory putting its date of construction between these two documents. The 1908 City Directory lists Edward B. Galpin, a cigarmaker as the occupant.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | ✓ | The property is a representative example of an early-20th-century residence with a gabled roof, wood shingles and double-hung windows in the gable, an oriel window, and windows with arched transoms (including stained glass on the first storey) and dichromatic brick voussoirs. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | As an early-20th-century residence, the property contributes to a streetscape of late-19th- and early-20th-century residences along the north side of Kent Street. |



Sources: FIP (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); Vernon's London City and Middlesex County Directory, 1908-1922.



96 Kent Street

Cultural Heritage Status: None

Date of Construction: 1923

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a one-and-a-half-storey, red brick residential structure with a gabled roof, shingle imbrication and a three-pane window in the front gable, a pair of double-hung windows on the second storey of the main façade, a single-pane window between two double-hung windows at the first storey, lug sills, lintels, and exterior shutters on the main façade, a side hall plan, a raised front door with a fabric awning, and a semi-octagonal projecting bay on the east façade. It is located on the north side of Kent Street between Talbot Street and Ridout Street North.

Property History: Constructed in 1923, this property was originally the rear portion of the property at 106 Kent Street/545 Talbot Street. The 1922 FIP shows that a single-storey shed or garage was located where the house now stands.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | As an early-20th-century residential structure that does not seem representative of a style or typology, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | As an early-20th-century residence, the property contributes to a streetscape of late-19th- and early-20th-century residences along the north side of Kent Street. |

Sources: FIP (1892 Rev. 1907, Sheet 7; 1912 Rev. 1915, Sheet 7; 1912 Rev. 1922, Sheet 7).



101 Kent Street

Cultural Heritage Status: None

Date of Construction: c. 1950-1957

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a two-and-a-half-storey, multi-unit residential structure with a flat roof, a partial above-ground basement, a symmetrical, three-bay façade clad in red brick, two-pane slider windows with soldier-course brickwork at the lintels, and a central front door with a transom window and two sidelights. The property is located on the south side of Kent Street, west of Talbot Street.

Property History: FIPs show that this property was originally part of the lot at 535-537 Talbot Street. The 1907 FIP shows that a two-storey carriage house was originally located where the present residential building now stands. Based on aerial photographs and the 1957 Geodetic Survey, the present structure was constructed between 1950 and 1957.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | As a mid-20th-century multi-unit residential structure that does not seem representative of a style or typology, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | | As a mid-20th-century multi-unit residential structure within a streetscape characterized by late-19th- and early-20th-century properties, the property does not contribute to its context in a significant way. |

Sources: FIPs (1892 Rev. 1907, Sheet 7; 1912 Rev. 1915, Sheet 7; 1912 Rev. 1922, Sheet 7); London Air Photo Collection, 1950; Geodetic Survey of London, 1957.

106 Kent Street

Cultural Heritage Status: Listed on the *Register of Cultural Heritage Resources*

Date of Construction: 1856

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a two-and-a-half-storey, buff brick, Italianate-style residence. It has a symmetrical façade, one-over-two windows with stone lug sills and decorative brick window surrounds with a keystone design, brick quoins, a low hipped roof with a central chimney, projecting eaves with paired wood brackets, pendant details in the brackets and brick corbelling between them, and a recessed front door in a wood surround with a transom window and two sidelights. The property is located on the northwest corner of Talbot Street and Kent Street, addressing Kent.

Property History: The *Register of Cultural Heritage Resources* identifies this property as having been constructed in 1856. The 1856 City Directory lists William Gordon as residing at the corner of Kent and Talbot Street, and it is believed that the house was constructed for him. In the 1856 Directory, Gordon is associated with the Insurance firm of Gunn & Gordon's. The 1875 Directory lists Gordon as an inspector of securities, and by 1881 he was an inspector with the Huron and Erie Mortgage Corporation, which would later become Canada Trust. Gordon occupied the house until 1893. The property is joined to the neighbouring property at 545 Talbot Street, which was completed in 1876.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | ✓ | This property is a representative example of a mid-19th century Italianate residence, notable for its projecting eaves, wood bracket details, brick quoins, front door with sidelights and transom, and decorative brick window surrounds. |
| Historical/Associative Value | ✓ | This property is associated with 19th century London businessman William Gordon. |

| | | |
|-------------------------|---|--|
| Contextual Value | ✓ | As a mid-19th-century Italianate residence situated prominently at a corner, the property helps define a streetscape of late-19th- and early-20th-century properties along the west side of Talbot Street, many of which were upper-class estates. |
|-------------------------|---|--|

Sources: City of London *Register of Cultural Heritage Resources*; Railton's City of London and County of Middlesex Directory, 1856; McAlpine's London City and Middlesex County Directory, 1875; White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897.



126-128 Kent Street

Cultural Heritage Status: Listed on the Register of Cultural Heritage Resources

Date of Construction: 1883

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a pair of two-and-a-half-storey, semi-detached, buff brick Victorian residences. It has with a double front porch with a flat roof and wood posts and trim, two central front doors with transom windows, a two-storey bay window on each side of the structure, double-hung windows with segmental arches and brick voussoirs, a cross-gabled roof, two front gables with a central gabled dormer between them, decorative brackets below the projecting eaves, finials on the gables, and pendants and arched windows in the gables. The property is located on the north side of Kent Street, east of Talbot Street.

Property History: This building originally functioned as semi-detached homes in 1883. The first resident of 126 Kent Street was Thomas H. Carling, superintendent of the Carling Brewery and John Carling & Co. (1886 City Directory). Carling is listed at this address until the 1888 City Directory. The residence is one of several surviving buildings in the North Talbot Study Area associated with the Carling Brewery, including other residences at 662, 694, 698, 724, and 736 Talbot Street, as well as the last remaining structure from the original Carling Brewery complex at 72 Ann Street. An early resident of 128 Kent Street was insurer Frederick Hammond of Hammond & Gillean. The Hammonds are listed here in City Directories between 1886 and at least 1909. According to John Lutman, the building was restored by John Kucharuk in the mid-20th century.

| | Potential CHV | Rationale |
|------------------------------|---------------|--|
| Design/Physical Value | ✓ | This property is a representative example of a Victorian-style residence, notable for its wood double porch, bay windows, segmentally arched windows with brick voussoirs, decorative brackets in the eaves, cross-gabled roof with two front gables and a gabled dormer on the main façade, finials on the gables, and pendants and arched windows in the gables. |



| | | |
|-------------------------------------|---|---|
| Historical/Associative Value | ✓ | This property is associated with Thomas Carling, superintendent of the Carling Brewery, who lived at 126 Kent Street. |
| Contextual Value | ✓ | As a late-19th-century residence, the property reflects early patterns of residential development on an evolved portion of Kent Street, within a late-19th- and early-20th-century, working-class and middle-class neighbourhood. |

Sources: City of London *Register of Cultural Heritage Resources*; FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922; Lutman, John H., *The Historic Heart of London*, 1977.



