



# St George-Grosvenor Heritage Conservation District Study

*Volume IV Appendix F, [2016]*

*City of London*



**London**  
CANADA

# APPENDIX F: INVENTORY OF CULTURAL HERITAGE RESOURCES

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# ARCHITECTURAL STYLES IN THE STUDY AREA

With its long period of development, the built heritage resources of the Study Area cover a broad span: from the mid-19<sup>th</sup>-century Gothic Revival of Thornwood and the Georgian symmetry of the early Ontario cottages to the sophisticated Revivals of the period between the World Wars. This allows for a good deal of architectural expression throughout the Study Area.

## GOTHIC REVIVAL

Thornwood, built by H.C.R. Becher in 1852, is the oldest still standing building in the Study Area, and a discussion of its style is therefore a good place to begin considering the architecture of the Study Area. The building is an excellent example of mid-nineteenth-century Gothic Revival architecture. Gothic Revival architecture, based on medieval prototypes, became popular during the period because of two movements, A.W.N. Pugin's ecclesiological arguments that medieval churches offered the only true expression of the religious impulse, and a more secular enthusiasm for the Middle Ages brought about by literary interpretations of the Middle Ages. The architectural forms inspired by the Gothic Revival were greatly varied, ranging from churches with their lancet arches and high spires to a crenelated courthouse or a house featuring carved bargeboards or Gothic arches. Because of its varied and often irregular forms, Gothic architecture also came to be associated with the concept of the Picturesque. Thornwood exemplifies the more secular tradition, using medieval forms, not with any idea of religious or historical propriety, but with the apparent aim of creating a picturesque and somewhat romantic edifice.

Gothic Revival architecture was seen as tolerant of more eccentricity and encouraging of more imaginative variations than classical architecture. It was often regarded as a very literary style, associated by such authors as Walter Scott and Washington Irving with the romance and adventure of the Middle Ages.<sup>1</sup> H.C.R. Becher, the owner and designer of Thornwood estate, was interested in the literary roots of the style and the freedom it allowed him to mold his house to its picturesque setting. He took advantage of its position on the steepest part of the escarpment both to design the house, with its broad bay window and its wide verandah, so to enjoy its picturesque views from the building (Image H1), and also to appear picturesque, with its steeply pitched gables and unsymmetrical west facade, from the Thames River Valley below. A painting by London artist James Hamilton places Thornwood in the romanticized landscape where its virtues clearly emerge (Image H2). The approach up the original drive from Grosvenor Street clearly demanded greater formality. While Becher's design does not succumb to rigid symmetry, it does adapt itself to some elements of decorum. Thornwood's grand entranceway is set in a projecting frontispiece, surmounted by a gable rather than a pediment (Image H3).

The bonding pattern of the bricks, reputedly made on the property, is more subtle on the south facade than on the north. Many

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<sup>1</sup> See Tausky and DiStefano, *Victorian Architecture*, 30-43.

details of the house, such as the fine mouldings around the front door, the drip moulds over the windows, and the arches of the verandah, are drawn from the late medieval, or Tudor, period.



**Image H1:** Thornwood (329 St. George Street), viewed from the southwest. Each gable has robustly carved bargeboard lining the eaves, with relatively plain fascia between gables, 2015



**Image H2:** Painting of Thornwood by nineteenth-century London artist James Hamilton (Courtesy of Peter Becher)



**Image H3:** The south facade of Thornwood, 2015

Thornwood influenced the Study Area in a number of ways, but not in terms of architectural style. Only one other house still standing in the Study Area aspired towards the Gothic Revival style. John Dyas had a house built c.1870 at what is now 830 Talbot Street in a style heavily influenced by Gothic Revival architecture. The house has undergone many changes but the steep gables, even those of the dormers, and the variety of inventive bargeboards show its Gothic roots (Image H4). Dyas served as the "City Missionary"<sup>2</sup> for the Anglican Church, and he may have been influenced by the ecclesiological insistence that Gothic was the true religious style, for church or home.

## ONE STOREY COTTAGE

The 1872 Bird's Eye View of London shows almost exclusively one-storey cottages in the blocks between Oxford Street East and St. James Street, the only part of the Study Area to show significant suburban development at the time. The most popular form of cottage was what is now called the Ontario Cottage, though by the 1870s a side-hall variant had also become popular. Very few of the earliest cottages in the Study Area still exist, but the Ontario Cottage form remained popular in the south part of the Study Area for decades afterward.



Image H4: 830 Talbot Street, 2015

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<sup>2</sup> City Directories

## The Ontario Cottage



**Image H5:** 126 Sydenham Street, 2015

Like all of the early cottages in the Study Area, the cottage at 126 Sydenham Street has undergone a number of changes: the shingled gable and the front porch, for example, are later additions (Image H5).

The cottage at 149 St. James Street, dating from 1885, uses the same form but differs significantly in the details (Image H6). The roof is steeper, the gable is an intrinsic part of the house, and the gable includes decorative trim. The trim in the gable at 149 St. James Street displays a strut design derived from the Stick Style of the 1880s.



**Image H6:** 149 St. James Street, 2015

The Ontario Cottage is a one-storey dwelling with a square or rectangular footprint, a symmetrical facade with a centre doorway and one or two window on each side. The earlier Ontario Cottages in the Study Area, such as that at 126 Sydenham Street, were built around the early 1870's. These early cottages have a very shallow roof with a long ridge line, door and window openings of approximately the same height, and door and window openings up relatively close to the eaves.

The cottage at 126 Sydenham Street (Image H5) has a slight curvature of the windows that shows decorative elements built into these early cottages.

## The Side-Hall Plan Cottage

The centre door of the Ontario Cottage generally led into a centre hall, though a number of variations in floor plan do exist. For a cottage to have comfortable rooms on each side of the hall required property width, which was not always available on urban or suburban lots. As a result, a side-hall variation of the centre-hall cottage became popular, allowing for a single, larger room to exist on the side of the hall. The cottage at 131 Sydenham Street, built in 1893-1894 (Image H7) illustrates this trend. Its segmental-arched windows and ornate double doors show that they were built at a time when greater style-consciousness would have demanded larger, more elegant rooms than could be found in the earlier Ontario Cottage.



Image H7: 131 Sydenham Street, 2015

## ITALIANATE

The most elaborate Italianate villas featured a tower and elaborate decoration, but the most common vernacular version in London was a two-storey building with a side-hall plan (thus possessing a three-bay facade with the door on one side and windows over the door and each of the windows). Italianate buildings had a shallow roof with broad eaves supported by moulded brackets, and with broad cornices also featuring some kind of ornamentation. Windows and doors had segmental arches and, often, an elaborate lintel over the windows.

In some ways, the house built for Alexander Harvey at 802 Talbot Street around 1886 or 1887 is the building in the Study Area that most clearly exemplifies the Italianate style. It features the shallow roof, wide eaves, brackets, and three-bay facade with a side-hall plan.

The stone lintels over the windows reflect a degree of elegance, as does the gable with the pierced woodwork in its apex. The extraordinary height of the house and the later stone porch give it a heaviness that seems out of keeping with the style, however. One suspects that it might once have had a lighter porch more in keeping with the spirit of North American Italianate architecture.



**Image H8:** House built for Alexander Harvey, 802 Talbot Street, 2015

## QUEEN ANNE REVIVAL

The Queen Anne Revival was an eclectic style, with a complicated History growing out of numerous styles including; the British Arts and Crafts movement, French Renaissance architecture, and the American Eastlake style. It is a spirited style, luxuriating in irregular massing, numerous porches and protrusions, towers, and the many forms of decoration made possible by new technologies of the late nineteenth century. There are few examples of the Queen Anne Revival home in the Study Area, and two are particularly fine.

The house at 20 Grosvenor Street (Image H9), built in 1892 as the Rectory for the Church of St. John the Evangelist east of Richmond Street, exemplifies the protruding and receding wall planes of the style, the typical picturesque roofline with high corbelled chimneys, the slate roof with patterned tiles, the stained glass windows, the boxed decorative bargeboard, and the elaborately ornamented gable. It also reveals Italianate influence in the brackets and broad eaves.

The residence at 36 Grosvenor Street (Image H10) is technically labelled "Stick Style," an American style that developed as a means of emphasizing the capabilities of wood. Its decorative potential is shown here in the various pierced woodwork in the spandrels, and in the



Image H9: 20 Grosvenor Street, 2015



**Image H10:** 36 Grosvenor Street, 2014

Very popular in London is a one-and-one-half-storey version of the Queen Anne Revival style generally called a "Queen Anne Cottage." Like the house at 177 St. James Street (Image H11), it features a less complex footprint but a relatively ornate facade. This example portrays considerable movement in the facade, with one gabled facade fitted into another, a large octagonal bay and a great variety of gable decoration, including shaped wooden shingles, an inverted strut design, and bargeboards ornamented with rows of miniature trefoils.

turned posts and the juxtapositions of tongue-and-groove boards laid in different directions. The style calls attention to the practical dimensions of building in wood, as it strives to reflect the interior skeleton of the building on its outside. For all the particular characteristics of the Stick Style, the design of the building's shape and numerous decorative elements was executed within the aesthetically controlled framework of the Queen Anne Revival Style.



**Image H11:** 177 St. James Street, 2015

## EDWARDIAN CLASSICISM

It was during the Edwardian period c. 1901 to the beginning of the First World War that suburban growth within the Study Area began to flourish, with new, larger buildings replacing the early cottages in the southernmost blocks of the Study Area and with new, and frequently even more substantial buildings, going up in the blocks north of St. James Street. The predominant Canadian style of buildings of the Edwardian period is called Edwardian Classicism: it generally comprises a return to a quieter style than the Queen Anne Revival combined with use of more Classical motifs. Londoners seem to have had a strong affection for the Queen Anne Revival, however, so one usually finds a somewhat moderated version of the Queen Anne combined with Classical features such as columns, modillions, and Palladian windows. The house at 322 St. George Street is a good example (Image H12).

The house features a simpler footprint than, say, one finds at 20 Grosvenor Street, but it still retains a plethora of ornamental detail on the facade: the boxed bargeboard, the brackets supporting a decorative panel in the apex of the gable, shaped wood shingles, contrasting voussoirs, to name some of the more obvious. To this is added a handsome porch supported at each outer corner by a grouping of three fluted Doric columns.

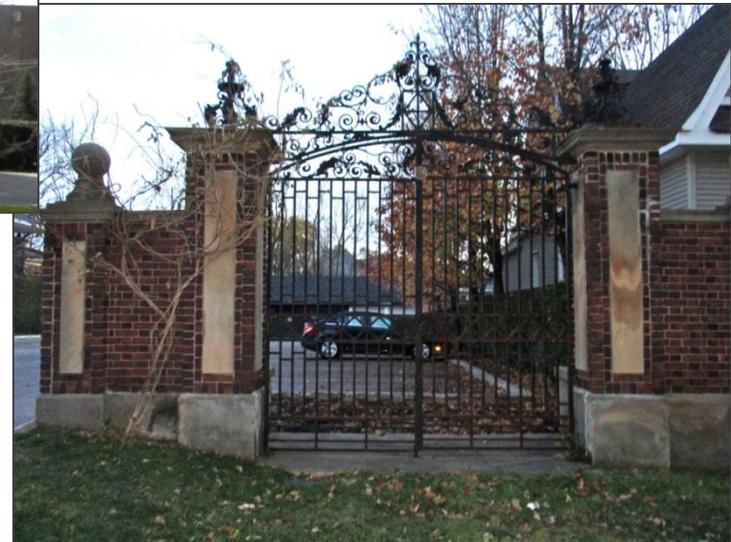


Image H12: 322 St. George Street, 2015

A more unique interpretation of Edwardian Classicism is found at 835 Richmond Street (Images H13 and H14). While the modillions under the eaves are a prominent feature of the design, the classicism relies more heavily on near symmetry and on geometrical shapes for its impact. The bulbous oriel window above the front entrance is echoed by a broad rounded bay on the south side of the building. The posts of a brick wall that once surrounded a courtyard terminate in stone spheres.



**Image H13:** 835 Richmond Street, 2015



**Image H14:** Gates at 835 Richmond Street, 2015

## ARTS AND CRAFTS

The Arts and Crafts movement was influenced by architecture from three major directions: the Mission Style of the American Southwest, the Stickley style of the American Midwest, and the Morris and Voysey schools in Britain. Several homes in the Study Area express influences of the latter two styles. In the house at 199 Bridport Street (Image H15), Arts and Crafts influence can be seen in the simple horizontal and vertical lines of the half-timbering, the horizontal rows of panes in the ground floor bay window, the heavy shaped posts that support the lower reaches of the roof, the half-hipped rooflines over the gables, and the almost naively dramatic decline of the roof to a single-storey level over the front entrance-way.



**Image H15:** 199 Bridport Street, 2015

## TUDOR REVIVAL

Tudor Revival architecture theoretically took its inspiration from late Medieval and early Renaissance England, but it was also influenced by the half-timbering, free-formed shapes, and variety of materials encouraged by the Arts and Crafts movement. The Tudor Revival house at 369 St. George Street (Image H17) typically mixes brick and half-timbering with gables of different sizes and treatments; what is especially striking about this house is the treatment of the large central gable. While it features interesting windows of various shapes and sizes and a stone door surround that mimics the uneven profile of hand hewn quoins, what first captures the eye is the blank wall space above the door, a technique adopted from the British Arts and Crafts movement.



