

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee
From: Gregg Barrett, Director, City Planning and City Planner
Subject: Demolition Request for Heritage Listed Property at 126 Price Street
Public Participation Meeting
Date: May 31, 2021

Recommendation

That, on the recommendations of the Director, City Planning and City Planner, with the advice of the Heritage Planner, with respect to the demolition request for the existing dwelling on the heritage listed property at 126 Price Street, that:

- a) The Chief Building Official **BE ADVISED** that Municipal Council consents to the demolition of the dwelling on the property; and,
- b) The property at 126 Price Street **BE REMOVED** from the Register of Cultural Heritage Resources.

Executive Summary

A demolition request was received for the heritage listed property at 126 Price Street. The subject property is listed on the City of London's Register of Cultural Heritage Resources. When a demolition request is received for a building or structure on a heritage listed property, a formal review process is triggered pursuant to the requirements of the Ontario Heritage Act and the Council Policy Manual. The property was evaluated and determined that the property at 126 Price Street did not meet the criteria outlined in Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest, and therefore does not have significant cultural heritage value or interest.

The demolition of the dwelling on the subject property would not result in adverse impacts to cultural heritage value or interest.

Linkage to the Corporate Strategic Plan

This recommendation supports the following 2019-2023 Strategic Plan areas of focus:

- Strengthening Our Community:
 - Continuing to conserve London's heritage properties and archaeological resources.

Analysis

1.0 Background Information

1.1 Property Location

The property located at 126 Price Street is located on the east side of Price South, south of Hamilton Road (Appendix A). The property is located in the former London Township, annexed by the City of London in 1912.

1.2 Cultural Heritage Status

The property at 126 Price Street is a heritage listed property. The property is considered to be of potential cultural heritage value. The listing of the property on the Register of Cultural Heritage Resources came into force and effect on March 26, 2007.

1.3 Description

The dwelling located on the property at 126 Price Street is a one-storey frame cottage, previously clad in buff brick with an asphalt shingle roof, estimated to have been constructed c.1876 (Appendix B). The front façade of the dwelling faces west and consists of the side gable portion of the dwelling with a symmetrical three bays. The doorway is located in the centre, flanked by windows on either side. The window openings are still in place, however, the window units and trim have all been removed. The doorway is sheltered by a projecting covered front porch including a central gable roof, supported by rusticated concrete block plinths and wood posts. The top rails and spindles of the porch are constructed of wood. Based on style and materials, the porch was likely added to the dwelling in the early 20th century. The dwelling was previously clad in buff brick and included brick voussoirs over the windows, however, the brick cladding was recently removed revealing the wood tongue and groove siding that was likely the original exterior cladding.

The north and south facades consist of the end gables and projecting eaves of the roof, faced with wood fascia. The north façade included a central window. The south façade included an enclosed addition that appeared to function as an alternative entry or mudroom. This shed-style addition has been removed and the wood siding reveals an opening for a former window or door.

The dwelling also includes a rear single storey rear addition with a gable roof. The addition is demonstrated on the 1912 Revised 1915 Fire Insurance Plan, and based on the wood siding was likely constructed shortly after the construction of the main dwelling. A second two-storey addition was also constructed in the late 20th century at the rear of the dwelling. The two-storey addition was demolished in 2021.

1.4 Property History

1.4.1 Early Euro-Canadian History

126 Price Street is located on what was historically known as Lot 10, Concession B in the Broken Front in London Township. The first complete London Township survey was undertaken beginning in 1810, by Deputy Provincial Surveyor Mahlon Burwell. The Burwell survey extends north from the Thames River and focussed on the first six concessions laying out the grid of lots and concessions. The survey was interrupted by the outbreak of War in 1812, however, by 1819 Crown patents were being given to settlers (Lutman and Hives, 53-54).

The Crown grant for Lot 9, Concession B in London Township was granted to Simon Butler in 1826. It is unclear where Butler settled, however, by 1840 he and his wife sold 200 acres to William Geary. Shortly thereafter, Geary sold 100 acres to Samuel H. Park in 1843.^a The lot was purchased, sold, and subdivided various times throughout the mid-19th century. The land transactions include familiar names such as George Goodhue and Benjamin Cronyn, the latter noted by John Lutman as one of several wealthy Londoners, London Township farmers, and non-resident speculators who purchased and subdivided lots outside of London. Lots in London East and beyond were typically smaller (as a result of subdivision) and often were not yet built upon making them good candidates for land speculation. The names and subsequent land transactions for Lot 10, Concession B demonstrate this claim (Lutman and Hives, 58).

Historic mapping (*Sketch of Part of the London Township, 1850; Tremaine's Map of the County of Middlesex, 1862; Illustrated Historical Atlas of the County of Middlesex, 1878*) depicts gradual development extending eastwards from London to London East, however, the mapping shows the historic Lot 10, Concession B as undeveloped, and not substantially subdivided until the 1870s. In 1871, Edward W. Harris – presumably Edward William Harris of Eldon House – was deeded 28 acres of Lot 10, Concession B. Two year later in 1873, a plan to subdivide and register lots within Edward Harris' land

^a The historic Lot 10, Concession B in the Broken Front in London Township is approximately 100 acres. The early land transactions include remarks that indicate that Lot 10 was combined with Lot 9, Concession B in early transactions to total 200 acres. A note on the Land Registry records, evidently added in 1878, clarifies that the lots were examined together, but were later corrected.

holding was prepared, including the lot on which 126 Price Street would be built (See Section 1.4.2).