130 Kent Street

Cultural Heritage Status: Listed on the Register of Cultural Heritage Resources

Date of Construction: 1863

Architect/Builder: George F. Durand

Sub-Area: Riverside Residences



Property Description: This property consists of a two-storey, buff brick, Georgian-style residence with a low hipped roof, projecting eaves, a five-bay façade including two recessed bays to the east, six-over-six windows with lug sills and exterior shutters, and a main entry with a large single-pane transom, and two sidelights. It is located on the north side of Kent Street, east of Talbot Street.

Property History: This property was constructed for George Gunn of the Gunn Insurance Company in 1863. John Lutman notes that the architect of this house was George F. Durand, who also designed the house at 136 Kent Street for the Gunn family as well. George Gunn lived here until around 1881 according to City Directories. Following his departure, the house was occupied from 1894 until at least 1910 by Jessie Hyman, a member of the Hyman family who operated the C.S. Hyman Tannery on Richmond Street.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | ✓ | This property is a representative and rare local example of a mid-19th-century Georgian-style residence, notable for its low hipped roof, six-over-six windows with lug sills and exterior shutters, and main entry with a large single-pane transom and two sidelights. |
| Historical/Associative Value | ✓ | This property is associated with the Gunn and Hyman families, as well as architect George F Durand. |



| | | |
|-------------------------|---|--|
| Contextual Value | ✓ | As a mid-19th-century residence, the property reflects early patterns of residential development on an evolved portion of Kent Street, within a late-19th- and early-20th-century, working-class and middle-class neighbourhood. |
|-------------------------|---|--|

Sources: FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922; Lutman, John H., The Historic Heart of London, 1977; Biographical Dictionary of Architects in Canada 1800-1950, "Durand, George F.", <http://dictionaryofarchitectsincanada.org/node/1653>.



136 Kent Street

Cultural Heritage Status: Listed on the Register of Cultural Heritage Resources

Date of Construction: 1880

Architect/Builder: George F. Durand

Sub-Area: First Suburb



Property Description: This property consists of a two-and-a-half-storey, buff brick residential structure with Queen Anne-style influences. It has a hipped roof with a small shed-roof dormer, a front gable with carved wood bargeboards, millwork detail, a pendant, shingle imbrication, and a pair of windows, double-hung windows with splayed brick window heads and transom windows, stained glass in the transoms on the second storey, a double-leaf front entry with a transom window, a wood porch with a gable pediment, and a window with an arched, carved wood transom and brick voussoirs on the first storey. It is located on the north side of Kent Street between Talbot Street and Richmond Street.

Property History: Built in 1880 for barrister Charles Kingston. In 1887, this home began a long affiliation with the Gunn family of the Gunn Insurance company. William A. Gunn is listed in City Directories between 1887 and 1898, followed by Theresa Gunn until at least 1922. The property is mentioned in Lutman's *The Historic Heart of London*, where George F. Durand is noted as the architect. Durand (1850-1889) was prolific architect in south-western Ontario, noted for many residential, commercial, and ecclesiastical works. Lutman also note that the house was occupied by members of the Gunn family as recently as the 1970s.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | ✓ | This property is a representative example of a Queen Anne-style residence, notable for its front gable with carved wood bargeboards, millwork detail, pendant, and shingle imbrication, stained glass window transoms, arched window on the first storey, double-leaf front door with a transom, and wood porch with a gable pediment. |
| Historical/Associative Value | ✓ | This property is associated with both the Gunn family, and with architect George F. Durand. |



| | | |
|-------------------------|---|---|
| Contextual Value | ✓ | As a late-19th-century residence, the property reflects early patterns of residential development on an evolved portion of Kent Street, within a late-19th- and early-20th-century, working-class and middle-class neighbourhood. |
|-------------------------|---|---|

Sources: City of London *Register of Cultural Heritage Resources*; Lutman, John H., *The Historic Heart of London*, 1977; Biographical Dictionary of Architects in Canada 1800-1950, "Durand, George F.", <http://dictionaryofarchitectsincanada.org/node/1653>



142 Kent Street

Cultural Heritage Status: Designated under Part IV of the OHA, By-Law L.S.P.-2984-126

Date of Construction: 1892

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of two-and-a-half storey, Queen Anne-style residence, with a cut stone masonry foundation, a red brick and wood exterior, and a two-storey octagonal tower. It has a covered porch on the main façade, with an intersecting cross-gambrel roof. The second storey is faced with decorative wood shingles, along with framing detail below the central oriel window. There are two trefoil windows, and one oval (oeil-de-boeuf) window with eight radiating panes above the oriel window. The structure also has two brick chimneys.

Architectural Reasons: 124 Kent Street was erected in c. 1892 for Alfred M. Smart who, on his death in 1932 was president of Ontario Loan and Debenture. The house ranks among London's premier examples of Queen Anne architecture, exhibiting many of the characteristic elements of this style.

As a late Queen Anne house it was influenced by the new Richardsonian Romanesque, Shingle, and Norman Revival styles, this can be seen in the stone block foundation and verandah railing and support (Romanesque), the shingling (shingle), and turret (Norman).

Gambre-shaped, shingle-clad, gable ends of the front, rear, and side, elevations are indicative of the intersecting cross-gable roof. The Oriel window of the front gable end is balanced above by an oval window, and on either side by trefoil windows. Typical of the Queen Anne Style, the large pane of the top sash of the three oriel windows is bordered by smaller panes. A course of square, rusticated tin panels edges the bottom of the gable. A tall elaborate brick chimney projects from its roof.

The side (red brick) and gables reflect each other in mirror image; paired windows separated by a decorative panel, oval windows above and rusticated tin panel coursing. The east elevation however, differs in that the two tall brick chimneys extend through the shingled end gable to project above the roofline. The brick sidewall of the

west elevation is broken by a regular arrangement of windows. The regular arrangement of windows of the east elevation is altered by three ascending stained glass windows along the stairway and the two aforementioned projecting brick chimneys. Balancing the front end gable is a red brick (1st storey), and shingle-clad (2nd storey) octagonal turret with a conical roof topped by a finial. A swag and garland applique adds a classical touch to the cornice frieze. Again the large top panes of the turret windows are bordered by smaller panes. Entrance from the house is from the rusticated-stone block, round arched verandah is gained through a single six-panel door decorated by a geometrically patterned etched-glass window, and a similarly-patterned transom framing number 142 above. The verandah shades an extra-large window, the top pane of which again features a border of smaller panes.