Image H17: 369 St. George Street, 2015

## GEORGIAN AND COLONIAL REVIVAL

The term "Colonial Revival" is a term originating in the United States to describe a revival of pre-Revolutionary War buildings. The term is therefore somewhat meaningless in Canada, and is often replaced by "Georgian Revival." The buildings erected here during the 1920s and 1930s were strongly influenced by their southern neighbours, however, and the "Colonial/Georgian" buildings of the period were in fact somewhat imaginary mixtures of elements that had not existed before. The house at 180 Cheapside Street (Image H18), is conscientious in its effort to imitate early Georgian features (the symmetry), the five bays, the small-paned windows, the shallow gable roof), but the heavily moulded broken pediment above the front door would not have been combined with such primitive features as the common garden bond found in the brickwork. Like the between-the-wars buildings of the Tudor Revival, those of the Colonial Revival were largely imaginative inventions in a new style.



**Image H18:** 180 Cheapside Street, 2015

# **INVENTORY OF BUILT HERITAGE RESOURCES**

## **BRIDPORT STREET**

**Civic Address: 190 Bridport Street**

**Assessment Roll No:** 010530098000000

**Legal Description:** PLAN 244 LOT20 ONTARIO HERITAGE ACT  
42X140X133X50 42.00FR 140.00D

**Designation/Listing Status:** Designated, By-Law No. L.S.P.-3102-397

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### **Property History**

**Date of Construction:** c.1909-10

**Architect and/or Builder:** Unknown

**Historic Associations:** The first resident at 190 Bridport Street was John MacPherson, a realtor.

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### **Property Description**

The 2-and-1/2 storey, buff brick house is one of several four-square houses on the block. Typically, it has a hipped roof, here with hipped roof dormers on the front and the east side. Like the original roof, these are covered in wood shingles. Their broad eaves appear to be supported with shallow modillions, evenly spaced along the deep soffits of the dormers and the porch roof, and gathered in groups of three along the broad eaves of the house itself. The symmetrical facade has three bays. The ground floor windows in the outside bays feature three lights, surmounted by transoms that feature narrow panes shaped into lancets by their wood muntin bars; a row of small dentils separate the transom from the lights below. More elongated lancet shapes appear in the upper sashes of the two-light windows above, on the second-storey. A high, 18-inch deep foundation, faced with rusticated stone, surrounds the house; the same rusticated stone forms courses alternating with those with a smooth surface to form the thick bases of the porch posts. Possibly the most striking feature of the house are the unique, heavy wood posts: their long middle section, with its square profile, seems to suggest the raw material from which the elegant round sections above and below have been fashioned. The front porch serves as an entranceway to the front door, mainly composed of glass within a moulded wood frame. Above, a door leads from the second floor onto the porch, surrounded by railings whose spindles also have a square profile. The front porch has a wood deck and five wooden steps. All windows and doors are surmounted by a slightly rusticated, thick sandstone lintel; the windows also feature sandstone sills. Though a later addition to the house, the stone lions that guard the front steps provide an appealing welcome. The wood front door contains a large glass panel.



Bridport is a narrow street, but the house sits approximately 8 metres from the front property line and 14.5 metres from the edge of the street. A two-car garage opens from the laneway behind the house, where a board fence topped by a wooden trellis also serves to separate the lane from the back garden.

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### **Heritage Attributes**

- The form, scale, and massing of the house, with its square footprint and hipped roof with dormers.
- The local buff brick facing
- Modillions along dormer, house, and porch eaves
- Wood roof shingles
- Spacing and sizes of doors and windows
- Lancet shapes in windows and transoms
- Sandstone lintels and sills
- Dentils in window mouldings
- Rusticated stone foundation
- Porch supports, with their bases of alternating rusticated and smooth stone courses and their upper wood posts, featuring square and round sections
- Plain porch railings with square spindles on upper and lower levels
- Front doors
- Tall brick chimney

***Contributing/Non-Contributing:*** TBD

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### **Sources**

- Armstrong, Frederick H. *The Forest City.* 78, 122
- City of London By-law No. L.S.P.-3102-397
- London City Directories
- Tausky, Nancy. *Victorian Architecture.* 170.

**Civic Address: 191 Bridport Street**

**Assessment Roll No:** 010530106000000

**Legal Description:** PLAN 244 LOT 37 42x140x133x50 42.00FR 140.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1925

**Architect and/or Builder:** Unknown

**Historic Associations:** The house was occupied by Benjamin Brick, merchant, in 1925 and, in 1926, by Charles Thomas, who was the business manager of the London Free Press Printing Company.

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### **Property Description**

This four-square house is faced with rug brick ranging in hue from and orange-red to black. It possesses several features typical of the four-square style with craftsman influences: its hipped roof, centre gable dormer, and broad eaves.

Numerous Craftsman-Style elements are incorporated into the design, such as the flattened arch on the veranda that spans the width of the facade, the use of brick for the "balustrade" (which has been sympathetically extended to accommodate a narrower set of front steps and features stone copings) , and the broad, square, brick columns, supporting the veranda roof. The house has a fundamental symmetry that is somewhat contradicted on the first storey by an offset front door and triple window. On the upper storey paired windows are placed symmetrically. All front windows are original 6/1 sash windows, and all windows, as well as the front door, are topped by brick voussoirs and have stone sills. The porch has a very shallow hipped roof; its fascia board and eaves are unadorned, as are the main roof eaves. The dormer features two six-paned windows and a wood shingle bargeboard cladding the gable dormer. The roofs are now clad with asphalt shingles. A tall chimney rises along the west side of the house.

At the back of the house there is a two-storey addition clad in board-and-batten. Laneways lead along the west side of the house and across the back; both are lined behind the house with chain link fences and rows of cypress trees. A board-and-batten one-car garage opens off the back lane. The front of the house is approximately 5 metres from the front property line and approximately 11.5 metres from the edge of the street.



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### **Heritage Attributes**

- Form, scale, and massing of the building, including the dormer window
- Orange-red rug brick facing
- Hipped roofs on the main building, the dormer, and the porch
- Substantial flatted wood arch spanning the front porch
- Brick porch posts and brick porch walls
- Spacing and size of all apertures
- 6/1 sash windows
- Brick voussoirs
- Six-paned dormer windows
- Wood-shingled gable and siding of dormer
- Stone sills and copings
- Unadorned porch fascia board
- Overhanging eaves of house and porch
- Tall chimney

**Contributing/Non-Contributing:** TBD

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### **Source**

- London City Directories

**Civic Address: 192 Bridport Street**

**Assessment Roll No:** 010530097000000

**Legal Description:** PLAN244 LOT 37 42X140X133X50 42.00FR 140.00D

**Designation/Listing Status:** Listed, Priority 2

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### **Property History**

**Date of Construction:** 1919

**Builder:** Moran & Sons

**Historic Associations:** While the house was built for R. Aylsworth, its first resident was Verschoyle Francis Cronyn, grandson of London's first Anglican Bishop, and son of Verschoyle and Sophia Cronyn, one of the city's most influential financial investors and land speculators, largely responsible for founding the Huron & Erie Savings Society, which later became Canada Trust and is now TD Canada Trust. Verschoyle F. Cronyn was also active and successful in London's financial circles: in 1920, he was the manager of the Royal Bank of Canada. He lived here for only one year; it was common among London's entrepreneurs of the period to move frequently and to increasingly larger domiciles.

Other owners and inhabitants of the property included Henry Muir (1921-1926), advertising Manager for the *London Free Press* and later Managing Director of the London Advertiser Co., Ltd.; Fred Fischer (1927-1928), Bursar (a financial administrator) for one of the local hospitals; Mervin H. Jones (1929-1969), Secretary Treasure for the Jones Box and Label Company, founded by Henry Jones in 1882; Dr. Donald R. Arnold (1971-1980), professor of organic chemistry at the University of Western Ontario; Lloyd Bishop (1981-1984) and Dr. Joan Bishop, executive at Allpak Limited and psychoanalyst respectively.

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### **Property Description**

The two and a half storey red pressed brick and half-timbered house presents a striking, late version of the Queen Anne Revival style, dealing with that style in a restrained manner influenced by the Richardsonian Romanesque and Craftsman movements. Its most dramatic feature is the stone-capped, brick pediment gable that rises above roughly the west half of the facade; it contributes to a restrained picturesque roofline combining a pointed hipped roof with a west gable. The scalloped slate tiles with which the roof is clad and the high corbelled chimneys make a significant contribution to the picturesque effect. The ground floor and the area



beneath the gable are faced with brick, the second storey and east gable with a simplified half-timbered pattern derived from the Craftsman Style. Also reflective of that style are the rafters under the overhanging eaves. The prominent Richardsonian influence is felt in the high rusticated stone foundation, which rises to encompass the first-floor window sill and to form the thick stone block posts of the porch and the balustrade above; the square profile of the balusters echoes that of the posts. Smooth stone slabs top the front door all windows within the parts of the facade faced with brick. In a manner typical of the period, most windows are grouped, to form a triple window in the gable, paired sash windows on the second floor, and a triple-light window on the ground floor. A small single stained-glass window, given the full treatment of stone lintel, sill, and quoins, sits west of the front door, overlooking the porch. The front doorway comprises a large glass panel within a wood frame.

Although Bridport Street is relatively narrow, all houses have some distance from the boulevard and sidewalk; the front of this house is approximately 5.5 metres from the front property line and approximately 12 metres from the edge of the street. A pebble-dash one-car garage leads off of the laneway at the rear of the property, where a high board fence provides privacy to the back garden. This garage is probably contemporary to the house.

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### Heritage Attributes

- The form, scale, and massing of the house
- The combination hipped and gable roofline, with its significant overhang
- The stone-capped pediment gable
- Brick and half-timbered cladding, as currently placed
- Scalloped slate roofing tiles
- High corbelled chimneys
- Purlins under roof overhang
- Rusticated stone foundation
- Rusticated stone porch and balustrade posts
- Window placement and groupings
- Stone lintels, sills, and quoins
- Stained glass window
- Front door, with glass panel set in wood frame
- The Pebble-dash garage

**Contributing/Non-Contributing:** TBD

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### Sources

- Armstrong, Frederick H. *The Forest City*. 78, 122
- London City Directories
- Svehla, Dominik. "Heritage Designation Report: 192 Bridport Street." Unpublished MS. December 2014. Office of the Heritage Planner, City of London
- Tausky, Nancy. *Victorian Architecture*. 170.

**Civic Address: 193 Bridport Street**

**Assessment Roll No:** 010530107000000

**Legal Description:** PLAN 244 LOT38 42.00FR 140.00D

**Designation/Listing Status:** Listed, Priority 3

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### **Property History**

**Date of Construction:** 1924

**Architect and/or Builder:** Unknown

**Historic Associations:** This house was first occupied by S. Gordon Chalk, who was a medical doctor and instructor at the University of Western Ontario. In 1928 Ronald Cottrell, an investment banker at R.A. Daly and Co., moved into the house.

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### **Property Description**

The facade of this four-square brick house is dominated by a broad two-storey protruding bay on the west side that spans slightly more than half the frontage. The squared-off bay is notable for its unusual brickwork, where the front face extends slightly beyond the angled side walls. Windows are placed symmetrically within the bay, two across the front section and one on each side on both storeys. Paired sash windows of the same length are found on the second floor, above a square porch that extends half way across the facade. With all of these windows, the upper sash has been divided into very small panes by wood muntin bars. The porch has brick columns, flanking a low brick wall, surmounted by a stone coping, across its sides and part of its front. The porch encloses the front door and a smaller triple window, also featuring small panes. As is typical of four-square houses, the roof is interrupted by a hipped dormer, here with small paired windows. The house, dormer, and porch roofs all have hipped roofs. The house has a rusticated cement block foundation. All windows feature stone sills and heavy stone lintels surmount all windows and the front door. The roof is now clad with asphalt shingles. This house has a brick chimney on the west side.

Like other houses along Bridport Street, this house is separated from the street by a rather shallow boulevard, a sidewalk, and a moderately sized front garden. The front of this house is approximately 5.5 metres from the front property line and 11.75 metres from the edge of the street. A two-car brick garage opens off the laneway, where a board-and-batten fence also assures the privacy of the back garden.



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**Heritage Attributes**

- Form, scale, and massing of the building, including the porch and dormer
- Orange-red brick facing
- Brickwork of bay
- Placement and character of windows, with small panes in upper sashes window
- Stone sills of windows
- Stone lintels of windows and of the front door
- Porch, with square brick columns and brick walls
- Stone copings of porch walls
- Hipped roofs of the main block of the house, the dormer, and the porch
- High chimney

**Contributing/Non-Contributing:** TBD

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**Source**

- London City Directories

**Civic Address: 194 Bridport Street**

**Assessment Roll No:** 010530096000000

**Legal Description:** PLAN 244 LOT18 42.00FR 140.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1922-23

**Architect and/or Builder:** Unknown

**Historic Associations:** The first resident of the house was C.J. Clarke, then Manager of the Huron & Erie Mortgage Company, later Canada Trust, and now TD Canada Trust.