Hamilton Road is an early historic road that linked London Township and the former Westminster Township. The road may have been an extension of an older Indigenous trail. In the 1840s the road was improved under the direction of Hamilton Hartley Kilally, Commissioner of Public Works (Baker and Neary 2003, 52-53).

Building on the industrial growth and gradual residential development extending eastwards, London East was annexed by the City of London in 1874 to Adelaide Street, and then again to Egerton Street in 1885. With the continued industrial growth by the various oil refineries and manufacturing facilities, the areas north and south of Hamilton Road continued to be developed for residential purposes, while Hamilton Road emergence as a commercial area. London East was further annexed in 1912 to Highbury Avenue including the suburbs of Ealing and Pottersburg (Lutman and Hives, 66-72). As a residential suburb, Ealing is described generally as including the areas south of Trafalgar Street, west of Highbury Avenue and north of the Thames River. Its post office first opened in 1880 at the corner of Trafalgar Road and Hamilton Road (Grainger, 295).

1.4.2 126 Price Street

A "Plan of Part of Lot 10 in Concession B, Township of London Laid out into Building Lots" was prepared by Samuel Peters in 1875 for Edward W. Harris, Esq. The Plan was registered as Plan 315 in the Registry Office for the County of Middlesex on September 13, 1873.

126 Price Street is located on Part of Lots 3 and 4 on the East Side of Price Street on Plan 315. Lot 3 remained in its entirety until it was later subdivided again in 1921 and subsequent parcels were registered as part lots. Based on a review of Land Registry Records for Lot 3 East of Price Street, Plan 315, City and County Directory records, and Census Records it is likely that the existing dwelling on the property at 126 Price Street was constructed in 1876 for Edwin Mason. Identified as a labourer in the 1881 Census, Mason and his wife Hannah lived on Price Street with their five children. The Census data suggests that the Masons immigrated from England to Canada after the birth of their second child (Edwin, born in 1873 in England) and before the birth of their third child (Alfred, born in 1874 in Ontario).

By 1883, Edwin Mason sold the lot to Humphrey Gwalchmai. Gwalchmai is identified in the 1901 Census as immigrating to Canada from Wales in 1882 along with his wife, Mary Gwalchmai, just one year prior to purchasing the property. He is noted as a 55-year-old miller. It is unclear whether he resided at 126 Price Street. He is identified in the 1893 City and County Directory as residing within Ealing, however, from 1896-1897 and onwards he is noted as residing at a property he owned on Lot 8, Concession B in London Township, two concessions west. At this time he still retained ownership of 126 Price Street, and by 1893 Charles Davies^b is listed as residing at the Price Street address. Further, Gwalchmai later sold the property to Charles Davies in 1904 after Davies had been living in the dwelling for over 10 years. Presumably, Davies was renting the dwelling from Gwalchmai prior to owning it. The relationship between Gwalchmai and Davies is not clearly defined in the historical record, yet curiously, in 1907 when Gwalchmai remarried Davies is identified on the Marriage Record as the Witness.^c

Charles Davies owned and resided at 126 Price Street for a considerable amount of time. As noted above, Davies was originally residing in the dwelling, and was identified

^b Historical includes the spelling as Davies and Davis. The most commonly found throughout documents related to this property owner is "Davies". Therefore, Davies is used throughout this report.

^c Curiously, the "Place of Marriage" identified on the marriage record states "Price Street". Consistent with ownership history presented within this report, Humphrey Gwalchmai's "Residence when Married" is identified as London Township, and the Charles Davies as one of the witness is identified as "Davis, Charles, Price St. London Tp." It is unclear whether the wedding took place on the subject property or elsewhere on Price Street.

as a tenant in the 1893 City and County Directory. In 1904, he purchased the property from Gwalchmai and resided there until he passed away in 1954. The 1911 Census indicates that Charles Davies was born in 1862, and immigrated to Canada from England in 1884. At the time he is noted as a widower, with six children ranging in age from 21 to 12. One of his sons, born in 1900 was named Humphrey, again suggesting a potential relationship or friendship with Humphrey Gwalchmai, his landlord at the time. Davies remarried in 1915, marrying Florence Pook, also a widow. Davies worked the majority of his life as a “car inspector” for the Grand Trunk Railway (GTR), later the Canadian National Railway (CNR). Charles passed away in 1954, and Mrs. F. Davies (Florence Pook), is identified in the 1955 City Directory at 126 Price Street but later that year the property was sold.