A heritage feature of particular note in the interior is the staircase, located within an arched alcove off the central hallway. It is lighted by three ascending, round-arched, patterned, stained-glass windows, each of which is a remarkable example of period craftsmanship. The banister and turned posts of the stair rail are anchored by three fluted square newel posts. Mention should also be made of the wooden ceiling beams and cornice in the central hallway and dining rooms.

Sources: By-Law L.S.P.-2984-126.



150 Kent Street

Cultural Heritage Status: None

Date of Construction: c. 1967-1998

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a modern two-storey office building with a deep setback behind a surface parking lot. The building has a brick-clad, asymmetrical façade with a front gable peak, glazed panels, a shingled panel, and a hipped-roof overhang, all aligned above the entryway. It is located on the north side of Kent Street between Talbot Street and Richmond Street.

Property History: Formerly the site of a detached brick residence constructed in the late 19th century. This residence remained on the property until at least 1967. The current office building was constructed sometime after this, and appears on the 1998 aerial photo.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | As a late-20th-century office building that does not seem representative of a style or typology, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | | As a late-20th-century office building set back within a parking lot, within an evolved streetscape in a late 19th- and early-20th-century neighbourhood, the property does not contribute to its context in a significant way. |

Sources: FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); London Air Photo Collection, 1967, 1998.



152 Kent Street

Cultural Heritage Status: None

Date of Construction: N/A

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a surface parking lot located on the north side of Kent Street between Talbot Street and Richmond Street.

Property History: Formerly the site of a mid- to late-19th century detached house. This was demolished sometime after 1967.

Sources: FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); London Air Photo Collection, 1967, 1998.

187 Kent Street

Cultural Heritage Status: None

Date of Construction: c. 1875-1888

Architect/Builder: Unknown

Sub-Area: First Suburb



Property Description: This property consists of a two-storey, painted brick residential addition to the adjacent listed property of 529-531 Richmond Street. It has a gabled roof, double-hung windows with exterior shutter details, a side hall plan, and a front door with a Classically inspired door surround. There is a one-storey outbuilding with a low gable roof and two garage doors. The property is located on the south side of Kent Street, west of Richmond Street.

Property History: This structure is attached to the rear of 531 Richmond Street and as it is illustrated on the 1888 FIP may have been constructed at the same time. 187 Kent Street first appears as a distinct address from 529-31 Richmond in the 1898 City Directory. This suggests that the rear of the original commercial structure may have been converted into a residential unit. For a time in the late 19th and early 20th centuries, the single-storey section of the building was itself a separate address (179 Kent Street). It was primarily occupied by labourers and tradesmen through the late-19th and early-20th centuries.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | As a late-19th-century property that does not seem representative of a style or typology, it does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |

| | | |
|-------------------------|---|--|
| Contextual Value | ✓ | This late-19th-century residential addition to the mixed-use property at 529-531 Richmond Street reflects the transition between a neighbourhood of late-19th- and early-20th-century, working-class and middle-class residences and the commercial corridor of Richmond Street. |
|-------------------------|---|--|

Sources: FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Mighit and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



466 Ridout Street North

Cultural Heritage Status: Listed on the *Register of Cultural Heritage Resources*

Date of Construction: c. 1909-1910

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a two-and-a-half-storey, buff brick residential structure with a hipped roof, a front gable with shingle imbrication and a pair of windows, double-hung windows with lug sills and exterior shutters on the second storey, a ground-floor window with a segmental arche and brick voussoirs, and a front porch at the entry with a second-storey balcony. It is located on the northeast corner of Ridout Street North and Fullarton Street.

Property History: 466 and 468 Ridout North were originally the site of John Plummer's residence (468 Ridout - 1881 City Directory). Plummer was the proprietor of Plummer & Son Wagon Builders (later Plummer Waggon Manufacturing Co.) which was originally located at 476 Ridout North (1881 City Directory). The Plummers had left the residence by 1884. The original 468 Ridout North outlived the factory which was demolished sometime between 1887 and 1889. The residence was replaced in 1909-10 by the current structures at 466 and 468 Ridout North (1909 City Directory).

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | As an early-20th-century residence that does not seem representative of a style or typology, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | As a late-19th-century residence, located within an evolved streetscape at the western edge of the North Talbot area, the property reflects patterns of development that relate to the late-19th- and early-20th-century neighbourhood. |

Sources: City of London *Register of Cultural Heritage Resources*; FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



468 Ridout Street North

Cultural Heritage Status: Listed on the *Register of Cultural Heritage Resources*

Date of Construction: c. 1910

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a two-and-a-half-storey, buff brick residential structure with a hipped roof, a front gable with shingle imbrication and a pair of windows, double-hung windows with lug sills on the second storey, ground-floor windows and a transom window over the door that have segmental arches and brick voussoirs, and a brick knee wall at the entry. It is located on the east side of Ridout Street North, north of Fullarton Street.

Property History: 466 and 468 Ridout North were originally the site of John Plummer's residence (468 Ridout - 1881 City Directory). Plummer was the proprietor of Plummer & Son Wagon Builders (later Plummer Waggon Manufacturing Co.) which was originally located at 476 Ridout North (1881 City Directory). The Plummers had left the residence by 1884. The original 468 Ridout North outlived the factory which was demolished sometime between 1887 and 1889. The residence was replaced in 1909-10 by the current structures at 466 and 468 Ridout North (1909 City Directory).

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | As an early-20th-century residence that does not seem representative of a style or typology, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | As a late-19th-century residence, located within an evolved streetscape at the western edge of the North Talbot area, the property reflects patterns of development that relate to the late-19th- and early-20th-century neighbourhood. |

Sources: City of London *Register of Cultural Heritage Resources*; FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



470 Ridout Street North

Cultural Heritage Status: Listed on the Register of Cultural Heritage Resources

Date of Construction: c.1900

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a two-and-a-half-storey, buff brick residential structure with Queen Anne-style influences. It has a hipped roof, a brick chimney, a front gable with carved wood bargeboards, millwork details, shingle imbrication, and a pair of windows in the gable, a side hall plan, a double-leaf front door, stained glass transoms over the windows and doors, and front verandah with a flat roof over the entry and a shed roof over the rest of the ground-floor façade. It is located on the east side of Ridout Street North, north of Fullarton Street.