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### **Property Description**

The two and a half storey brick house has a Craftsman-like profile and details that lend it the look of a large cottage. The basic symmetry of the rather horizontal structure is maintained by the common lines of the various roof structures: the hipped roofs of the house, the centred dormer, and the centre porch. The front of the roof is interrupted by a central dormer with a hipped roof. This dormer has a double window in front and is clad in white siding. The windows are grouped in triples on the first floor and on the second; the pair over the front porch is smaller to allow for the height of the roof. All of the longer windows have upper sections featuring six small panes. The second-storey windows are outlined with a substantial, flat wood trim, and they have concrete lintels and sills that are finished to look like stone. The first-floor windows are topped with brick soldier courses and have sills formed with brick headers, which continue as a course of headers around the building, intersecting other sills in the process; the low foundation line is also accented with a soldier course of brick. The brick facing of the house is of variegated hues, ranging from red to black and giving an overall impression of a dark red. This brick is also used to form the solid square posts of the porch. Thick, shallow, plain, wood spandrels provide a transition between the porch, posts, and wall. Like the purlins beneath the broad eaves, they allude to the Craftsman character of the building. The unique front entranceway comprises a door a wood door and two large sidelights filled mainly with the same wood, but all three units feature a short window, flat at the top and forming a deep V at the bottom. The front porch is accessed on the side and a single step above grade. A belvedere, a relatively recent addition to the building, sits at the peak of the roof. This house has a tall brick chimney on the west side and a second tall brick chimney on the back near the northwest corner of the house.



This house, like its neighbours, sits comfortably distanced from the boulevard and sidewalk. The front of this house is approximately 8 metres from the front property line and 14.5 metres from the edge of the street. Behind the house, a two-car garage leads off of the laneway at the rear of the property; a high board fence adjoining the garage provides additional privacy to the back garden.

***Heritage Attributes:***

- Form, scale, and massing of the building
- Symmetrical three-bay facade, with centre door
- Hipped roofs of house, dormer, and porch, with broad eaves
- Window spacing and grouping
- Small paned upper sections of windows
- Wood trim around upper storey windows
- Brick facing, soldier courses above windows and along the foundation, as well as the header at the sill level
- Brick porch posts
- Wood spandrels at junctions of porch posts, roof, and house wall
- Purlins beneath the eaves
- Wood front door with sidelights on both sides
- The irregular shaped windows openings in the front door sidelights.
- Metal downspouts with "mailbox" fixtures
- Tall brick chimney

**Contributing/Non-Contributing:** TBD

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**Source**

- London City Directories

**Civic Address: 195 Bridport Street**

**Assessment Roll No:** 010530108000000

**Legal Description:** PLAN 244 LOT 39 42.00FR 140.00D

**Designation/Listing Status:** Listed

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### **Property History**

**Date of Construction:** 1909

**Architect and/or Builder:** Presumably W.G. Murray, a well-known London architect, designed his own house; he commissioned W. Jeffery to build it.

**Historic Associations:** Edna Murray, wife of William G. Murray, bought the property at 195 Bridport Street in 1909, and the house was built soon after. During the same period, Murray was designing a house at 270 Huron Street and a Masonic Temple on Queens Street in London; he also designed Robinson Memorial Church, New St. James Presbyterian Church, Ryerson School, and the nearby house at 438 St. George Street. The Murrays retained ownership until 1927, when the property was purchased by builder Frank Lionel Jones of Jones and Spry, a contracting firm specializing in quality homes. Other owner/residents included Helen and Bradley W. Granger (1931-1951), the latter President of Granger-Taylor Limited, a wholesale dry goods and floor coverings firm; Edward Hart (1931-1987), Associate Manager of the Claims Department at London Life Insurance Company; and Krista Campbell (1987-2001), a dentist. The house at 195 Bridport Street is the oldest and the largest on the street.



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### **Property Description**

W.G. Murray was a competent and adventurous architect, but the home he seems to have designed for himself sticks relatively close to the Edwardian norm, looking forward in some subtle ways. The most prominent departure from the typical was in his use of the large cantilevered front gable, which overhangs not only octagonal bay, but also the area above the front door, distinguished by two narrow windows on the second floor. This impressive weight on the west part of the facade is balanced to some extent by the porch reach across much of the east side. The house is clad in pressed brick, popular during the period, but the brick has the orange/red to black range in colour that became common with the more textured brick of the next decade. The house sports a considerable variety of window sizes. Windows of the same size are symmetrically placed around the bay: a group of three on each storey in the front, and pairings along the sides on each storey. The two windows on each storey near the eastern side of the front façade are

longer and spaced to emphasize the wall space between them. All of these windows are divided into a long lower section and a small upper pane, the latter probably once displaying stained glass. All windows except the three currently in the dormer have stone sills, and droved ashlar stone slabs form the lintels of the ground-floor apertures. The squat, slightly bulging Doric columns of the porch, sit on top of thick, square stone piers; a single column is on the east pier and groups of two dignify the approach to the front entrance. Classically shaped spindles form a balustrade between the posts. The front wood door is panelled with a 6/6 window in its upper half; what appears to be an original storm door provides added protection. The front gable features large scalloped shingles, both next to its three-light window and in the protruding apex, where the shingles form a prow-like structure. The hipped roof is now clad in asphalt, and the house appears to have a rusticated concrete block foundation

This house, like its neighbours, has a moderately sized front garden, owing in part to the narrowness of the boulevard separating the road from the sidewalk. The front of this house is approximately 7 metres from the front property line and approximately 13 metres from the edge of the street. A large two-car garage, with small-paned windows above hinged, panelled doors, opens off the rear lane. A high board-and-batten fence provides additional privacy to the back garden.

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### Heritage Attributes

- Form, scale, and massing of the building, including the large cantilevered gable and the front porch
- The ornamental shingle design in the gable
- The protruding design of the gable apex
- Pressed brick cladding in variegated colours
- Spacing and sizes of window openings, with window divisions into smaller sections
- Stone sills and lintels
- Brick piers of porch with stone caps
- Wood columns on porch
- Porch balustrades
- Front doors
- Rusticated concrete block foundation
- Tall, corbelled brick chimney

**Contributing/Non-Contributing:** TBD

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### Source

- Caldeón, Raiza D. Báez. "London Built Heritage Resource Evaluation Report for 196 Bridport Street." Unpublished MS. Office of the Heritage Planner, City of London
- London City Directories.

**Civic Address: 196 Bridport Street**

**Assessment Roll No:** 010530095000000

**Legal Description:** PLAN 244 LOT17 42X140X133X50 42.00FR  
140.00D

**Designation/Listing Status:** Listed, Priority 2

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### Property History

**Date of Construction:** 1914-1916

**Architect and/or Builder:** Unknown

**Historic Associations:** The first resident of the house at 196 Bridport Street was Richard G. Ivey. Richard Harold Green Ivey was born in London on March 6, 1891, the son of Charles and Louise (Green) Ivey. Educated locally at Talbot Street School and London Collegiate Institute, he then studied law, first with his father, and then at Osgoode Hall, Toronto. Called to the Bar in 1913, Richard Ivey returned to London and joined the family legal firm. The following year he purchased 142 (now 196) Bridport Street, which he completed before he and Jean were married on February 5, 1915. Two daughters, Pauline and Lorraine, were born to them while living in that house. In 1922, the family moved to 868 Waterloo Street, where they were living when Richard Macaulay Ivey was born in 1925. Like his father before and his son after him, Richard H.G. Ivey was successful at practicing law, acquiring and building businesses, and being generous to London with his time and resources. Apart from his legal work, Ivey was one of a consortium that purchased the Northern Life Assurance Company in 1925, thus retaining its presence and business in London. The Iveys first ventured into the corrugated cardboard manufacturing business in 1929, under Richard Ivey's initiative. He was director of many local companies, Labatts, Silverwoods, McCormick's, and Hyman's, to name only a few. The long Ivey legacy as generous donors to London educational, medical and civic institutions began with the formation of the Richard Ivey Foundation in 1949. Richard Ivey died on January 3, 1974. Richard Ivey lived at 196 Bridport Street until 1922, when G.E. Wright, a superintendent at Wright Lithographing Company, took possession.



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### Property Description

The houses at 196 and 190 Bridport Street are so similar that they may have been designed by the same builder or architect. They share the same square footprint; hipped roof and dormer structures; high brick chimney on the west side; broad eaves supported by groupings of three modillions; a three-bay symmetrical facade with window pairings on the second floor with groups of three windows on the first floor below; narrow lancet-shaped panes in the upper sashes of the windows; and a square centre porch leading to a front

door, with a balcony above, accessed by a door from the second floor. Some significant differences give this house a lighter, more vertical quality than its neighbour possesses. The roof is clad in contrasting shaped and straight slate tiles. The front of the roof is interrupted by a central hipped gable dormer. This dormer holds four small windows. The house has long, ground-floor wooden oriel windows embellished by wood dado panels below the windows, understated pilasters next to them, and dentilled mouldings above. The oriel windows are integrated with the broad wood eaves beneath a very shallow roof and the fascia board of the porch, creating a strong horizontal line across the lower facade echoing that of the eaves and cornice above. The rusticated foundation, probably of concrete blocks, is shallower here than at 190 Bridport Street, but similar rusticated material also form the bases of the front porch posts, here composed of alternating courses of different heights. The square wood posts above the base are fluted and delicately flared in the middle. There is a leaded glass transom over the front door, which is panelled with small panes of glass in the upper part; the storm door may also be original to the house.

This house, like its neighbours, is located at a comfortable distance from the boulevard and sidewalk. The front of this house is approximately 8.5 metres from the front property line and 15 metres from the edge of the street. Behind the house, a two-car garage leads off of the laneway along the side of the property; a high picket fence adjoining the garage extends further along both the laneway behind the house and that at its side.

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### Heritage Attributes

- The form, scale, and massing of the house, with its square footprint and hipped roof with dormers.
- Porch supports, with their bases of alternating rusticated stone courses and their flared and fluted wood posts
- Ground floor wood oriel windows with panelling, grooved pilasters, and dentils
- Broad eaves of main roof and of roofs over oriel windows
- Red brick facing
- Modillions along eaves
- Wood cornice
- Slate roof tiles
- Spacing and sizes of door and window openings
- Lancet shapes in windows and transoms
- Window and door surrounds
- Stone or concrete second-floor window sills
- Rusticated stone foundation
- Porch railings
- Front doors
- Tall brick chimney

**Contributing/Non-Contributing:** TBD

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### Sources

- Armstrong, Frederick H. *The Iveys of London: an Entrepreneurial and Philanthropic Family.* (Toronto: Ivest Corporation, 2005)
- City Directories

**Civic Address: 197 Bridport Street**

**Assessment Roll No:** 010530109000000

**Legal Description:** PLAN 244 LOT 40 42X133X140X50 42.00FR  
140.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1950-1951

**Architect and/or Builder:** Unknown

**Historic Associations:** This house was initially, and for many years afterward, occupied by T.W.I. Gibson, a barrister.

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### **Property Description**

The gable-roofed house at 157 Bridport is a relatively late addition to the streetscape and shares some attributes with wartime housing, such as the very shallow eaves. The brick-clad ground floor has a three-bay symmetrical facade, with triple windows to each side of the central front door. The windows are topped with brick soldier courses and are flanked by ornamental wood shutters; they have stone sills. The front door, with a leaded glass panel, is flanked by two fluted pilasters that give apparent support to a relatively plain lintel. The side gables have upper-storey windows, and a large off-centre front gable, holding paired windows and faced with wood siding, now, with numerous skylights. There is also a new dormer addition at the back. The house is supported by a concrete foundation, and a concrete stoop leads to the front door. All windows are now aluminum framed.

This house, like its neighbours, sits comfortably distanced from the boulevard and sidewalk. The front of this house is approximately 5 metres from the front property line and 11.5 metres from the edge of the street. Stone steps lead by stages to the front concrete stoop. The back garden is protected by a partly trellised fence; a two-car garage leads off the back laneway.



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**Heritage Attributes**

- Form, scale, and massing of the building, excluding the front gable and the added dormer
- Symmetrical three-bay facade of the ground floor, with centre door
- Spacing and grouping of ground-floor windows
- Reddish, multi-hued brick facing, with soldier courses above windows
- Gable roof
- Brick chimney on east side of house
- Shutters next to ground-floor windows

**Contributing/Non-Contributing:** TBD

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**Source**

- London City Directories

**Civic Address: 199 Bridport Street**

**Assessment Roll No:** 010530111000000

**Legal Description:** PLAN 244 PT LOT 5 PT LOT 6 W/S RICHMOND  
30.00FR 99.50D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1930

**Architect and/or Builder:** Unknown

**Historic Associations:** This house was built for Morley Aylesworth, in 1920 the Assistant General Manager at the Huron & Erie Mortgage Corporation.