The property was sold various times throughout the remainder of the 20th century. In 1955, the Estate of Charles Davies sold the property to Ronald and Janice O’Neill. Ronald O’Neill was a carpenter, and together him and his wife lived at 126 Price Street until they sold the property to Norman and Annie McFernan in 1962. The McFernans do not appear to have ever lived in the dwelling and sold it again in 1963 to Alfred J and Dorothea R. Priest, who owned and lived at the property until 1969.

In 1969, the property was purchased by Siegfred and Elfriede Woldenburg. Siegfred was a carpenter for Hunt Windows, later the Robert Hunt Corporation. The Woldenburgs sold the property in 1986 to C. Cheyne. It was sold again in 1988 to J. and A. Ball, and again in 2002 to W. and C. May.

2.0 Discussion and Considerations

2.1 Legislative and Policy Framework

Cultural heritage resources are to be conserved and impacts assessed as per the fundamental policies in the *Provincial Policy Statement (2020)*, the *Ontario Heritage Act*, *The London Plan* and the *Official Plan (1989 as amended)*.

2.1.1 Provincial Policy Statement

Heritage Conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement (2020)* promotes the wise use and management of cultural heritage resources and directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved” (Policy 2.6.1, *Provincial Policy Statement 2020*).

“Significant” is defined in the *Provincial Policy Statement (2020)* as, “resources that have been determined to have cultural heritage value or interest.” Further, “processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.”

Additionally, “conserved” means, “the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained.”

2.1.2 Ontario Heritage Act

Section 27 of the *Ontario Heritage Act* requires that a register kept by the clerk shall list all properties that have been designated under the *Ontario Heritage Act*. Section 27(1.2) of the *Ontario Heritage Act* also enables Municipal Council to add properties that have not been designated, but that Municipal Council “believes to be of cultural heritage value or interest” on the Register.

The only cultural heritage protection afforded to heritage listed properties is a 60-day delay in the issuance of a demolition permit. During this time, Council Policy directs that the London Advisory Committee on Heritage (LACH) is consulted, and a public participation meeting is held at the Planning & Environment Committee.

Section 29 of the *Ontario Heritage Act* enables municipalities to designate properties to be of cultural heritage value or interest. Section 29 of the *Ontario Heritage Act* also

establishes consultation, notification, and process requirements, as well as a process to appeal the designation of a property. Appeals to the Notice of Intent to Designate a property pursuant to Section 29 of the *Ontario Heritage Act* are referred to the Conservation Review Board (CRB), however the final decision rests with Municipal Council until changes to the *Ontario Heritage Act* arising from Bill 108 come into force and effect.

2.1.3 The London Plan/Official Plan

The Cultural Heritage chapter of *The London Plan* recognizes that our cultural heritage resources define our City's unique identity and contribute to its continuing prosperity. It notes, "The quality and diversity of these resources are important in distinguishing London from other cities and make London a place that is more attractive for people to visit, live or invest in." Policies 572_ and 573_ of *The London Plan* enable the designation of individual properties under Part IV of the *Ontario Heritage Act*, as well as the criteria by which individual properties will be evaluated.

Policies 575_ and 576_ of *The London Plan* also enable City Council to designate areas of the City under Part V of the *Ontario Heritage Act* as Heritage Conservation Districts. These policies include a set of criteria in the evaluation of an area. *Heritage Places 2.0* is a guideline document as a part of the Cultural Heritage Guidelines. The document describes potential heritage conservation districts and assigns a priority to these districts for consideration as heritage conservation districts.

2.1.4 Register of Cultural Heritage Resource

Municipal Council may include properties on the Register of Cultural Heritage Resources that it "believes to be of cultural heritage value or interest." These properties are not designated, but are considered to have potential cultural heritage value or interest.

The Register of Cultural Heritage Resources states that further research is required to determine the cultural heritage value or interest of heritage listed properties. The subject property is included on the Register of Cultural Heritage Resources.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

4.1. Demolition Request

Written notice of intent to demolish the dwelling at 126 Price Street was submitted by the applicant, on behalf of the property owner on April 26, 2021.

Municipal Council must respond to a notice of intention to demolish a building or structure on a heritage listed property within 60 days, or the request is deemed consented. During this 60-day period, the London Advisory Committee on Heritage (LACH) is consulted and, pursuant to Council Policy, a public participation meeting is held at the Planning and Environment Committee (PEC).

The 60-day period for the demolition request for the property at 126 Price Street expires on June 25, 2021.

4.2 Cultural Heritage Evaluation

4.2.1.1 Criteria for Determining Cultural Heritage Value or Interest

The criteria of *Ontario Heritage Act* Regulation 9/06 establishes criteria for determining the cultural heritage value or interest of individual properties. These criteria are:

1. Physical or design value:
 - i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;

- ii. Displays a high degree of craftsmanship or artistic merit; or,
 - iii. Demonstrates a high degree of technical or scientific achievement.
2. Historical or associative value:
- i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
 - ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or,
 - iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. Contextual value:
- i. Is important in defining, maintaining or supporting the character of an area;
 - ii. Is physically, functionally, visually or historically linked to its surroundings; or,
 - iii. Is a landmark.