Property History: This property, together with 472 Ridout and portions of 500 Ridout, was the former site of Plummer & Son Wagon Builders (later Plummer Waggon Manufacturing) which operated until 1887 before briefly being converted to produce pianos (Evans Bros. & Littler - 1887 City Directory). After a short vacancy in 1888, the factory was again producing wagons and agricultural implements as Patterson & Jolly. Patterson & Jolly are listed at this location in City Directories between 1890 and 1896. It was demolished shortly thereafter and by 1900, and the current residence on 470 Ridout North was the first to appear on the former footprint in City Directories.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | ✓ | The property is a representative example of a late-19th-century residence with Queen Anne-style influences, notable for its front gable with carved wood bargeboards, millwork details, shingle imbrication, and pair of windows in the gable, stained glass transoms over windows and doors, double-leaf front door, and front verandah. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |



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| Contextual Value | ✓ | As a late-19th-century residence, located within an evolved streetscape at the western edge of the North Talbot area, the property reflects patterns of development that relate to the late-19th- and early-20th-century neighbourhood. |
|-------------------------|---|---|

Sources: FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



472 Ridout Street North

Cultural Heritage Status: Listed on the *Register of Cultural Heritage Resources*

Date of Construction: c.1901-1907

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a two-and-a-half storey, buff brick, Vernacular-style residential structure with a gabled roof, a Palladian window and faux half-timbering with unusual curving details in the front gable, projecting eaves with brackets, a two-storey bay window, a window on the ground storey with an arched stained-glass transom, a front door with a transom window, and a wood porch with wood posts, a balustrade, and a shed roof. It is located on the east side of Ridout Street North, north of Fullarton Street.

Property History: This property, together with 470 Ridout North and portions of 500 Ridout North, was the former site of Plummer & Son Wagon Builders (later Plummer Waggon Manufacturing) which operated until 1887 before briefly being converted to produce pianos (Evans Bros. & Littler - 1887 City Directory). After a short vacancy in 1888, the factory was again producing wagons and agricultural implements as Patterson & Jolly. Patterson & Jolly are listed at this location in City Directories between 1890 and 1896. It was demolished shortly thereafter and by 1900, the first residence (470 Ridout North) appears on the former footprint in City Directories. The estimated date of construction of 1884 on the *Register of Cultural Heritage Resources* is therefore incorrect as the building was built sometime between the 1901 City Directory, where the address is not present, and the 1907 FIP where it appears for the first time.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | ✓ | The property is a representative example of a late-19th-century, Vernacular-style residence, notable for its front gable with a Palladian window and faux half-timbering, projecting eaves with brackets, bay window, arched stained-glass transom over a ground-storey window, and a wood porch with a shed roof. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |



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| Contextual Value | ✓ | As a late-19th-century residence, located within an evolved streetscape at the western edge of the North Talbot area, the property reflects patterns of development that relate to the late-19th- and early-20th-century neighbourhood. |
|-------------------------|---|---|

Sources: FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



500 Ridout Street North

Cultural Heritage Status: None

Date of Construction: c.2005-2006

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a 23-storey, concrete multi-unit residential structure with bays of projecting balconies. The two- and three-storey podium mimics historical styles through its use of red brick, quoins, and keystone lintel details. It is located at the southeast corner of Dufferin Avenue and Ridout Street North.

Property History: A portion of this property, together with 470 and 472 Ridout North, was the former site of Plummer & Son Wagon Builders (later Plummer Waggon Manufacturing) which operated until 1887 before being converted to produce pianos (Evans Bros. & Littler - 1887 City Directory). After a short vacancy in 1888, the factory was again producing wagons and agricultural implements as Patterson & Jolly. Patterson & Jolly are listed at this location in City Directories between 1890 and 1896. It was demolished shortly thereafter and by 1900, first residence (470 Ridout North) appears on the former footprint in City Directories. The remaining portion of the property, as well as the site of the former factory after 1888, was the location of a succession of mid-to-late 19th wood frame and late 19th to early 20th century detached and semi detached residences (474 and 492-500 Ridout) and an early 20th century apartment building (484-486 Ridout). This mix of original and second generation structures were demolished around 2005 to accommodate the current residential structure.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | As a 21st-century high-rise residential complex, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | The property is not likely to hold historical/associative value. |



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| Contextual Value | As a 21st-century high-rise residential complex located within an evolved streetscape near the western edge of the North Talbot area, the property does not contribute in a significant way to the context of the late-19th- and early-20th-century neighbourhood. |
|-------------------------|--|

Sources: FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922; London Air Photo Collection, 1967; Google Earth.



526 Ridout Street North

Cultural Heritage Status: None

Date of Construction: N/A

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a surface parking lot, located on the east side of Ridout Street North between Kent Street and Dufferin Avenue.

Property History: The former site of a portion John Green's original two storey wood frame residence which was demolished around 1900 to make room for two brick residences on the property at 526 and 530 Ridout North (1900 and 1901 City Directories). According to FIPs, the new residences maintained a large gap between them. The current 526 Ridout North parking lot appears to be largely attributable to that original gap as well as the portions of 526 Ridout North not encompassed by 80 Dufferin. According to Lutman, T.F. Kingsmill, Junior, vice president and manager of the Kingsmill's department store also lived at this address, sometime after 1922 according City Directories. In the mid-20th century, the house was used as a boarding house and as a Moose Lodge.

Sources: FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922; Lutman, John H., The Historic Heart of London, 1977.



530 Ridout Street North

Cultural Heritage Status: Listed on the *Register of Cultural Heritage Resources*

Date of Construction: 1903

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a two-and-a-half-storey, red brick, Queen Anne-style residence with a cross-hipped roof, three brick chimneys, a front gable with shingle imbrication, an oriel window with an oval window above in the gable, dentilled brackets below the gable, a turret with an octagonal roof, shingle imbrication, and three pairs of windows, a group of three arched windows on the first storey with rusticated stone hoods, a wide arched main entry with double-leaf doors and curved sidelights, and a shed-roofed front porch with a pediment over the entry. The property is located on the east side of Ridout Street North, south of Kent Street.

Property History: Originally part of John Green’s larger property of 526 Ridout North, 530 Ridout North was built in 1903 after the demolition of Green’s original home. Green was the named partner of John Green & Co., a dry goods store and millinery at 424 Ridout. After the demolition of his father’s original residence, John C. Green, the new proprietor of John C. & Co. at 422-426 Ridout, is listed at 530 Ridout North and Mrs. Sarah J. Green, widow of the senior John Green, is listed at 526 Ridout North. John C. does not remain long at 530 Ridout North as by the 1908 City Directory he is no longer at the address and John Green & Co. is no longer in operation.

| | Potential CHV | Rationale |
|------------------------------|---------------|--|
| Design/Physical Value | ✓ | This property is a representative example of an early-20th-century Queen Anne-style residence, notable for its cross-hipped roof, front gable with shingle imbrication, an oriel window, and an oval window, a turret with an octagonal roof and shingle imbrication, dentilled brackets, arched windows with rusticated stone hoods, wide arched double-leaf entry with curved sidelights, and shed-roofed front porch with a pediment. |

| | | |
|-------------------------------------|---|---|
| Historical/Associative Value | ✓ | This property is associated with the Green family of the John C. Green dry goods store and millinery at 424 Ridout. |
| Contextual Value | ✓ | As an early-20th-century residence, located within an evolved streetscape at the western edge of the North Talbot area, the property reflects patterns of development that relate to the late-19th- and early-20th-century neighbourhood. |

Sources: City of London *Register of Cultural Heritage Resources*; FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Might and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901; Vernon's London City and Middlesex County Directory, 1908-1922.