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### **Property Description**

This two and a half-storey house presents a striking example of Arts and Crafts influence. It has a hipped gabled roof with half-hipped treatments at the gable ends. It has a simple pattern of half-timbering on the second storey combined with brick cladding on the first storey. This house has a wide, shallow front bay with a row of four 6/6 sash windows, and a hipped roof. The Arts and Crafts influence can also be seen in the angle of the roof, seen in this photo at the end of a dramatic downward sweep along the east side of the house. The porch is recessed under the main roof, and supported by heavy square wood posts and a simple by equally heavy arch. The roof is covered with slate tiles in a variety of hues. The rug brick blends colours ranging from an orange/red to black. A brick soldier course runs around the base of the building; protruding courses of vertical headers and stretchers finish the top of the ground-floor brick cladding. The sill of the bay windows is formed of headers, with stone accents at the corners. A brick chimney rises to the level of the roof peak. The front door features a long, leaded glass panel set into a wood frame.

This house, like its neighbours, has a moderately sized front garden, owing in part to the narrowness of the boulevard separating the road from the sidewalk. The front of this house is approximately 4.75 metres from the front property line and 11 metres from the edge of the street. A one-car pebble-dash garage opens from the laneway along the west side of the house. A partly trellised wood fence separates the back yard from the lane.



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### **Heritage Attributes**

- Form, scale, and massing of the building
- The half-hipped gable roof, with its long slope over the front entrance
- Varicoloured slate roof tiles
- Second-storey half-timbering, in the pattern presently displayed
- Ground-storey rug brick cladding, with soldier courses and brick sills
- Stone detailing at ends of brick sills
- Row of four 6/6 windows in the protruding bay
- Spacing and composition of 3/1 windows set within the half-timbering, with vertical muntin bars in the upper sashes
- Original wood window and door frames
- Front door with leaded glass panel
- Brick chimney

**Contributing/Non-Contributing:** TBD

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### **Source**

- London City Directories

**Civic Address: 201 Bridport Street**

**Assessment Roll No:** 010530112000000

**Legal Description:** PLAN 244 PT LOT 5 PT LOT 6 W/S RICHMOND  
40.00FR 90.50D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1920

**Architect and/or Builder:** Unknown

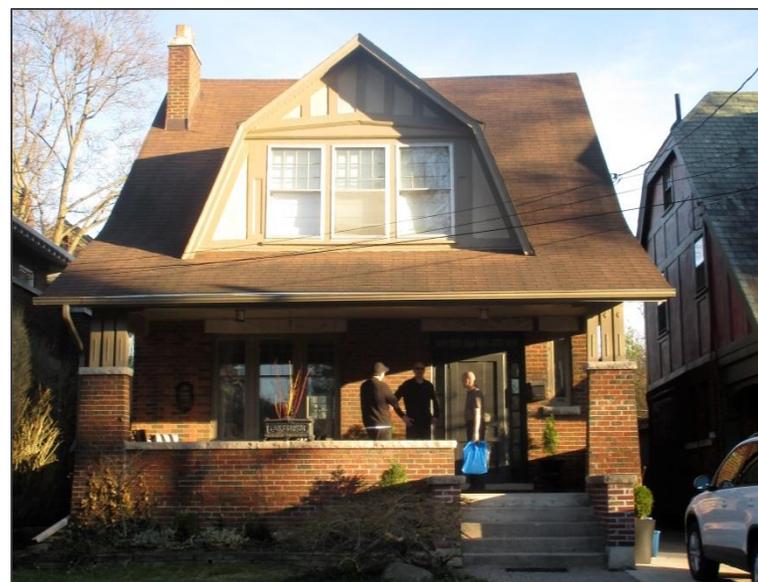
**Historic Associations:** The first resident here was Phillip B. Fetterly, who, like several of his neighbours, worked for the Huron & Erie Mortgage Corporation, Fetterly was an inspector.

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### **Property Description**

This house, like other Bungalow style homes, gains almost a full second storey through the broad dormer in its front- sloping roof and the length of its side gables, although this roof is unusual for the style in that the roof becomes shallower over the front porch. This house features a brick-clad ground storey with half-timbering above. Here the brick is a rug brick ranging in colour from an orange-red to black; it wraps around the house to envelop the front porch walls and posts. The half-timbering, like other features in the house, shows considerable Craftsman-style influence. Of particular interest here are the stone-capped, tapered porch posts, narrowing at the top, where a combination of five squat, square, wood posts transitions to the roof above. Also of interest is the framing of the row of 12/6 dormer windows, with partially panelled members along each side and a pediment-shaped board above, the shape outlined by a protruding moulding. The ground-floor facade features a triple window, also with small panes in its upper section, and a short, narrow window west of the handsome front door, which exhibits small bevelled panes within a larger wood frame. A deep, narrow chimney, terminating at the height of the roof crests, emerges above the east wall.

This house, like its neighbours, has a moderately sized front garden, owing in part to the narrowness of the boulevard separating the road from the sidewalk. The front of this house is approximately 3 metres from the front property line and approximately 9 metres from the edge of the street. A driveway runs along the west side of the house towards a one-car garage attached to the rear corner.



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**Heritage Attributes**

- Form, scale, and massing of the building
- Long, gable roof
- Rug brick ground-floor cladding
- Half-timbered dormer and side gables
- Pattern of half-timbering
- Window surround in gable
- Porch supports, featuring tapered piers and a cluster of short posts with applied decoration
- Windows with small paned upper sections and wood or stone sills
- Spacing of windows throughout
- Front door with bevelled glass panes
- Brick chimney

**Contributing/Non-Contributing:** TBD

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**Source**

- London City Directories

## CHEAPSIDE STREET

**Civic Address: 100 Cheapside Street**

**Assessment Roll No.:** 01053012000000

**Legal Description:** PLAN 244 PT LOT 30-32 E/S ST GEORGE  
90.00FR 150.00D

**Designation/Listing Status:** Listed; Priority 1

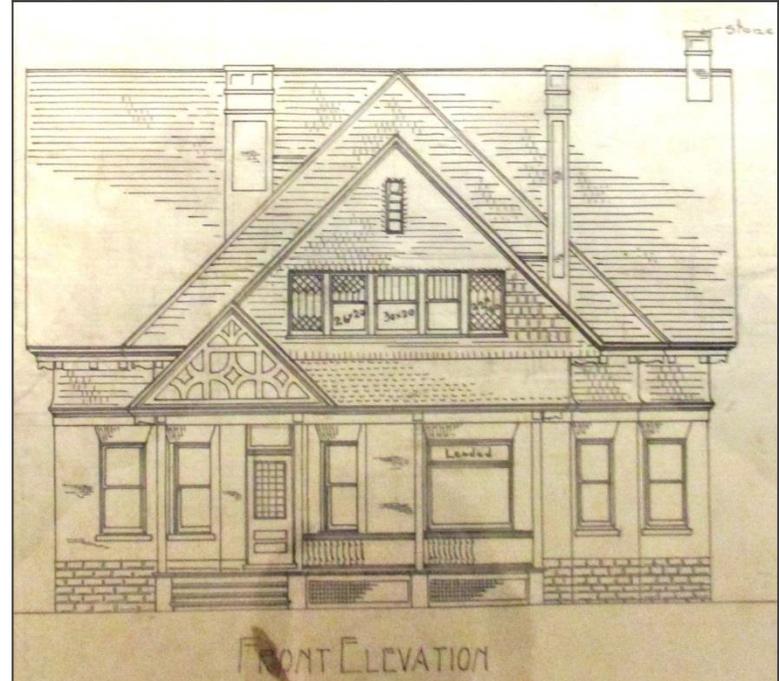
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### Property History

**Date of Construction:** c. 1898

**Architect:** Fred Henry, partner of Moore and Henry, Architects

**Historic Associations:** The cottage was built for Cy Warman and his wife, Myrtle Marie Warman, the "sweet Marie" of the popular song that made Cy Warman's fortune. Before Raymond Moore set "Sweet Marie" to music and thus made it a hit of the 1890s, Warman was known as the "Poet of the Rockies" for his poems and storeys of a railroader's life in the west. He reputedly proposed to Myrtle Marie Jones in Victoria Park while on a trip to London in the early 1890s. They returned to London in the late 1890s, so that the author could find the "seclusion his literary work demanded" (*London Advertiser*, 7 April 1914). The location they chose, on three 90-foot lots then largely north of the City, would have given them a sense of rural solitude, especially given their then unbroken view west towards parkland and the Thames River, and their house reflected not only the picturesque form of the Queen Anne cottage, but also the influence of the new American Shingle Style in what was originally a copious use of wood shingles and some stylization of the building's form. (Note the architectural drawing of the south elevation below, courtesy of the Western Archives, Western University).



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## Property Description

The building's footprint comprises numerous projections and setbacks that allow for the picturesque plan typical of Queen Anne cottages. It shares other attributes of the Queen Anne style: the mixture of Elizabethan/Tudor motifs and classical motifs, such as, respectively, the small-paned windows and the Palladian window in the west window with its elegant shell motif. Shingle Style influence was mainly felt in the copious use of wood shingles on the steep roof, in the high, broad gables, and in a deep first-storey, slightly flared cornice. When seen two-dimensionally, as in the elevation shown above, the house suggests something of the Edwardian classicism evident in a symmetrical, balanced design, but with this building there is a tension the Edwardian orderliness and more irregular Queen Anne qualities: the walls widen at different points on east and west sides of the building. The wide front gable extends well over the recessed doorway and broad bay window below. While keeping the windows and most of the window, door, and porch trim of the original house design, a recent remodelling has substantially changed the character of the building by eliminating much of the texture that was formerly created through the use of shingles and the local buff-coloured brick cladding. Stucco was applied to the exterior of the house. Wood corner boards have been added that appear to frame the building. The asphalt shingles in the gables and cornice are now laid in a smooth sheet that further minimizes the sense of texture.

The house sits back from the corner of Cheapside Street and St. George Street; sidewalks leave unusually wide boulevards and unusually deep front yards. This house is approximately 8 metres from the edge of the front property line and approximately 23 metres from the edge of Cheapside Street. Elaborate landscaping defines the front of the house on Cheapside. Older contributions to the landscape are the row of maple trees along Cheapside (now extending in front of 180 Cheapside) that once defined the extent of the Warman property, and the rows of evergreen trees along the west and north sides of the property. A storey-and-a-half double garage, with stucco facing and trim matching that of the re-clad house, was built as part of the recent refurbishing of the house.

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## Heritage Attributes

- Form, scale, and massing
- Shingled gables and first-storey cornice
- Window placement and trim
- Windows with existing muntin pattern: a row of five lights in the gables, comprising two end windows with vertical muntins terminating in diamond shapes at the top and bottom, and three with sash windows featuring vertical muntins that terminate at the top in the diamond-shaped design; leaded glass where preserved
- Shell motif in variation on a Palladian window in the west gable
- Double layering of gable face in main front gable
- Porch posts and railing
- Front door and doorway trim
- Chimneys with projecting stone courses near the top and, in the case of the longer chimney, with a recessed panel

**Contributing/Non-Contributing:** TBD

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## Sources

- Architectural Drawings, File on 100 Cheapside Street, Murphy-Moore Fond, Western Archives, Western University.
- Lutman and Hives, *The North and the East*. 5.
- Obituary for Cy Warman, *London Free Press*, April 7, 1914.
- Tausky and DiStefano, *Victorian Architecture*, 414-416.
- Weitz, Caileen. "Heritage Designation Report: 100 Cheapside St., London, Ontario." Unpublished MS. Office of the Heritage Planner, City of London.

**Civic Address: 101 Cheapside Street**

**Assessment Roll No:** 010530124000000

**Legal Description:** PLAN 218 PT LOT 30 PLAN 57 PT LOT E/S ST GEORGE 79.00FR 145.67D

**Designation/Listing Status:** Listed

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**Property History**

**Date of Construction:** 1886

**Architect and/or Builder:** Unknown

**Historic Associations:** The first resident here was Colonel Peter D.W. Broderick, then Manager of the London Branch of Molson's Bank. Formerly part of the Thornwood estate, the property was purchased by Broderick from the heirs of H.C.R. Becher in June 1890. Broderick built promptly, and was resident in his home by 1891. Several subsequent owners were of considerable consequence, both in London and beyond. Between 1912 and 1940, Viola and William Spittal lived here; William served as Secretary-Treasurer of the People's Building and Loan Association. For four years, between 1940 and 1944, the property was home to Cora Tracey Goepel, then widowed, who had formerly enjoyed an active career as a light opera contralto. During the late 1970s, this was the residence of David L. Johnston, then Dean of the Faculty of Law at the University of Western Ontario. Johnston went on to become principal of McGill University and then President of the University of Waterloo. In 2010 he was appointed Governor-General of Canada, a post he has agreed to hold until September 2017. The house was later occupied by Martha Blackburn, Publisher of the London Free Press.