A property is required to meet one or more of the abovementioned criteria to merit protection under Section 29 of the *Ontario Heritage Act*. Should the property not meet the criteria for designation, the demolition request should be granted and the property removed from the Register of Cultural Heritage Resources.

The evaluation of the property using the criteria of *Ontario Heritage Act* Regulation 9/06 can be found below.

4.2.1.2 Evaluation

The property at 126 Price Street was evaluated using the criteria of O.Reg. 9/06 (see Section 4.2.1.1 above). A summary of the evaluation is included below.

| Cultural Heritage Value | Criteria | Evaluation |
|--|---|---|
| The property has design value or physical value because it, | Is a rare, unique, representative or early example of a style type, expression, material, or construction method | The dwelling located on the property at 126 Price Street consists of a one storey wood frame cottage, clad with wood tongue and groove siding. Alterations to the dwelling include the removal of its buff brick cladding, and windows. The dwelling is vernacular in style and is common form and massing in London. The property is not a rare, unique, representative, or early example of a style, type, or expression, material, or construction method. |
| | Displays a high degree of craftsmanship or artistic merit | The dwelling on the property at 126 Price Street is vernacular in style and form and does not contain a concentration of embellishments or details that demonstrate craftsmanship or artistic merit. The property does not display a high degree or craftsmanship or artistic merit. |
| | Demonstrates a high degree of technical or scientific achievement | The dwelling on the property at 126 Price Street is a one-storey cottage, a common residential dwelling characteristic of its vintage. It does not demonstrate a high degree or technical or scientific achievement. |
| The property has historical value or associative value because it, | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | The dwelling on the property at 126 Price Street was constructed c.1876 for Edwin Mason, a labourer. Since its construction the property has been sold various times including to Humphrey Gwalchmai (1883), Charles Davies (1904), Ronald and Janice O'Neill (1955), Alfred and Dorothea Priest (1962) and Siegfred and Elfreide Woldenburg (1969) as well as numerous late-20 th century transactions. The historical research |

| | | |
|---|---|--|
| | | completed for this evaluation determined that the property does not have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community. |
| | Yields, or has the potential to yield information that contributes to an understanding of a community or culture | The property does not appear to yield, or, have the potential to yield information that contributes to an understanding of a community or culture. |
| | Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community | Review of the historical records suggest that the dwelling at 126 Price Street was constructed for Edwin Mason c.1876, however no evidence was found related to the architect, builder, or designer of the dwelling. The property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community. |
| The property has contextual value because it, | Is important in defining, maintaining, or supporting the character of an area | The property is located on the east side of Price Street, south of Hamilton Road. Although the property includes one of the earliest dwellings on the street, the property is not particularly important in defining, maintaining, or supporting the character of Price Street, Hamilton Road or the area. |
| | Is physically, functionally, visually, or historically linked to its surroundings | The property is located on the east side of Price Street south of Hamilton Road. As a one storey cottage, the dwelling on the property is one of several one storey dwellings in various styles on Price Street, and is one of the several dwellings on Price Street and the neighbouring streets that range in age, style, type, and form. The property is not physically, functionally, visually or historically linked to its surroundings. |
| | Is a landmark | The property at 126 Price Street is not considered to be a landmark. |

4.3 Comparative Analysis

A comparative analysis was undertaken from the prospective of cultural heritage resources within London and with other one storey cottages, in London of a similar age (Appendix D).

The comparative analysis supported the evaluation that the property does not meet the criteria for of O.Reg. 9/06 and is therefore does not merit designation pursuant to the *Ontario Heritage Act*.

4.4 Integrity

Integrity is not a measure of originality, but a measure of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value of the property. Likewise, physical condition of a cultural heritage resource is not a measure of its cultural heritage value or interest. Cultural heritage resources can be found in a deteriorated state, but may still maintain all or part of their cultural heritage value or interest.

The dwelling at 126 Price Street has undergone alterations including the demolition of the rear two storey addition, removal of all exterior windows, trim, and casings, and

most notably the removal of the exterior brick cladding. Although these have taken place, the form, scale, and massing of the dwelling and its physical remains are still legible in the surviving building.

4.5 Consultation

Pursuant to the Council Policy for the demolition of heritage listed properties, notification of the demolition request was sent to property owners within 120m of the subject property on May 12, 2021, as well as community groups including the Architectural Conservancy Ontario – London Region Branch, London & Middlesex Historical Society, and the Urban League of London. Notice was also published in *The Londoner*.

Conclusion

The evaluation of the property at 126 Price Street found that the property did not meet the criteria of O.Reg. 9/06 and therefore does not merit designation under the *Ontario Heritage Act*. Municipal Council should consent to the demolition of the existing dwelling.