536 Ridout Street North

Cultural Heritage Status: None

Date of Construction: c.2003

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a six-storey, multi-unit residential structure with a concrete and stucco exterior, a flat roof, bays of recessed and projecting balconies, and a blank south façade with a surface parking lot to the south. It is located on the southwest corner of Ridout Street North and Kent Street, with the main entrance on Ridout Street North.

Property History: Formerly the site of the large Second Empire style c.1880 home of druggist, Cuthbert McCallum. It later belonged to barrister George S. Gibbons who was prominent in the Liberal Party (Lutman 1977:17). From the 1940's until its demolition, the residence had been sectioned into apartments. The original structures survived until at least 1967. The 1998 aerial photo shows that the property was occupied by a parking lot, and the current residential structure was constructed around 2003.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | As an early-21st-century multi-unit residential structure that does not seem representative of a style or typology, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |

| | | |
|-------------------------|--|---|
| Contextual Value | | As an early-21st-century multi-unit residential structure, located within an evolved streetscape at the western edge of the North Talbot area, the property does not contribute to the context of its generally late-19th- and early-20th-century neighbourhood in a significant way. |
|-------------------------|--|---|

Sources: FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London Air Photo Collection, 1967, 1998.



543 Ridout Street North

Cultural Heritage Status: None

Date of Construction: c.1955-1957

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a two-storey brick and concrete institutional/commercial structure with an asymmetrical façade, a flat roof, single-pane windows with a panel of glazing at the top storey, and a double-leaf front entry. It is located on the west side of Ridout Street North, north of the intersection with Dufferin Avenue.

Property History: This property was originally associated with the tail race of Blackfriars Mill (J.D. Saunby Flour Mill) and the slope to Ridout Street North. The Mill was demolished between 1912 and 1915; the mill race was filled in and significant alteration to the grade west of Ridout North between the 1920s and 1940s created new building sites including for 543 Ridout North which was built between 1955 and 1957, based on aerial photos and the 1957 Geodetic Survey. The property now houses Big Brothers Big Sisters of London.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | As a mid-20th century institutional/commercial structure that does not seem representative of a style or typology, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |

549 Ridout Street North

Cultural Heritage Status: None

Date of Construction: 1987

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a 10-storey multi-unit residential property with a brick exterior, a symmetrical façade, and a U-shaped driveway. It is located on the west side of Ridout Street North, south of the intersection with Kent Street.

Property History: This property was originally associated with Blackfriars Mill (J.D. Saunby Flour Mill) and its driveway off Ridout Street North. After the mill was demolished between 1912 and 1915, the mill race was filled in between the 1920s and 1940s, and significant alteration to the grade west of Ridout North created new building sites, including for the current condominium complex of 549 Ridout North which was built in 1987.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | As late-20th-century residential high-rise that does not seem representative of a style or typology, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Although the property was formerly part of the Blackfriars Mill property, the present residential structure is unlikely to hold historical or associative value. |
| Contextual Value | | As a late-20th-century residential high-rise, located within an evolved streetscape at the western edge of the North Talbot area, the property does not contribute to the context of its generally late-19th- and early-20th-century neighbourhood in a significant way. |

Sources: MPAC; FIP (1912 Rev. 1922, Sheet 7); London Air Photo Collection, 1945.



550 Ridout Street North

Cultural Heritage Status: None

Date of Construction: c.1950-1955

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a two-storey, painted brick, multi-unit residential structure with an L-shaped plan, a partial above-ground basement, an unadorned asymmetrical façade, and a flat roof. It is located on the northeast corner of Ridout Street North and Kent Street, with surface parking to the north and east.

Property History: Formerly the location of two detached residences; a single-storey brick structure at 556 Talbot Street, and a wood-framed one-and-a-half storey structure at 78 Kent Street. These appear to have been demolished between 1950 and 1955 when the present residential structure was completed.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | As a mid-20th-century, multi-unit residential complex of typical design and construction, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | | As a large mid-20th-century residential complex surrounded by surface parking, in an area of late-19th- and early-20th-century properties, many of which were upper-class estates, the property does not contribute to its context in a significant way. |

Sources: FIP (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); London Air Photo Collection 1950, 1955.

| | | |
|-------------------------|--|--|
| Contextual Value | | As a mid-20th century institutional/commercial structure, located within an evolved streetscape at the western edge of the North Talbot area, the property does not contribute to the context of its generally late-19th- and early-20th-century neighbourhood in a significant way. |
|-------------------------|--|--|

Sources: FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 7; 1912 Rev. 1915, Sheet 7; 1912 Rev. 1922, Sheet 7); London Air Photo Collection, 1945; Geodetic Survey of London, 1957.



555-557 Ridout Street North

Cultural Heritage Status: None

Date of Construction: 1949-1950

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of two one-storey, red brick residences. The structure to the south at 555 Ridout Street North has a gabled roof with horizontal siding in the side gables, a projecting front gable with cross-hatched brickwork in the gable, and two picture windows with a double-hung window to each side on the main façade. The structure to the north at 557 Ridout Street North has a concrete foundation, a gabled roof with a brick chimney and horizontal siding in the side gables, a steep, asymmetrically gabled peak above the central enclosed entryway, soldier-course brickwork above the front door and above a small window beside the door, and two picture windows with a double-hung window to each side on the main façade. It is located on the west side of Ridout Street North, at the intersection with Kent Street.

Property History: This property was formerly part of the Blackfriars Mill (J.D. Saunby Flour Mill) property. Although the mill had been demolished by that point, the 1922 FIP shows that the mill race was still extant. The property's footprint underwent significant land alteration after the mill race was filled in and the slope to the Thames was pushed further west of Ridout North, between the 1920s and the 1940s. MPAC notes that the current houses at 555 and 557 Richmond were completed in 1949 and 1950.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | As mid-20th-century residence that do not seem representative of a style or typology, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Although the property was formerly part of the Blackfriars Mill property, the present residences are unlikely to hold historical or associative value. |

| | |
|-------------------------|--|
| Contextual Value | As two mid-20th-century residences, located within an evolved streetscape at the western edge of the North Talbot area, the property does not contribute to the context of its generally late-19th- and early-20th-century neighbourhood in a significant way. |
|-------------------------|--|

Sources: MPAC; FIP (1912 Rev. 1922, Sheet 7); London Air Photo Collection, 1945.