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## Property Description

Two features of this house make it unique and especially noteworthy: (1) its one-and-one-half-storey interpretation of a Queen Anne Revival form usually found in two-storey versions, and (2) the tongue-and-groove siding that curves smoothly around the corner tower. A common Queen Anne Revival format calls for a gable, usually over a protruding wall plane, at one end of a facade, with a tower at the other end, and with a front door and porch in between, the porch often extending towards one corner of the facade. Here one finds a broad gable, over a once-protruding wall, at the east end of the front facade, with a conical roof defining a greatly shortened tower at the west end. The one-time porch between these two elements has been made, reputedly by Cora Tracey Goepel in the early 1940s, into an enclosed room with a wide front window surrounded by small panes. Despite its Queen Anne Revival allusions, there are other elements of the facade that seem to be at least a decade or two ahead of the building's apparent **Date of Construction**: the gable decorations, consisting only of shaped wood shingles and paired windows with a fluted surround and corner blocks, are simple for c. 1900; the front door is recessed within the gable wall, underneath the half storey above; and the decorative purlins are found under the broad eaves, even those of the dormers visible from the St. George Street side of the house. The narrow tongue-and-groove siding is laid horizontally around the entire house, including its large back wing; corner and foundation boards and a cornice of layered wood mouldings frame the building's structural divisions. The sash windows that are found on the short tower, the back and sides of the house and the garage are now flanked by ornamental shutters. Three wide, panelled, and corbelled red brick chimneys are placed symmetrically just north of the roof ridge, forming a striking addition to the building's front facade.

The building now used as a two-car garage appears to be that shown on the 1892 Fire Insurance Plan; at that time, it presumably served as a coach house. This structure is also clad with tongue-and-groove siding, though it wider than that used on the house. It has a gable roof and is broad enough to have a sash window, as well as the two garage doors, facing St. George Street.

This house has a spacious setting at the corner of two wide roads, St. George and Cheapside Streets. Each has a broad boulevard, and the houses along Cheapside have generous setbacks from the public sidewalk. Here, metal fences comprised of single round rods between short posts, border the sidewalk along St. George Street and part of that along Cheapside Street. This house is approximately 5.5 metres from the Cheapside Street property line and 20.75 metres from the edge of the street. It is touching the St. George Street property line and is approximately 14 metres from the edge of St. George Street.

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## Heritage Attributes

- Form (including 1-and-1/2-storey height, three intersecting gable roofs and irregular footprint), mass, and scale of the house
- Form (including gable roof and cuboid shape) of coachhouse/ garage
- Broad eaves under the roofs, decorated with purlins
- Gables, with protruding apex boards and deep-set fields, sloping towards the base and decorated with shaped wood shingles
- Paired windows in gables with fluted surrounds and with corner boxes
- Hipped-roof dormers, with purlins under the deep eaves, along the southern side of the main block and the western side of the back wing
- Rounded northwest corner of the house, with conical roof.
- Horizontally laid tongue-and-groove siding of house and garage
- Plate-glass window with transom beneath front gable
- Broad window complex, featuring a large pane surrounded by double rows of small panes, in the middle of the front facade
- Spacing and sizes of sash windows around house and garage
- Remaining wood window frames, surrounds, muntins, rails, and sills on house and garage
- Recessed panelled front door, with glass insert
- Square wood posts and pilaster supporting entablature over entrance to front porch
- Cut stone foundation, with square holes under former front porch
- Three red brick chimneys

**Contributing/Non-Contributing:** TBD

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## Source

- Architectural Conservancy of Ontario, London Branch. "101 Cheapside." Old North Walkabout: Geranium Walk #8." 1981.
- "David Johnston" ([https://wikipedia.org/wiki/David\\_Johnston](https://wikipedia.org/wiki/David_Johnston)).
- Land Records pertaining to Plan 218, Middlesex County Registry Office.
- London City Directories.

**Civic Address: 180 Cheapside Street**

**Assessment Roll No.:** 010530120000000

**Legal Description:** PLAN 244 LOTS 33 & 34 PT LOTS 30-32  
160X140X70X10 160.00FR

**Designation/Listing Status:** Listed, Priority 1

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### Property History

**Date of Construction:** c. 1938

**Architect and/or Builder:** Unknown

**Historic Associations:** The house was built for Cecilia McNee, widow of Ernest McNee who had inherited one of London's pioneer cigar manufacturing companies, John McNee & Sons (originally Hugh McKay). Cecilia lived for a year next door at 100 Cheapside, while she severed the large lot and had the spacious house at 180 Cheapside built. After Cecilia's death in 1968, the house was bequeathed to her son, John Alexander McNee, president of the insurance company Adam-McNee Limited. His wife, Nancy McNee, earned the Order of Canada for her community leadership and her extensive philanthropic work in the City and Ontario. The house remained in the McNee family until Nancy's death in 2004. Because of its strong association with the McNee family, it has associations with London's days as a cigar manufacturing centre, with its long-time importance as a financial centre, and with the History of philanthropy among its leading citizens.



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### Property Description

The large 2-storey house re-creates a Georgian Revival or early Colonial impression in a number of ways: through the symmetrical five-bay format with a centre door, the shallow gable roof, the placement of the upper-storey windows against the cornice, the 6/6 window, working shutters, and the use of red brick facing with the wide applications of mortar, brick quoins, brick voussoirs and the tall end chimneys that are on either end of the house. In addition, several unique and subtle features introduced here make the house a particularly interesting and refined version of its style: the introduction of a bond row in every fifth brick course, even though the brick is actually a veneer, the use of protruding and recessed bricks in the sill and floor courses to create the impression of a broad brick band encasing the house, a soldier course along the foundation, an intersecting saw-tooth design in the wood cornice, and elaborate stone mouldings in the spandrels beneath the ground floor windows. An impression of a frontispiece is created by the

centre complex of door and window: a heavily moulded broken pediment above the front door, housing an urn, backs against a wooden spandrel that forms the base of the elongated window above. Windows in the front door are decorated with a wrought iron design that echoes that in the ironwork of the ornamental balcony above.

A recessed wing on the east side of the house connects the main building to a two-car garage. This wing and the garage are of red brick, and incorporate many of the style features of the main block, including the saw-tooth cornice and the ornamental brickwork.

The front door of this house is approached on a slightly curved walkway extending from the sidewalk nearly straight to the front door. The walkway ends at three stone steps leading to a stoop in front of the door. These steps and front stoop are integrated into the landscaping of the front gardens. On either side of the front stoop plain cast iron handrails are attached to the partial columns of the front door trim.

The house sits on a broad lot and, like other buildings on Cheapside Street, it is separated from the road surface by a wide boulevard and a deep front yard, which is landscaped with various trees and a well-designed front garden. The house at 180 Cheapside Street is approximately 10 metres from the front property line and approximately 25 metres from the edge of Cheapside Street. Of particular note are the large maple in front of the house and the row of similar maples extending towards St. George Street, all of which once bounded Cy Warman's garden at 100 Cheapside Street. A lattice fence extending from the west side of the house hides the back gardens from the front of the house; a high board fence provides privacy from the back laneway.

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### **Heritage Attributes**

- The footprint of the house
- The overall shape of the house, including its five bays, walls, and roofline
- The tall corbelled chimneys
- The red brick facing, with the designs created by its use of headers, projecting, and recessed brick; the brick voussoirs above ground-floor windows, and the soldier course at the base of the building
- Stone window sills
- The wood cornice with its sawtooth design
- 6/6 windows with muntin bars and wood frames
- Working window shutters, with attached hardware
- Front door surround with stylized, fluted Doric pilasters, frieze with dentils, broken pediment featuring robust mouldings and rosettes, encompassing an urn, and sitting against the moulded spandrel below the window above.
- Wood door with fielded panels and windows featuring an ironwork design
- Elongated centre window in the upper storey
- Iron railing guarding shallow balcony of second-storey window
- Copper drainpipes with hexagonal "mailbox"
- Brick chimneys on either end of the house.

**Contributing/Non-Contributing:** TBD

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**Sources**

- Arsenau, Jesika. London Cultural Resources Evaluation Report: 180 Cheapside Street. December 2012. Office of the Heritage Planner, City of London
- Interviews with Nancy McNee, c. 1985.
- London City Directories

**Civic Address: 191 Cheapside Street**

**Assessment Roll No:** 010530125000000

**Legal Description:** PLAN 218 PT LOTS 30 & 32 & PLAN 57 PT LOT 31 85.00FR 145.00D

**Designation/Listing Status:** Listed

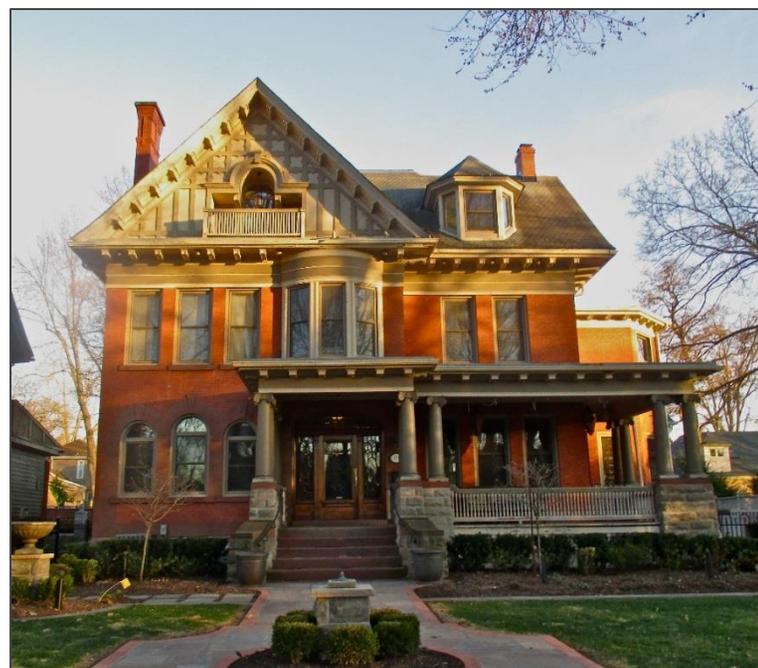
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### Property History

**Date of Construction:** 1909

**Architect and/or Builder:** Unknown

**Historic Associations:** This house was built for Francis, better known as "Frank," Lawson and his wife Lorena. With his business partner, Henry J. Jones, Lawson had established Lawson and Jones, Ltd., printers and lithographers. The firm had prospered (as this home indicates), specializing in the printing of druggists' labels. When Frank Lawson died, only two years after building his new home, both the firm and the house were inherited by his son Frank Ray Lawson. Ray



purchased the Jones family's share of the printing business and expanded it into an international corporation providing services in printing and packaging. During the Second World War, he virtually volunteered his services as President of the crown-owned Federal Aircraft Ltd., which produced twin-engine Avro Anson aircraft for the Royal Canadian Air Force, a role for which he was made an Officer of the Order of the British Empire. In 1946, he was appointed Lieutenant Governor of Ontario, a post he held until 1952. From 1952 to 1955, he held the post of Consul-General in New York. In London, he established the Lawson Foundation, which provides funding to local charities. Ray Lawson also purchased a country house (now suburban) just northwest of London, a concrete castle called Woodholme, which he sold to his son Tom when he became Lieutenant-Governor.

At Ray Lawson's death in 1980, the house at 191 Cromwell Street became the property of his daughter Jean and her husband, Dr. J.C. Kennedy, the first professor and chair of Orthopaedic Surgery at the Schulich School of Medicine and Dentistry at the University of Western Ontario and a co-founder of the Fowler Kennedy Sports Medicine Clinic. Two of his children, Billy and Louise, became Olympic swimmers. One of the current owners, Nancy Branscombe, is a former City Councillor in London.

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## Property Description

The two and a half storey, red brick house at 191 Cheapside Street adopts what is in many ways a typical late Edwardian form, but on a larger-than-normal scale; the architect has used the canvas thereby provided to showcase some unusual and striking shapes and motifs. Definitive aspects of the typical form include the roofline combining a hipped roof and cross gables: the tall, corbelled, brick chimneys; the large front gable surmounting a projecting wall plane; and the broad porch that extends over a front door and the part of the facade not included in the gable wing. Here, as often, the porch extends around the west side of the building. Features that stand out here include the broad eaves with large modillions; the Palladian window-door combination in the gable that opens onto a balustraded balcony; the half-timbering that is particularly intricate in the apse of the gable; the octagonal "Scottish" dormer, with a peaked, octagonal roof and sash windows on the exposed sides; the deep cornice with horizontal mouldings; the three sash windows with round-arched transom along the east side of the ground floor, where the slightly higher reach of the middle window echoes the Palladian conformation in the gable above; the abbreviated and subtly tapered Ionic columns of the porch, set on cut limestone bases with red sandstone trim; and the narrow balusters of the porch balustrade. The most striking features of the building are the front entranceway, featuring bevelled glass designs in the front door, sidelights, and elliptical transom, all set in an oak frame and, directly above this, a cylindrical bay window with three sash windows inserted in its rounded sides. All of these features stand out partly because the canvas against which they are set contains purposely subdued features. The red brick is set with red mortar to achieve the appearance of an unbroken wall, and red sandstone is used as a very subtly contrasting trim. It forms the window sills and the voussoirs over the ground-floor windows, and a border along the white limestone foundation and the bottom of the northwest corner of the wall. Most of the windows simple, narrow sash windows, set in orderly rows.

Additions to the house have attempted to be faithful to the original architecture, retaining features such as the colour of the original brick, the broad eaves, and the prominent modillions. A flat-roofed sunroom, with an octagonal end wall, has been added to the southwest corner of the house, and a large rear addition is fairly recent.

The west end of Cheapside Street provides an admirably spacious impression owing to the width of the road and the boulevards and the generous setbacks of the houses. At 191 Cheapside, the present owners have used this space to create a Renaissance garden that is connected with the house through certain Renaissance architectural features, such as the half-timbering in the gable. A metal fence separates this formal garden from the public sidewalk. A drive to the west of the house leads to a two-car garage at the back which also incorporates the pattern of half-timbering found on the house.