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Submitted and Recommended by: Gregg Barrett, AICP, Director, City Planning and City Planner

Appendix A Property Location

Appendix B Images

Appendix C Historical Documentation and Research Materials

Appendix D Comparative Analysis

Sources

Baker, M. and H. Bates Neary. *London Street Names*. 2003.
Census Records. 1881-1921
Corporation of the City of London. *Register of Cultural Heritage Resources*. 2019.
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Kirkwood, Carrie. *The Hamilton Road Collection Volume 2: More memories from Old East*.
Land Registry Records, Land Registry Office #33.
Lutman, John H. and Christopher L. Hives. *The North and the East*. 1982.
Ministry of Culture. *Ontario Heritage Toolkit: Heritage Property Evaluation*. 2006.
Ontario Heritage Act. 2019, c.9, Sched. 11. Retrieved from <https://www.ontario.ca/laws/statute/90o18>.
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Smith, W.H. *Smith's Canadian Gazetteer*. 1846.
Tremaine's Map of the County of Middlesex, Canada West. 1862.

Appendix A – Property Location



Figure 1: Location of the subject property at 126 Price Street.

Appendix B – Images



Image 1: Image showing the dwelling located at 126 Price Street, 2009 (Google Street).



Image 2: Image showing the dwelling located at 126 Price Street, 2012 (Google Street).

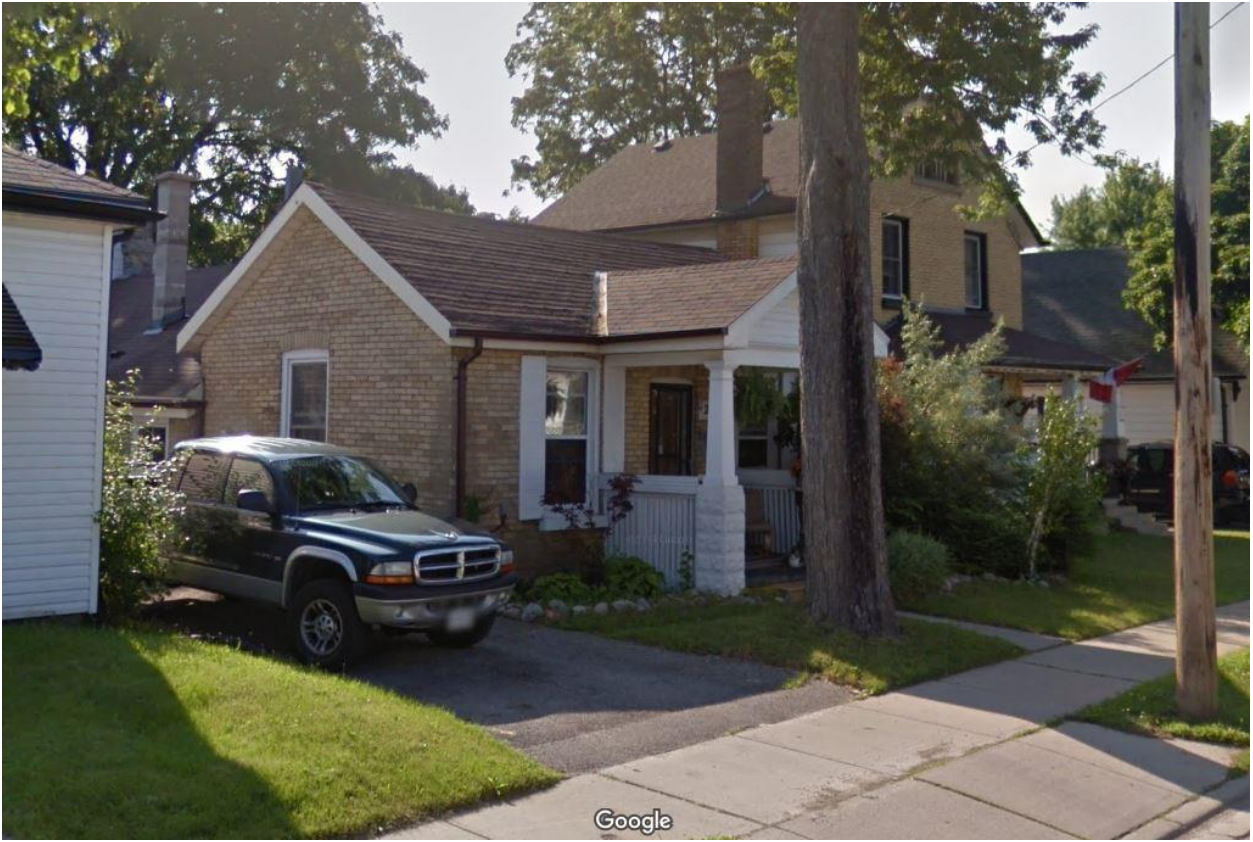


Image 3: Image showing the dwelling located on the subject property at 126 Price Street, 2014 (Google Street).



Image 4: Photograph of the west (front) facade of the dwelling located at 126 Price Street, 2021.



Image 5: Photograph looking northeast showing the subject property within its context on Price Street, 2021.



Image 6: Photograph looking southeast showing the subject property within its context on Price Street, 2021.



Image 7: Photograph showing the west (front) facade and north facade of the dwelling. The rear addition is visible, 2021.



Image 8: Photograph showing the west (front) facade and the south facade of the dwelling. The rear addition is visible, 2021.