565 Ridout Street North

Cultural Heritage Status: Listed on the *Register of Cultural Heritage Resources*

Date of Construction: c. 1907-1910

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a two-storey, red brick residential structure with a hipped roof, a stone foundation, a U-shaped footprint, a projecting covered entry at the centre of the U-shaped plan, and double-hung, six-over-six windows, which have segmental arches and brick voussoirs at the first storey. The property is surrounded by a stone wall, and is located on the west side of Ridout Street North, south of the intersection with Albert Street.

Property History: The footprint for 565 Ridout North first appears as an addition to the 1907 FIP and was likely still under construction at that time. By the 1908 City Directory, 565 Ridout North appears but is listed as vacant. The first recorded resident appears in the 1909 City Directory, Michael Barry, a labourer. Given the 1910 date of construction listed in the *Register of Cultural Heritage Resources*, earlier research likely presumed that Barry was occupying the building while it was still under construction. The next recorded resident is accountant William Simson in the 1915 City Directory.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | As an early-20th-century residence that does not seem representative of a style or typology, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |

| | | |
|-------------------------|---|---|
| Contextual Value | ✓ | As an early-20th-century residence, located within an evolved streetscape at the western edge of the North Talbot area, the property reflects patterns of development that relate to the late-19th- and early-20th-century neighbourhood. |
|-------------------------|---|---|

Sources: *City of London Register of Cultural Heritage Resources*; FIP (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8); *White's London City & Middlesex County Directory 1881*; *City of London and County of Middlesex Directory*, London Publishing Co. 1883; *London City and Middlesex County Directory*, R.H. Polk & Co., 1883-1890; *The London City and Middlesex County Directory*, J.H. Migh and Co., 1891-1897; *Foster's London City and Middlesex County Directory*, 1900-1901; *Vernon's London City and Middlesex County Directory*, 1908-1922.



569-571 Ridout Street North

Cultural Heritage Status: None

Date of Construction: 1897

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: These properties consist of a pair of two-and-a-half-storey, semi-detached, buff brick residences with a symmetrical façade, a hipped roof, a projecting front gable on each half with shingle imbrication and a window with a decorative wood surround, flat-head double-hung windows on the second storey with splayed brick window heads, single-pane windows on the first storey with segmentally arched, stained-glass transoms and brick voussoirs, and two central front doors with segmentally arched, stained-glass transoms and brick voussoirs. It is located on the west side of Ridout Street North, at the intersection with Albert Street.

Property History: These properties first appeared as “Unfinished Houses(2)” in the 1897 City Directory. The first resident of 571 Ridout North was longtime London barrister Richard A. Bayly of Bayly & Bayly. Richard A. had moved from his original family home at 182 Albert which was still occupied by Richard Q.C. Bayly.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | ✓ | The property is a representative example of a pair of late-19th-century residences, notable for their symmetrical façade, hipped roof, projecting front gables with shingle imbrication, double-hung windows with splayed brick window heads, and stained-glass transoms and brick voussoirs above openings at the ground floor. |
| Historical/Associative Value | ✓ | This property is associated with London barrister Richard A. Bayly. |
| Contextual Value | ✓ | As a pair of late-19th-century semi-detached residences, located within an evolved streetscape at the western edge of the North Talbot area, the property reflects patterns of development that relate to the late-19th- and early-20th-century neighbourhood. |

Sources: FIPs (1881 Rev. 1888, Sheet 8; 1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 7; 1912 Rev. 1922, Sheet 7); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901.



575 Ridout Street North

Cultural Heritage Status: None

Date of Construction: c.1945-1957

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a two-storey, multi-unit residential structure with an exterior of brick laid in common bond with a central panel of stacked bond, a partial above-ground basement, a symmetrical façade, and a flat roof. It is located on the west side of Ridout Street North, near the northern end of the street, just north of Albert Street and south of the Blackfriars Bridge.

Property History: 575 Ridout North was originally the site of one possibly two mid-to-late 19th century residences of unknown configuration according to listings in the City Directories for that period (575 and 581 Ridout North). This original residence appears to have been demolished sometime between the 1901 City Directory and the 1907 FIP. The parcel remained vacant until the current structure was built sometime between 1945 and 1957.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | As a mid-20th century that does not seem representative of a style or typology, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | | As a mid-20th century apartment complex located near the end of an evolved streetscape at the western edge of the North Talbot area, the property does not contribute to its context in a significant way. |

Sources: FIPs (1881 Rev. 1888, Sheet 7; 1892 Rev. 1907, Sheet 7; 1912 Rev. 1915, Sheet 7; 1912 Rev. 1922, Sheet 7); London Air Photo Collection, 1945; Geodetic Survey of London, 1957.

583 Ridout Street North

Cultural Heritage Status: None

Date of Construction: c. 1901-1907

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a one-storey residential property with a gabled roof, wood shingle siding, a front door with a transom window and a wide wood surround, a bay window and a double-hung, six-over-six window with exterior shutters on the main elevation, and a car port to the south. The property is partially obscured from the right-of-way by vegetation. It is located on the west side of Ridout Street North, at the northern end of the street, just north of Albert Street and south of the Blackfriars Bridge.

Property History: 583 Ridout North likely dates to between the 1901 City Directory where it does not appear and the 1907 FIP where it does. The first recorded resident is Arthur Fowler, a groom and later gardener.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | As a mid-to-late-19th-century residence that does not seem representative of a style or typology, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | ✓ | As a mid-to-late-19th-century residence, located at the end of an evolved streetscape at the western edge of the North Talbot area, the property reflects early patterns of development in a late-19th- and early-20th-century neighbourhood. |

Sources: FIPs (1881 Rev. 1888, Sheet 8; 1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8);



White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co. , 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901.



475-493 Talbot Street

Cultural Heritage Status: None

Date of Construction: N/A

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of an empty lot on the northwest corner of Talbot Street and Fullarton Street; the previous built structure in this location was demolished in c.2019.

Property History: Formerly the site of a series of mid-to-late 19th century semi-detached homes including the well known Camden Terrace (479-493 Talbot). The last of these structures was demolished in 2016.

Sources: FIP (1912 Rev. 1922, Sheet 8).

500 Talbot Street

Cultural Heritage Status: None

Date of Construction: c.1988

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a 16-storey residential tower constructed from concrete, with an irregular footprint, a flat roof, bay windows, and recessed balconies. It is located at the southeast corner of Talbot Street and Dufferin Avenue.

Property History: The original structures on this property included detached and semi-detached mid-to-late 19th century residences along Talbot and Maple, and possibly some early commercial buildings set behind detached residences along Dufferin. Among these was the former Maple Terrace series of rowhouses (109-119 Dufferin/Maple). Most of these structures survived through the 1960s. The present apartment complex was constructed in 1988.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | As a late-20th-century residential tower of typical design and construction, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | The property is not likely to hold historical/associative value. |
| Contextual Value | | As a late-20th-century residential tower, located in an area of intensification to the south of the historic late-19th- and early-20th-century residential streetscape along Talbot Street, the property does not contribute to its context in a significant way. |

Sources: FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); London Air Photo Collection, 1965.