This house is approximately 7.25 meters from the front property line and 22.5 metres from the edge of Cheapside Street.

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## Heritage Attributes

- Form, mass, and scale of the house
- Roofline including hipped and gabled forms
- Tall, corbelled, brick chimneys
- Front gable with half-timbering and Palladian door-window complex with door opening onto balcony with wood railing
- Deep eaves of house, gable, and porch, with wood soffits and pronounced modillions
- Octagonal dormer with peaked, octagonal roof
- Deep cornice with horizontal moulding
- Facing of red brick set in red mortar
- Spacing, sizes, and shapes of all windows
- Wood frames and surrounds of all windows and doors
- Cylindrical bay window above front door
- Front door complex with bevelled glass set in leaded designs and with natural oak frames
- Red sandstone window sills, voussoirs, and trim along foundation and northeast corner of the house
- Wide porch with flat roof supported by tapered Ionic columns set on high white sandstone bases, with red sandstone trim
- Porch balustrade
- Stone foundation

**Contributing/Non-Contributing:** TBD

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## Source

- Johnson, Paulina Reghan. "Heritage Designation Report: 191 Cheapside Street." Unpublished student report now in the office of the London Heritage Planner
- Land Records for properties at 101 and 191 Cheapside Street, Middlesex County Registry Office
- Lutman, John H., and Christopher L. Hives. *The North & the East*. 21, 22.
- London City Directories
- Tausky, Nancy Z. *London: From Site to City*. 130

**Civic Address: 192 Cheapside Street**

**Assessment Roll No:** 010530119000000

**Legal Description:** PLAN 244 LOT 35 45.00FR 140.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1909-10

**Architect and/or Builder:** Unknown

**Historic Associations:** The first resident here was William E. Greene, then secretary of Greene-Swift, Ltd., a wholesale clothing business.

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### **Property Description**

This house has the trademarks of Edwardian Classicism within its London environment, but it also possesses a number of distinctive features that give it a very distinctive character. Typical characteristics include the tower, the steeply pitched hipped roof with a cross gable, the large porch, classical details (such as the Doric columns, a classical pediment over front steps, and the dentils around the cornice of the porch), the decorative wood shingles within the pediment, and the rusticated stone foundation. Among the unusual features are the brick facing, the shape of the tower, and the composition of the facade in terms of balance. Most evident is the unusual brick used: rather than the usual local white brick or imported red pressed brick, this building is faced with a unique, moderately rough brick including shades of yellow, gray, and a pale orange, its textural quality enhanced by projecting clinker bricks interspersed over all parts of the wall. This highly palpable surface treatment looks forward to the emerging Craftsman Style, as do the high bases of the shortened columns. The tower is unusual in being decagonal, with a high, pointed, hipped, decagonal roof; each front plane of the tower has long, narrow windows at both the first- and second-storey levels. Examples of Edwardian Classicism usually exhibit a near-symmetry, but here, while the front door and the small, paired, round-arched windows above are centrally positioned in the facade, the complex, projecting planes of tower, emphasized by the eight windows, presents a relatively crowded image balanced less by the broader window arrangements on the east side than by the wide eastern extension of the porch roof, with its hipped roof, and the projecting, hexagonal, bay window under the east gable. Each of the windows (the eight in the tower, the paired windows over the front door, the paired lights east of the front door, and the square sash window above) has a rock-faced stone sill and broad, more shallowly rusticated stone lintels or voussoirs; all ground-floor windows on the front facade have four small panes in the upper



section; all second-floor windows are sashes. A shed-roofed dormer with two sash windows now lights the attic floor, as does a window placed in an ingenious hexagonal miniature tower emerging from the front side of the decagonal tower roof. A stucco-faced, two-storey, rear addition has quoins of brick similar to that of the original house; it interrupts the bay window on the east side of the house, where a stairway leads to an attic apartment.

The houses at 192 and 194/196 Cheapside Street are set forward from those at the west end of the block, though still separated from the wide road by a moderately sized front garden, a sidewalk, and a deep boulevard beyond. This house is approximately 3 metres from the front property line and 18.5 metres from the edge of Cheapside Street. A one-car garage and an adjacent parking place are accessed from a rear lane; a wood fence separates the parking area from the back garden.

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### Heritage Attributes

- Form, mass, and scale of the house
- Remaining aspects of the original roofline, including the peaked hipped roof, the pointed decagonal tower roof, east gable, and remainder of chimney
- Multi-coloured brick facing, with bricks in shades of yellow, rust, and grey, and with protruding black conkers.
- Decagonal tower
- Spacing of windows
- 4/1 windows on the ground floor
- Sash windows on the second floor
- Rusticated stone window sills
- Rusticated stone lintels
- Rusticated stone voussoirs over the small round-arched windows
- Wrap-around porch with hipped roof
- Abbreviated Doric columns
- Remaining high bases of columns constructed of multi-coloured brick and protruding clinkers, matching the facing of the house
- Porch cornice with dentils
- Spacing of front and side doors
- Rock-faced stone foundation

**Contributing/Non-Contributing:** TBD

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### Source

- London City Directories

**Civic Address: 193 Cheapside Street**

**Assessment Roll No:** 010530126000000

**Legal Description:** PLAN 218 PT LOTS 32 & 33 50.00FR 145.00D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** 1909-1910

**Architect and/or Builder:** Unknown

**Historic Associations:** This house was listed as a new house in the city directory of 1909-1910. By the following year it was inhabited by N. Stanley, a stock broker.

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**Property Description**

This house was a notable example of homes showing certain Arts and Crafts influences: from the Stickley style of the American Midwest and the Morris and Voysey schools in Britain. Illustrative features were the half-timbering, the porch partially embedded under the roof, and row of small-paned windows on the ground floor, with their own shallow shed roof, and in the dormer, with its fitting and unusual flat roof, the porch overhang "supported by striking diagonal brick piers and heavy diagonal wood braces," and "the emphasized freedom from symmetry and even conventional ideas of balance, evident . . . in the central portion of blank wall." It is clear that several of these features have been removed during the renovation (in progress at the time of writing), but is uncertain just how much the final result might resemble the original. The unique dormer and the rows of windows are gone, along with the blank wall spaces responsible for much of the first facade's original character. It appears, however, that much of the protruding wing on the east may remain, including the shape of the partly recessed porch, with its front and side arches, and the diagonal piers



The upper photograph (April 2015), shows the house much as it must have looked when Stanley first took up residence there. The lower photograph (January 2016) shows the house under renovation.

and heavy braces beneath the projecting porch roof.

Cheapside Street is wide, and it is separated from the public sidewalk by a wide boulevard. The house at 193 Cheapside sits quite well back from the sidewalk, so that it overlooks a broad open space before the street, and the homes on either side seem elegantly distant from each other. This house is approximately 3 metres from the front property line and approximately 19 metres from the edge of Cheapside Street. A laneway goes along the rear yards of the homes, and a large one-and-one-half-storey, two-car garage, accessible from the laneway, will provide parking for the future residents here.

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### **Heritage Attributes**

- General form, mass, and scale of the house
- Dimensions of the projecting east wing of the facade
- Spacing of apertures in the projecting east wing of the facade
- Front porch complex, including the portion underneath the building, with a brick arch on its east side; the diagonal brick piers and heavy wood braces supporting the shallow roof; and the short brick wall to the north.
- Brick chimney along the west side of the house
- Concrete block foundation

(Note: This list is based on observations dating from the spring of 2016, and its contents are therefore of a highly speculative nature.)

**Contributing/Non-Contributing:** TBD

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### **Source**

- London City Directories

**Civic Address: 194, 196 Cheapside Street**

**Assessment Roll No:** 010530118000000

**Legal Description:** PLAN 244 LOT 36 45.00FR 140.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** c. 1908

**Architect and/or Builder:** Unknown

**Historic Associations:** This building first appears in a city directory in 1907-1908, but it remained vacant until 1912, when 196 Cheapside Street was occupied by Major E.R. Tooley, then CAPC paymaster at the London Armouries. The first resident at 194 Cheapside Street was Francis Butler, railway contractor, in 1915.



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### **Property Description**

The double house at 194 and 196 Cheapside Street is almost entirely faced with rock-faced concrete blocks, now painted white; exceptions are the plain smooth concrete courses at the floor levels and the deep cornice beneath projecting eaves, and the wood sun- or sleeping room now located over the front porch. The two front doors are centrally located, with a hexagonal, two-storey bay window to each side; the cornice, with a deep dentil frieze, and the eaves intersect those of sun or sleeping rooms above the projecting front porches of both units. Above the cornice, a parapet wall, capped with what appears to metal coping, runs around the bay windows but behind the sun rooms. The porch roof and the rooms above are supported by abbreviated Doric columns set on concrete bases, the latter comprised of alternating smooth and rock-faced courses. The second-floor windows within the bays feature 6/1 sashes on each projecting side. The first-storey sashes have a single plate glass window in the lower window, and, now, a transom-shaped sheet of plain glass in the upper sections, though it is likely that these originally held stained or bevelled glass; the rail between two parts of these windows features a row of small dentils. The windows have smooth concrete sills and lintels, except for those on the second floor, where the lintels are formed by the lower section of the wood cornice. The front doorways hold wood doors, each with a single fielded panel towards the bottom and a long window insert above it, and, separated from the door by a dentilled lintel, a glass transom at the top of the complex. Each of sun rooms above the porch has three windows in front: an approximately square sheet of plate glass with narrower 1/1 sashes to each side. A single moulded panel underlines each grouping.

The houses at 192 and 194/196 Cheapside Street are set forward from those at the west end of the block, though still separated from the wide road by a moderately sized front garden, a sidewalk, and a deep boulevard beyond. This building is approximately 2.5 metres from the front property line and approximately 18 metres from the edge of Cheapside Street. Public laneways run along the east side of the house and along its rear boundary. A long building with four wooden garage doors, each panelled, sits along the rear boundary, and a metal fence defines separates a rear garden from additional parking spaces along the side lane.

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### **Heritage Attributes**

- Form, mass, and scale of the house, including two-storey hexagonal bay windows
- Rock-faced concrete block facing, with smooth concrete courses at floor and ground-floor lintel levels
- Parapet wall
- Porch, with posts composed of concrete bases and abbreviated wood Doric columns and with broad, moulded fascia board
- Sun rooms, probably once sleeping porches, set on porch roofs
- Window size and placement throughout
- Sash and plate glass windows in second storey
- Windows with transom and dentil rail in ground-storey
- Concrete sills and lintels of windows
- Moulded panels in spandrels of sun rooms
- Deep dentil frieze around top portion of house
- Wood front doorways, with wood and glass doors, transom above, and dentil rail below transom
- Dentil rails below door transoms

**Contributing/Non-Contributing:** TBD

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### **Source**

- London City Directories

**Civic Address: 195 Cheapside Street**

**Assessment Roll No:** 010530127000000

**Legal Description:** PLAN 218 PT LOT 34 42.00FR 145.00D

**Designation/Listing Status:** None

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### Property History

**Date of Construction:** 1897- c.1899

**Architect and/or Builder:** Unknown (Note, however, that resemblances between the brickwork here and at 182 Cromwell Street, as well as similarities in the gables of this house and those at 186 and 190 Cromwell Street (nearly behind this house), suggest that all four cottages had the same builder.)

**Historic Associations:** This is almost certainly the "unfinished house" listed in the 1897-1898 city directory as being located between 101 and 197 Cheapside Street. By the next year, 195 Cheapside Street had its own address and was inhabited by Franklin Ryckman, a pipe maker for Ebenezer North, "Manufacturer of Portland Cement, Concrete, Stone, and Sewer Pipes." Ryckman's tenure in the house was brief: by 1901, it was inhabited by Edward C. Brennan.



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### Property Description

This one-and-one-half-storey house has a rectangular footprint and a hipped roof, with a cross gable facing the front of the house and culminating in a highly decorated gable over a shallow projection in the front wall. (A dormer along the west side of the roof appears to be an addition to the original house. A deep brick chimney rises along the east wall. The front gable sports a wide box bargeboard decorated with applied parallel and perpendicular wood strips and pointed, pyramidal motifs. In the protruding apex is a wooden checkerboard design, finished with a row of further pyramidal motifs across the bottom; the entire apex board is supported by three decorative console brackets attached to the jambs of the paired windows below, as well as a smaller row of brackets in between. Scalloped wood shingles fill the surrounding field. At the outer corners of the gable are triangular brackets" with bevelled ends and carved sides. The walls of the house are made of local buff-coloured brick. Sets of three rusticated buff bricks at the outer edges and in the middle of the voussoirs over the windows and doors, and a row of these rusticated bricks outlines the voussoirs and forms continuing courses at the lintel, sill, and threshold levels. The large sash window beneath the gable has a single pane of glass in its lower panel, a shallow stained glass window above, and a wood sill. The front doorway, on the western side of the facade,

features stained glass in its transom; the present door has vertical panels surmounted by three vertical glass panes. The house has a brick foundation.