Image 9: Detail of the front porch material including rusticated concrete block, wood deck flooring, and wood rail and spindles, 2021.



Image 10: Detail of window opening on the west (front) facade, showing details of tongue and groove siding, 2021.



Image 11: Photograph looking east showing the intersection of the main dwelling (right) and the rear addition (left), 2021.



Image 12: Photograph looking east from the rear of the lot showing the back of the rear addition and footprint of the previously demolished two-storey addition, 2021.

Appendix C – Historical Documentation and Research



Image 13: Sketch of Part of London Township, 1850. The intersection on the left side of the image depicts Egerton running north to its intersection with Trafalgar Street (running east-west), and Hamilton Road, running diagonally across this image. The lot lines for Lot 10, Concession B are not shown, however the area south of and north of Hamilton Road is noted as “Oak Plains”.



Image 14: Tremain's Map of the County of Middlesex, showing Hamilton Road running diagonally across this image. Lots 10, Concession B is noted as “Divided into Small Lots” consistent with the land transaction records.

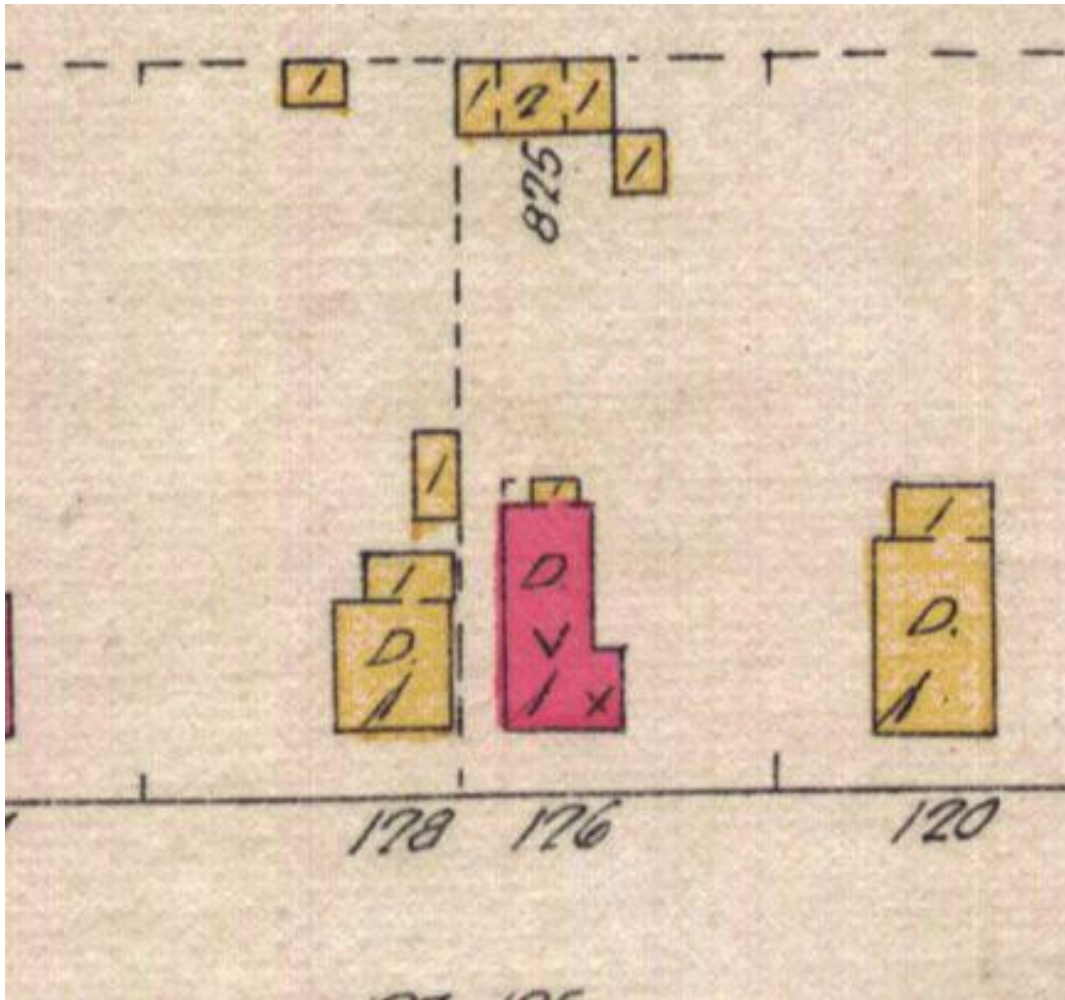


Image 15: 1912 Revised 1915 Fire Insurance Plan showing the footprint of 126 Price Street.