501 Talbot Street

Cultural Heritage Status: None

Date of Construction: N/A

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of an empty lot at the southwest corner of Talbot Street and Dufferin Avenue; the previous built structures in this location were demolished in c.2019.

Property History: Formerly the site of a cluster of semi-detached homes (495-501 Talbot). These were replaced in the 20th century by a commercial structure which was itself demolished in 2019/2020.

Sources: FIP (1912 Rev. 1922, Sheet 8).

503-509 Talbot Street

Cultural Heritage Status: None

Date of Construction: 2018

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a 29-storey condominium tower, the tallest residential tower in London, with 200 units. The podium is faced in light-coloured concrete with dark brick and window walls. The property is located on the northwest corner of Dufferin Avenue and Talbot Street.

Property History: Formerly the site of a cluster of semi-detached homes (495-501 Talbot). These were replaced in the 20th century by a commercial structure which was itself demolished in 2019/2020.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | As a recently constructed condominium tower, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | The property is not likely to hold historical/associative value. |
| Contextual Value | | As a recently constructed condominium tower, located in an area of intensification to the south of the historic late-19th- and early-20th-century residential streetscape along Talbot Street, the property does not contribute to its context in a significant way. |

Sources: FIP (1912 Rev. 1922, Sheet 8); <https://www.tricar.com/locations/azure/>

513-531 Talbot Street

Cultural Heritage Status: Designated, By-Law L.S.P.
-3318-193

Date of Construction: 1881

Architect/Builder: Tracy and Durand



Property Description: This property consists of a three-storey, Gothic Revival-style church, constructed from local buff brick with dichromatic brickwork, polygonal stair towers, projecting double-leaf main doors, lancet windows above all windows and doors, trefoil and quatrefoil motifs, original stained glass, and grey stone sculpted drip moulds above the windows on the façade. There is a two-storey glass addition on the north side of the structure. The property also includes a two-and-a-half-storey, buff brick residence with a projecting enclosed entryway, and a low hip roof with a gable roof dormer on the main façade.

Historical Reasons: The Talbot Street Baptist Church was constructed in 1881-82 for the city's first Baptist congregation, founded in 1845, which by the 1880s was in need of more expansive quarters than their initial chapel, at the corner of York Street and Talbot Street, could provide. The new church building was designed by the architecture firm of Tracy and Durand, then headed by George Durand, who was arguably the best and most widely recognized architect to work in London during the nineteenth century. The church is one of the very few remaining urban churches designed by Durand for the London area. In 1953 the building was purchased by the First Christian Reformed Church, which has worshipped there since the dedication service held on March 27, 1954.

Architectural Reasons: The plan for the Talbot Street Church showed the innovative and imaginative approach to design for which Durand was acclaimed. Broad polygonal stair towers anchor each side of the façade and create a visual tension between their heavy solidity and the lighter, more strongly vertical centre section, which once terminated in a parapet wall with a bell-cote above the peak of the roof and conical spires at the tops of the octagonal pinnacles. Though the bellcote and tops of the pinnacles have been removed in the course of necessary repairs to the roof of the church, the exterior of the building still shows the fine detailing characteristic of Durand's work. In the several pointed-arch windows that adorn the façade (a three-light window over the main door, flanked by lancet windows on each side, with paired lancet windows on each side of the door

below, an elaborate transom over the door; and high basement windows at the street level), the stair towers, and the sides of the building, elaborate window tracery explores variations on the quatrefoil and trefoil motifs, which are also echoed in the stone window panels. The main window of the façade contains a Star of David, a Judeo-Christian icon popularly used in nineteenth-century churches. Several of the windows, such as those above the front door, contain their original stained glass; the coloured glass borders of the sanctuary windows are also original. A freely-interpreted composite column separates the two double-leaf main doors, all with panelling of diagonal boarding. The drip moulds culminate in finely sculptured stops. Along the sides of the building, unusually large foundation windows that echo the double lights and tracery of the sanctuary windows above give generous light to the Sunday School room in the basement. An oversized oculus outlined in brick decorates the west gable.

The building is constructed of local buff-coloured brick, with decorative dichromatic brickwork used to emphasize various sill and lintel courses and to outline the oculus above the paired first-storey windows of the façade; the sides of the building are still covered with a red wash that has been removed from the façade. Grey stone is also used for one string course, for the hood moulds over the main windows of the façade, for decorative panels at the bottoms of some windows, and for topping the stepped portions of the buttresses. Red sandstone decorates sections of the pinnacles; the foundation is of fieldstone.

Several interior elements are also worthy of special recognition. The circular stair towers feature impressive newel posts and spindles in an Eastlake-inspired design. The horseshoe-shaped balcony in the sanctuary is supported by composite columns that echo the column of the façade, and it is protected by ornate metal railings. The folding plywood seats of the balcony, with their cast iron sides, have metal hatracks under the seats; these chairs were manufactured in Preston, Ontario. At the channel end of the sanctuary are pointed-arched wooden doors, with simple mouldings and panels that conform to the shape of the doors. The elaborate plaster ceiling of the original church has been replaced by a series of tie-beams for structural reasons.

At the west end of the church are wings added to create additional classroom and meeting space; these additions are not essential to the character of the building.

Contextual Reasons: The church is within the boundaries of the proposed “Talbot North” Heritage Conservation District.

Sources: By-Law L.S.P. -3318-193, <https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=11220>



520 Talbot Street

Cultural Heritage Status: None

Date of Construction: c.2005

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a 15-storey, concrete and stucco residential tower on the southeast corner of Kent Street and Talbot Street, with bays of projecting and recessed balconies on each façade, and a three-storey, concrete parking garage on the south side of Kent Street.

Property History: This property formerly contained primarily semi-detached mid-late 19th century residences along Kent Street and Talbot Street. These original structures survived until at least the 1960s. The property was a parking lot during the late-20th and early-21st centuries, and the current commercial building was constructed around 2005.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | | As an early-21st-century residential tower and parking garage of typical design and construction, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | The property is not likely to hold historical/associative value. |
| Contextual Value | | As an early-21st-century residential tower and typical parking garage, located in an area of intensification to the south of the historic late-19th- and early-20th-century residential streetscape along Talbot Street, the property does not contribute to its context in a significant way. |

Sources: FIP (1912 Rev. 1922, Sheet 8); London Air Photo Collection, 1967; Google Earth.