Cheapside Street is wide, and it is separated from the public sidewalk by a wide boulevard. The houses have different setbacks, however, and 195 Cheapside is situated somewhat closer to the sidewalk than some of its neighbours. This house is approximately 3 metres from the front property line and approximately 18 metres from the edge of Cheapside Street. A driveway along the west side of the house leads to a one-car pebble-dash garage.

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### **Heritage Attributes**

- Form, mass, and scale of the house, including roof shape and projecting wall under the front gable
- Front gable, with decorative box bargeboard, apex board with checkerboard design and row of pyramidal motifs, large and small brackets supporting apex board, paired windows, field of scalloped wood shingles, and triangular brackets at the corners of the gable
- Tall, deep brick chimney
- Local, buff-coloured brick walls
- Decorative, rusticated, buff-coloured bricks used to outline voussoirs and to form lintel, sill, and threshold courses
- Brick voussoirs composed of both smooth and rusticated buff-coloured bricks
- Spacing and size of front window and door
- Front sash window, with large single pane in lower sash and shallow stained glass window in upper panel
- Stained glass transom above front door
- Brick foundation

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London City Directories
- St. George-Grosvenor HCD Study Inventory Sheets for 182, 186, and 190 Cromwell Street

**Civic Address: 199 Cheapside Street**

**Assessment Roll No:** 010530128000000

**Legal Description:** PLAN 218 LOTS 35 AND 36 83.75FR 145.00D

**Designation/Listing Status:** Listed

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### Property History

**Date of Construction:** c. 1925; addition c. 1940

**Architect:** Original house, J.M. Moore & Co.; addition, O. Roy Moore & Company

**Historic Associations:** This house is significant as an example of a home built for someone prominent in London's financial world and as the product of arguably the preeminent architectural firm in London, that owned successively by John M. and O. Roy Moore; among the buildings the Moores' firm designed were the London Life Insurance Company, the luxurious Hotel London (now demolished), London's second purpose-built City Hall (on the northeast corner of Dundas and Wellington Streets), and the earlier buildings at Western University.

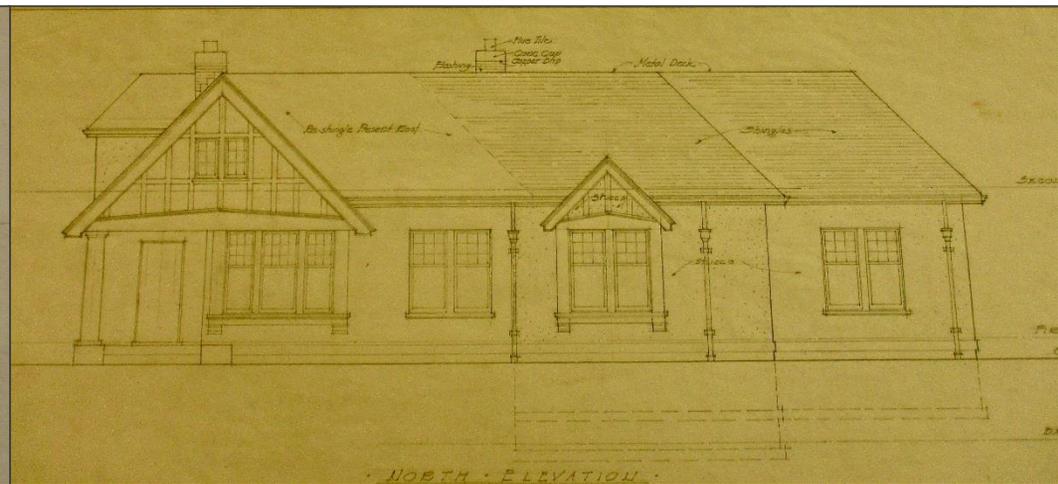
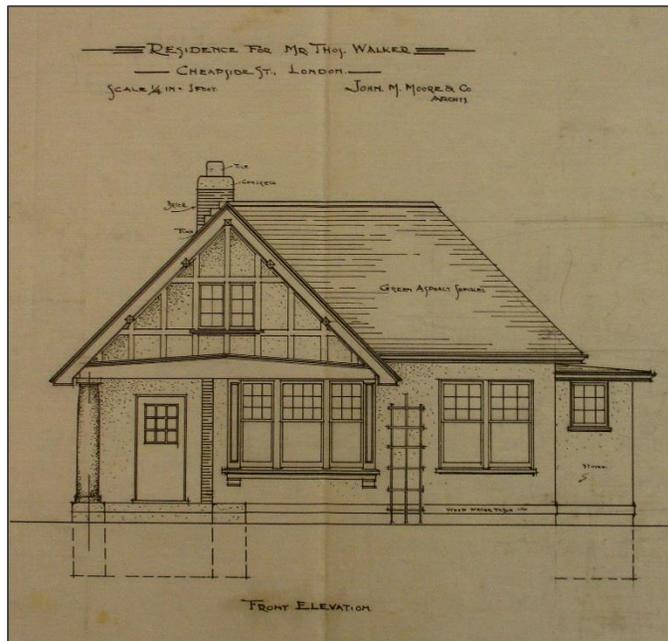
This house at 199 Cheapside Street in 1925 was designed for Fannie and Thomas F. Walker. In 1925, Walker was Manager of the Dundas and Wellington Branch of the Bank of Toronto. He worked for the Bank of Toronto until 1938, when he was appointed General Manager of the London and Western Trust, which had been organized in London 1896; it formed the foundation of Canada Trust, now part of the Toronto Dominion Bank. It was no doubt because of his promotion that Walker could afford the extensive extension to his house in 1940 (compare the earlier and later architectural plans above). Thomas Walker seems to have retired around 1948 and to have died not too long after. His wife Fannie remained in their home until 1980. The erection of both the first house and the extension involved the moving or demolishing of frame houses that had been on the property before.

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### Property Description

The one-storey, stucco-clad cottage built for Walker's family c. 1925 was relatively small, and J.M. Moore & Co.'s design used a number of devices to give it the distinctly picturesque quality of an imagined English cottage: a high hipped roof, a suggestion of a small addition at the west end, and, particularly, the large gable over a shallow projecting wing that covers over half the breadth of the house. The gable and the area beneath it catch the eye because of the half-timbering and the angled base board in the gable, the recessed doorway beneath the east half of the gable and the stout, slightly tapered Tuscan column supporting the northeast





corner of the house, and the three-light window, flanked by moulded panels and featuring a sill bracketed at the ends. The picturesque quality is emphasized in the front elevation by the trellis the draughtsman has placed against the front wall, suggesting the surrounding flower garden that will complete the cottage. The cottage was substantially expanded in 1940, so that the new house was approximately twice as wide as the old, deeper, and made room for a maid's room and bath in the expanded attic space. Interestingly, the extra space on the main floor was generally devoted to increasing the size of the main spaces (with the possible exception of the kitchen) rather than creating more rooms. The house still had two bedrooms, a dining room, and a living room, though most of these became larger. The single additional kind of space was a sunroom at the back. An extra brick chimney was also added at the rear. The extra length of the facade is accommodated by the addition of a secondary gable and by a shallow setback of the room at the west end of the house. Though much smaller, the new gable reflects the earlier one, protruding over the eaves (though not over a projected wall plane), featuring stucco and wood half-timbering in the simplified Craftsman style, and shielding paired windows with a surround similar to the three-light window further east. "Mailbox" downspouts to each side of this gable further break up the wall. Except for the smaller-paned windows now in the main gable, all windows are 9/1 or 12/1 sashes. The elaborate trellis that now surrounds the paired windows at the west end of the facade echoes the suggestion of the 1925 draughtsman for a cottage draped in picturesque flora.

Cheapside Street is wide, and it is separated from the public sidewalk by a wide boulevard. This house is set back approximately 3.75 metres from the front property line and 19.25 metres from the edge of Cheapside Street. This house is set back slightly further than its neighbours, and a hedge around its perimeter creates a frame for the garden that the home's design seems to require -- though the former garden on the property is currently not well maintained. A laneway extends along both the west and south sides of the property, with an elaborate wood fences providing privacy to an elaborately landscaped back garden. A two-car garage, accessible from the rear lane, is also stuccoed and now, like the house, has with a roof clad in wood shingles.

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### **Heritage Attributes**

- Form, mass, and scale of the house, including roof shape and somewhat irregular footprint
- Deep, overhanging eaves, including those of gables
- Stucco cladding
- Gables with simple, Craftsman-style half-timbering and base board in an elongated pediment shape
- Porch recessed under attic storey
- Stylized, slightly tapered Tuscan column supporting northeast corner of house
- Panelled, wood front door, with nine small window panes inserted
- Two brick chimneys, with the exposed edge of that nearest the front rising through the southwest corner of the front porch
- Venetian and paired windows under east and west gables respectively, with panelled jambs and moulded brackets under sills
- Spacing and sizes of all other windows
- All wood window frames, surrounds, muntins, and rails
- Wood window sills
- "Mailbox" downspouts

**Contributing/Non-Contributing:** TBD

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### **Source**

- London City Directories
- Murphy-Moore Fons, "Architectural Drawings, House for Thos. F. Walker," Western Archives, Western University
- Murphy-Moore Fons, File on 199 St. James Street, Western Archives, Western University
- Tausky, Nancy Z., and Lynne D. DiStefano. Victorian Architecture in London and Southwestern Ontario: Symbols of Aspiration. 354-377.

**Civic Address: 201 Cheapside Street**

**Assessment Roll No:** 010530130000000

**Legal Description:** PLAN 57 PT LOT 10 W/S RICHMOND 43.00FR 63.83D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** 1914

**Architect and/or Builder:** Unknown

**Historic Associations:** The first resident in this home was Richard P. Pearce, a Superintendent at London Life Insurance Company.

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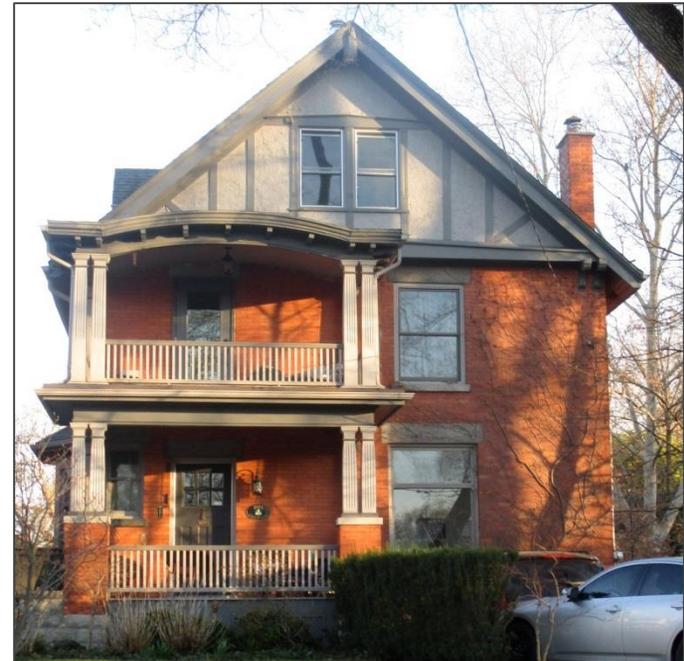
**Property Description**

The three houses closest to Richmond Street on the south side of Cheapside Street; 201, 203, and 205 Cheapside Street are near identical in several ways:

- all were built in an orange-red pressed brick set with matching mortar;
- all have two storeys and are of approximately the same height and width;
- all have two-storey porches, at least on the east side of the facade, all supported with similar square, paired posts and all featuring purlins below the upper storey porch eaves;
- all have similar front doors, with vertical panels below six, small, bevelled panes in the upper part of each door;
- all have tall brick chimneys along the west wall;
- all have bay windows on the east side of the house;
- all have side doors at the same position on the west side of the house;
- and all have concrete block foundations.

None is completely identical to its neighbour, however, and, of the three buildings, that at 201 Cheapside is the most individual.

This house has a gable roof, while the other two homes have hipped roofs, and the gable, thus extending across the entire facade, is given prominence by the bold, Stickley-style half-timbering surrounding the paired 1/1 sash windows. The brick walls of the sides and back of this house vary in hue from the orange-red of the front to a near black, the darker colours often caused by what appear to be mechanized scrapings on the brick. The front wall holds two asymmetrical columns of apertures: that towards the west holds



two sash windows (a 1/1 sash on the top and, below that, a larger window with a single pane in the lower panel and a shallower window above, with a row of small dentils between the two sashes); that on the east contains two doors, one opening onto the porch on each floor, and, on the ground floor, a small 1/1 sash next to the door. All openings on the facade are surmounted by deep, rusticated stone lintels; the windows have concrete sills. Both porches are supported by fluted, slightly tapered columns with square profiles; that on the lower level is shorter, sitting on a high brick base. Railings with simple, square spindles line the edges of both porches. The lower porch features a deep, straight architrave, while the architrave and roof of the upper porch are gently bowed, with purlins decorating the deep overhang. The hipped roof of the bay window extending from the east wall features the same purlins below its eaves. The doorway on the west side of the house matches the front door. A gable roof supported by moderately thick braces overhangs the door.