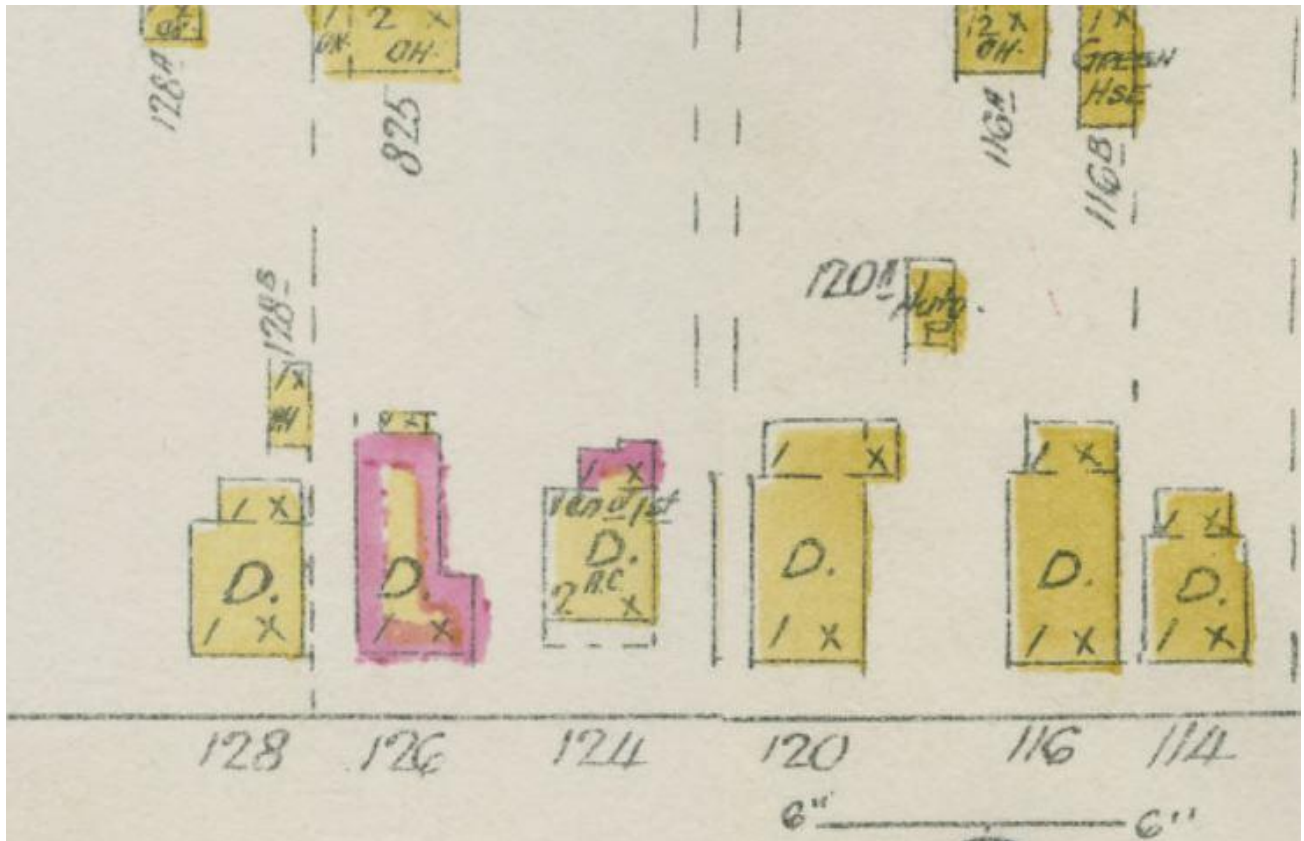


Image 16: 1912 Revised 1922 Fire Insurance Plan showing the footprint of 126 Price Street. Note, at this time the footprint remains the same, but the material has been corrected to demonstrate that the dwelling is frame, clad with exterior brick.



Image 17: Plan of Part of Lot No 10, in Concession B Township of London, Laid out into Building Lots for Edward Harris, by S. Peters, 1875. The subject property is located on Part 3 and Part of Lot 4 on the east side of Price Street.

Appendix D – Comparative Analysis

A comparative analysis was undertaken from the perspective of cultural heritage resources within London and with other one storey cottages, in London of a similar age. The one storey cottage form is common in London. A search of the Register of Cultural Heritage Resources returns over 500 properties that are identified as a cottage. A further refinement of the search results sought similar properties in age, form, and material, and location. L

The following properties were identified as comparison properties, some are photographed below:

- 18 Agryle Street (1876) – Blackfriars/Petersville Heritage Conservation District;
- 68 Albion Street (1879) – Blackfriars/Petersville Heritage Conservation District;
- 805 Richmond Street (1876) – Part IV designated;
- 601 Talbot Street (1876) – listed;
- 2 Oxford Street West (1875) – Blackfriars/Petersville;
- 155 Briscoe Street East (1885) – listed;
- 421 Pall Mall Street (c.1893) – listed;
- 128 Price Street (c.1870) – listed;
- 760 Trafalgar Street (c.1855) – listed;
- 890 Trafalgar Street (1890) – listed;
- 127 Price Street (c.1879);
- 59 Hydro Street (c.18700 – listed;
- 122 Egerton Street (c.1870) – listed;
- 88 Egerton Street (1914) – Part IV designated;
- 68 Bruce Street (1880) – Part IV designated and Wortley Village-Old South Heritage Conservation District;
- 16 Horn Street (c1870) – listed;
- 128 Langarth Street East (c.1873) – listed;

When compared with to other one storey cottages, with side gables, clad with brick or wood siding the dwelling at 126 Price Street does not display a high degree of craftsmanship nor does it appear to be a rare, unique, representative or an early example of a style, type, expression, material, or construction method. Fine examples of these details can be found on heritage listed and heritage designated properties in London.