535-537 Talbot Street/ 105 Kent Street

Cultural Heritage Status: Listed on the *Register of Cultural Heritage Resources*

Date of Construction: c. 1860s

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a two-and-a-half-storey, buff brick residential structure with a low hipped roof, a gabled dormer on the north, south, and west elevations, a gabled peak on the front (east) elevation with an arched double-hung window in the gable, a symmetrical main façade, double-hung windows with splayed brick window heads, brick quoins, and a central entry with two sidelights and a fabric awning. The rear of the structure has a two-storey addition with a gabled roof. The property is located on the southwest corner of Talbot Street and Kent Street, addressing Talbot.

Property History: Identified as the R.S. Murray House on the *Register of Cultural Heritage Resources*, 535-537 Talbot/105 Kent's oldest component is the structure at 537 Talbot Street. The *Register of Cultural Heritage Resources* reports that this structure was completed in 1872, however an evaluation of the house completed in 2019 suggests that it may have been constructed as early as 1862, when the previous house was destroyed by fire. 535 Talbot was built between the 1888 FIP and the 1907 FIP, however this address does not appear in the City Directories between 1888 and 1922 suggesting it was never realized as a separate unit. The building's namesake, Robert S. Murray resided on this property from at least 1856 until his death in 1892. Murray and his partners owned R.S. Murray & Co., a dry goods store at 124 Dundas Street. He was elected as an Alderman in 1881, and served on the board of the Huron & Middlesex Mutual Insurance Company.

Physician William E. Waugh bought the house from Murray's widow in 1894, and appears in City Directories as both living and operating his practice at this address. Waugh was still living and working here until after 1922. After his death, his widow willed the property to the University of Western Ontario.

Waugh was a notable figure in the history of medicine in London. He was the inaugural Chair of Anatomy when Western's Faculty of Medicine began at Huron College in 1882. By 1886, he was the Chair of the Principles and Practice of Surgery. His tenure in the Faculty lasted until 1913, though he remained a Professor Emeritus. (<https://>

www.lib.uwo.ca/archives/virtual_exhibits/historyofmedicine/Faculty/waugh.html) Waugh was also one of the four original doctors at St. Joseph's Hospital when it opened in 1888. According to Shelley McKellar, Waugh was an early adopter and was one of the first to embrace microbiology and the use of microscope in London medical circles.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | ✓ | The property is a representative example of a late-19th-century residence, notable for its hipped roof with gabled dormers, central gabled peak with an arched window, double-hung windows with splayed brick window heads, brick quoins, and central entry with two sidelights. |
| Historical/Associative Value | ✓ | This property is associated with businessman and politician R.S. Murray for whom the house was built, and with physician William E. Waugh. |
| Contextual Value | ✓ | As a late-19th-century residence, the property contributes to a streetscape of late-19th- and early-20th-century properties along the east side of Talbot Street, many of which were upper-class residences. |

Sources: City of London *Register of Cultural Heritage Resources*; FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); Schutt, Jared, Cultural Heritage Evaluation Form - 335-337 Talbot Street, 105 Kent Street; Barr, Murray Llewellyn, *A History of Medicine at Western: A Centennial History of the Faculty of Medicine at the University of Western Ontario*, 1977.



544 Talbot Street

Cultural Heritage Status: None

Date of Construction: c. 2008

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of an 11-storey, multi-unit residential structure with a stucco exterior and projecting balconies on each elevation. It is located on the northeast corner of Talbot Street and Kent Street, with a surface parking lot to the north.

Property History: This property was the original location of London postmaster Robert J. Dawson's substantial home at 546 Talbot as well as another large residence at 548 Talbot which for a period of time belonged to Alfred Smart, manager of the Bank of London (1887 City Directory). Dawson's house was demolished and replaced with two smaller residences sometime between 1881 and 1907 according to FIPs. Smart's residence appears to have remained intact until at least 1960s. It was later demolished, and the property remained a parking lot until the present residential building was constructed around 2008.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|---|
| Design/Physical Value | | As an early 21st-century residential high-rise that does not seem representative of a style or typology, the property does not appear to hold significant design/physical value. |
| Historical/Associative Value | | Further historical research may be required to determine significant or historic associations. |
| Contextual Value | | As an early 21st-century residential high-rise with a surface parking lot within a streetscape characterized by late-19th- and early-20th-century properties, the property does not contribute to its context in a significant way. |

Sources: FIPs (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8; 1912 Rev. 1922, Sheet 8); London Air Photo Collection, 1965, 1967, 1998.

545 Talbot Street

Cultural Heritage Status: Listed on the *Register of Cultural Heritage Resources*

Date of Construction: 1876

Architect/Builder: Unknown

Sub-Area: Riverside Residences



Property Description: This property consists of a semi-detached, buff brick, Italianate-style residential structure with a low hipped roof, projecting eaves with paired wood brackets, pendant details in the brackets and brick corbelling between them, an asymmetrical façade, brick quoins, a gabled roof over the main entryway, a front door with multi-pane sidelights and a transom window, double-hung windows with lug sills, splayed brick window heads, and exterior shutters on the second storey. It is located on the west side of Talbot Street, north of Kent Street, and was a later addition to the Italianate house at 106 Kent Street.

Property History: Built in 1876, 545 Talbot was home to William H. Ferguson between 1881 and 1897 according to City Directories. Ferguson operated a grocer at 129 Dundas (1881 City Directory). After Ferguson, the semi-detached home saw a succession of short-term occupants, the first, and likely most notable, of which was Rev. J.W. Pettit Smith, canon of St. Paul's Cathedral, in 1900.

| | Potential CHV | Rationale |
|-------------------------------------|---------------|--|
| Design/Physical Value | ✓ | This property is a representative example of a semi-detached, Italianate-style residence, notable for its projecting eaves, wood bracket details, brick quoins, front door with sidelights and transom, and double-hung windows with lug sills, splayed brick window heads, and exterior shutters. |
| Historical/Associative Value | ✓ | This property is associated with Reverend J.W. Pettit Smith of St. Paul's Cathedral. |

| | | |
|-------------------------|---|--|
| Contextual Value | ✓ | As a pair of late-19th-century residences, the properties are consistent with and contributes to a streetscape of late-19th- and early-20th-century properties along the west side of Talbot Street, many of which were upper-class estates. |
|-------------------------|---|--|

Sources: City of London *Register of Cultural Heritage Resources*; FIP (1892 Rev. 1907, Sheet 8; 1912 Rev. 1915, Sheet 8); White's London City & Middlesex County Directory 1881; City of London and County of Middlesex Directory, London Publishing Co. 1883; London City and Middlesex County Directory, R.H. Polk & Co., 1883-1890; The London City and Middlesex County Directory, J.H. Migh and Co., 1891-1897; Foster's London City and Middlesex County Directory, 1900-1901.