Image 18: Photograph showing the dwelling located at 2 Oxford Street West, included within the Blackfriars/Petersville Heritage Conservation District (Google Street).

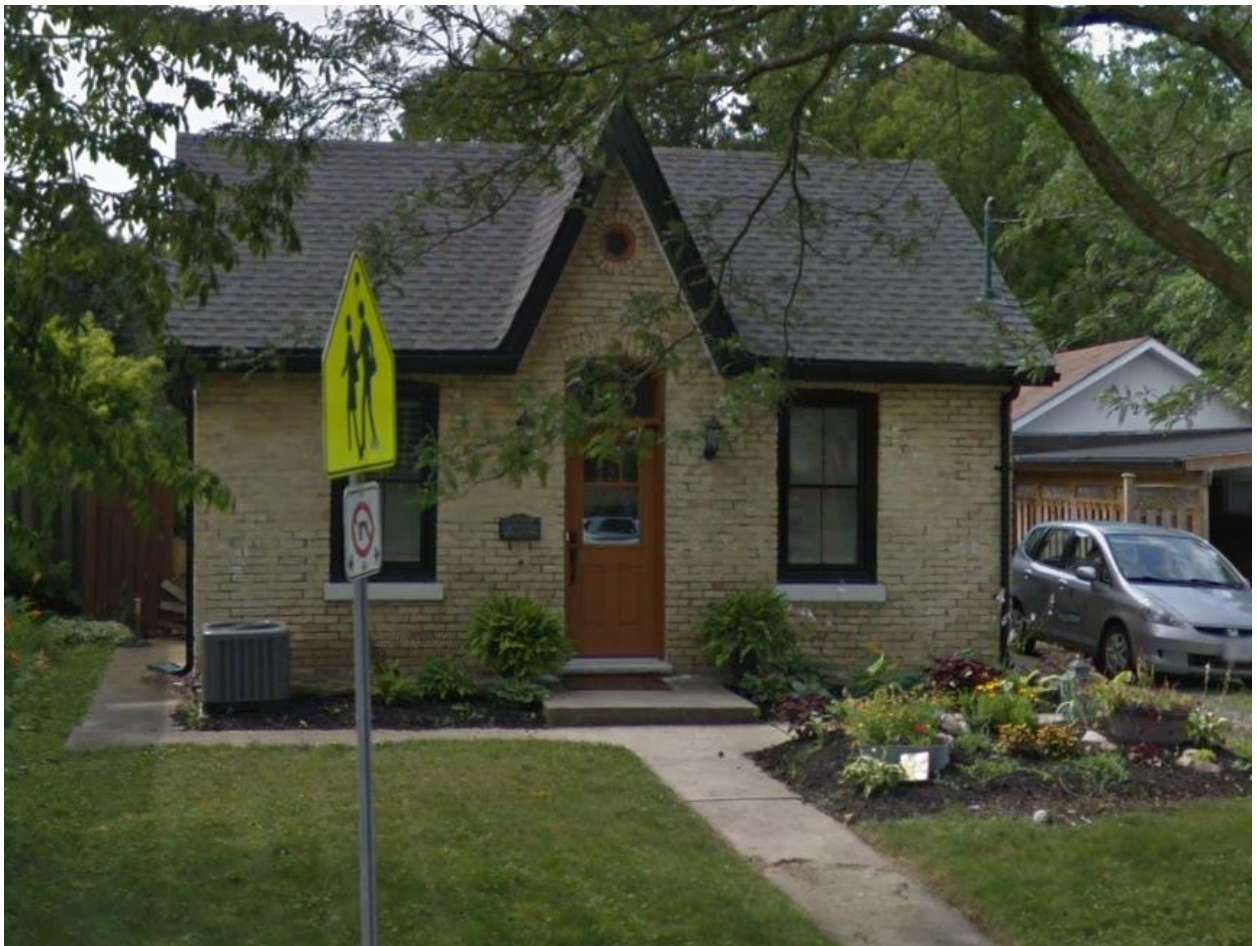


Image 19: Photograph showing the dwelling located at 155 Briscoe Street East, a heritage listed property (Google Street).



Image 20: Photograph showing the dwelling located at 421 Pall Mall Street, a heritage listed property.



Image 21: Photograph showing the dwelling at 760 Trafalgar Street, a heritage listed property (Google Street).



Image 22: Photograph showing the dwelling at 890 Trafalgar Street, a heritage listed property.



Image 23: Photograph showing the dwelling located at 88 Egerton Street, designated under Part IV of the Ontario Heritage Act (Google Street).