Cheapside Street is wide and is separated from the sidewalk by a wide boulevard. The houses have different setbacks, however, and 201, 203, and 205 Cheapside Street are closer to the sidewalk than some of the neighbouring houses. The front of the house at 201 Cheapside Street is on its front property line and is approximately 15 metres from the edge of Cheapside Street. A laneway runs along the west side of 201 Cheapside Street, and a short drive, branches off from the laneway, close to the front sidewalk, heading into the front garden of the house. A shallow rear garden is entirely enclosed by a high wood fence.

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### Heritage Attributes

- Form, mass, and scale of the house,
- Wide front gable, with paired sash windows, half-timbering, protruding apex board, and remnant of ornamental drop at the apex
- Sash windows, that on the lower west side of the facade likely once holding a stained glass upper panel
- Straight architrave above lower porch, and slightly bowed architrave and roof above upper porch
- Two-storey porch, supported by paired, stylized, square, fluted columns
- Two-storey orange-red, pressed brick walls held by red mortar, with black markings on the side and back walls
- Spacing and sizes of apertures on the front facade
- Tall brick chimney
- Original front doors
- Rock-faced stone lintels
- Concrete sills
- Porch railings with square spindles
- Bay window with hipped roof on east side of house
- Purlins below eaves of porch roof and bay window
- Concrete block foundation

**Contributing/Non-Contributing:** TBD

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### Sources

- London City Directories

**Civic Address: 203 Cheapside Street**

**Assessment Roll No:** 010530131000000

**Legal Description:** PLAN 57 PT LOT 10 W/S RICHMOND 43.00FR  
63.83D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** 1914

**Architect and/or Builder:** Unknown

**Historic Associations:** The first resident in this home was W.H. Robinson, a traveller inspector for the London Life Insurance Company.

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**Property Description**

The three houses closest to Richmond Street on the south side of Cheapside Street -- 201, 203, and 205 Cheapside Street -- are near identical in several ways:

- all were built in an orange-red pressed brick set with matching mortar;
- all have two storeys and are of approximately the same height and width;
- all have two-storey porches, at least on the east side of the facade, all supported with similar square, paired posts and all featuring purlins below the upper storey porch eaves;
- all have similar front doors, with vertical panels below six, small, bevelled panes in the upper part of each door;
- all have tall brick chimneys along the west wall;
- all have bay windows on the east side of the house;
- all have side doors at the same position on the west side of the house;
- and all have concrete block foundations.

None is completely identical to its neighbour, however. (See Inventory Sheets for 201 and 205 Cheapside Streets.)

The house at 203 Cheapside has a high, hipped roof, covered with rectangular and scalloped slate tiles and with a steep cross gable over the two-storey porch. The gable holds a single sash window and a half-timbered field, with a heavy pendant and finial at the apex. The front wall holds two asymmetrical and uneven columns of apertures: that towards the west holds two sash windows (a 1/1



sash on the top and, below that and somewhat to the east, a larger window with a single pane in the lower panel and a shallower window above; that on the east would originally have contained two doors, one opening onto the porch on each floor, and, on the ground floor, a small 1/1 sash next to the door. All openings on the facade are surmounted by deep concrete lintels; the windows have concrete sills. Both porches are supported by paired pilasters with square profiles; the pilasters on the lower level are shorter, sitting on a high brick base. Railings with square spindles line the edges of both porches, suggesting that the sun porch now occupying the upper porch may be a later addition. The roof over the porches has a shallow gable, with purlins decorating the deep overhang along all three sides. Period lanterns hang from the roof of the lower porch and over the door on the west side of the house.

Cheapside Street is wide, and it is separated from the public sidewalk by a wide boulevard. The houses have different setbacks, however, and 201, 203, and 205 Cheapside Street are situated somewhat closer to the sidewalk than some of its neighbours. The house at 203 Cheapside Street is on its front property line and is approximately 15 metres from the edge of the street. A driveway on the west side of the house leads to a one-car brick garage with a stepped facade. The rear garden is enclosed by a wood fence.

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### Heritage Attributes

- Form, mass, and scale of the house,
- High hipped roof clad in rectangular and scalloped slate tiles
- Cross gable with single sash window in half-timbered field, with finial and pendant at the apex
- Two-storey orange-red, pressed brick walls held by red mortar
- Spacing and sizes of apertures on the front facade
- Sash windows, that on the lower west side of the facade likely once holding a stained glass upper panel
- Two-storey porch, supported by paired, square pilasters, those on the lower floor sitting on brick bases
- Porch railings with square spindles
- Small paned windows, with wood muntins and rails, around the sun room occupying the second-floor porch
- Straight architrave above lower porch, and architrave and shallow gable roof surmounting upper porch
- Purlins under broad eaves of porch roof
- Bay window on east side of house
- Concrete block foundation
- Original doors
- Tall brick chimney
- Spacing of side door
- Original window and door surrounds
- Concrete lintels
- Concrete sills

**Contributing/Non-Contributing:** TBD

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### Source

- London City Directories

**Civic Address: 205 Cheapside Street**

**Assessment Roll No:** 010530132000000

**Legal Description:** PLAN 57 PT LOT 10 S/S & W/S RICHMOND  
44.00FR 63.83D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** 1914

**Architect and/or Builder:** Unknown

**Historic Associations:** The first resident in this home was Wilfred J. Blackie, a traveller for one of London's many prosperous wholesale companies in the Edwardian period.

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**Property Description**

201, 203, and 205 Cheapside Street are near identical in several ways:

- all were built in an orange-red pressed brick set with matching mortar;
- all have two storeys and are of approximately the same height and width;
- all have two-storey porches, at least on the east side of the facade, all supported with similar square, paired posts and all featuring purlins below the upper storey porch eaves;
- all have similar front doors, with vertical panels below six, small, bevelled panes in the upper part of each door;
- all have tall brick chimneys along the west wall;
- all have bay windows on the east side of the house;
- all have side doors at the same position on the west side of the house;
- and all have concrete block foundations.

None is completely identical to its neighbour, however. The house at 205 Cheapside has a high, hipped roof and a large gable-roofed dormer in front that may be a recent addition. The facade of each storey holds a window or window complex in the west bay and a door opening onto a porch in the east bay. The second-storey window is a generously sized 1/1 sash. On the ground storey are paired sash windows. All openings on the facade are surmounted by concrete lintels; the windows have concrete sills. The most obvious difference between this house and its neighbours is that the first-floor porch extends all the way across the facade, while that



on the second floor extends only across the east half. Both porches are supported by paired pilasters with square profiles; all pilasters are short, those on the upper storey porch sitting on panelled wood pedestals and those on the first floor on high bases comprising alternating courses of wide, smooth, concrete blocks and narrower, rock-faced concrete. Railings with simple, square spindles line the edges of both porches. The ground-floor porch has a shallow hipped roof, while the second-storey porch has a very shallow gable roof, with purlins decorating the deep overhang along all three sides.

The house has been renovated to accommodate separate upper-storey apartments. An addition has been added at the rear, and a flight of wooden stairs on the west side of the house provides access to the higher apartment(s).

Cheapside Street is wide, and it is separated from the public sidewalk by a wide boulevard. 201, 203, and 205 Cheapside Street are set closer to the sidewalk than some of its neighbours. Because the house is situated on the corner of Richmond Street, it is also able to use the wide setback east of the house. The house at 205 Cheapside Street is on its front property line and is approximately 15 metres from the edge of Cheapside Street. This house is also on its eastern property line and is approximately 15 metres from the edge of Richmond Street as well. A driveway leads from Richmond Street to a two-car garage at the back of the property.

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### Heritage Attributes

- Two-storey orange-red, pressed brick walls held by red mortar
- Spacing and sizes of apertures on the front facade
- Sash windows, that on the lower west side of the facade likely once holding a stained glass upper panel
- Original window and door surrounds
- Two-storey porch, extending across the entire first floor facade and across the east half of the second floor
- Paired, square, pilasters, those on the upper floor sitting on panelled wood pedestals and those on the ground floor supported by high concrete bases with alternating smooth and rock-faced courses
- Straight wood architrave above lower porch, and shallow gable roof surmounting upper porch
- Purlins under broad eaves of upper porch roof
- Form, mass, and scale of the house,
- Porch railings with square spindles
- Bay window on east side of house
- Concrete block foundation
- Concrete lintels
- Concrete sills
- Original doors
- Spacing of side door
- Tall brick chimney
- High hipped roof

**Contributing/Non-Contributing:** TBD

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### Source

- London City Directories

**COLLEGE AVE**

**Civic Address: 189 College Avenue**

**Assessment Roll No.:** 010511004000000

**Legal Description:** PLAN 28 PT LOTS 4, 5, 6, E/S ST GEORGE PT LOT 21 RP33R6169 PT 2 85.00X120.83X50.43X IRREG 85.00FR

**Designation/Listing Status:** Listed; Priority 1

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### Property History

**Date of Construction:** 1931

**Architect and/or Builder:** O. Roy Moore, Architect

**Historic Associations:** O. Roy Moore, head of the architectural firm then most prominent in London and arguably in southwestern Ontario, built this house as his personal residence. His firm had a prestigious ancestry, headed from the 1850s by a series of prominent architects: William Robinson, Thomas Tracy, George Durand, and John M. Moore, who bequeathed the firm to O. Roy. Under O. Roy Moore's leadership, the firm counted among its projects all buildings erected at U.W.O during the time of his tenure and the apartment building, St. James Court, located directly behind 189 College Street and sharing electrical and plumbing utilities with the latter. The house at 189 College Street was an architectural tour de force, displaying his firm's talents.



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### Property Description

Georgian Revival Ontario Cottage. Technically a one-storey, brick-veneer building according to the 1958 Fire Insurance Plan, Moore's house adopts the form of an Ontario Cottage, with a hipped roof, a three-bay symmetrical facade with centre door, and a rectangular footprint defining the main block of the building. However, the several dormers in the "attic," the high foundation, and a narrower back wing allowed the building to stretch so as to encompass a wide centre hall, a living room, dining room, kitchen, pantry, two "dens," a sunroom, three bedrooms, a maid's room, a nursery, and a play room, along with bathrooms and closets. The external finishes reflect the care taken with the house throughout. While the exterior brick walls project an overall red colour, the individual bricks mix red and black hues in a way that, with their rough surface, gives the walls a strong sense of texture. The brick is recycled; Moore paid for it by trading the one-storey wood cottage that formerly stood on the site (Letter to Moore from Hyman S. Leff, March 27, 1931). The rounded base of the front porch is clad in a less emphatically mottled brick textured with an unusual, random collection of pits and bulges; a sculpted drip stone collects and releases water from the floor of the front porch. Stone quoins mark

the corners of the house and porch. The foundation of the front facade is composed of fossiliferous limestone, as are the lintels, sills, and quoins; the stone lintels of the front windows feature square corner rosettes. The high, ashlar stone foundation is replaced by a brick soldier course and chamfered cement blocks along the side. One approaches the front doorway under a shallow roof supported by two stylized, fluted Doric columns and two fluted pilasters; the tight wood dentils of the porch cornice reach around the cornice of the house. The recessed doorway has a panelled reveal; it has sidelights and transom in a traditional manner, but instead of wood muntins, it features decorative ironwork. Wrought ironwork also forms the railings of the front porch and the steps leading off the porch from each side, as well as a carriage light hanging from the porch roof. The main-floor windows are flanked by working wood shutters pierced near the tops with a stylized tree motif. The roof and the sides of the dormers are covered with subtly multi-hued slate. The windows of the front dormers are recessed beneath projecting gable roofs and flanked by pilasters reminiscent of those at the front entrance; the rows of dormer windows along the sides of the house are surmounted by hipped roofs and also flanked by pilasters. The shallow porch roof is clad with copper. A copper drainpipe along the west side of the facade displays the date "1931" on its "mailbox." While the house retains most of its original features, modern windows have replaced the original 8/8 sash windows, and a metal and glass storm door has been fitted over the original panelled wood door.

Like the other cottages along the south side of the narrow College Street, the subject house is separated from the sidewalk and street by a shallow boulevard, sidewalk, and small garden. This house is approximately 2.5 metres from the front property line and approximately 8.5 metres from the edge of the Street.

Although considerably more substantial than the other one-storey cottages along College Street, its Ontario Cottage form allows it to fit sympathetically into its streetscape. The cottage property backs onto the property belonging to St. James Court at 200 St. James Street, the apartment building also designed by O. Roy Moore, and the cottage once shared the same lot and garages as well as the plumbing and electrical utilities with the apartment building. The cottage lot has long been severed, and there have at various times been garages behind the house. A broad driveway now leads to a gate opening upon the cottage's open back garden; both the drive and the narrow boulevard between the public sidewalk and the street curb have been paved with concrete patio stones. The non-conforming Marian Villa occupies the lands along the north side of the street.

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### **Heritage Attributes**

- Form, style, and massing of the house
- Positions of front door, front and side windows, and dormers
- Red to black brick facing the building
- Red brick facing the rounded stoup
- Ashlar and chamfered stones of the foundation
- Stonework on steps and porch

- Stone sills, lintels, and quoins
- Shallow front portico, with columns, pilasters, entablatures, and copper roof
- Cornice with dentils extending from column capitals around the house
- Doorway, with panelled front door and reveal and with glass sidelights and transom featuring decorative ironwork
- Wrought iron porch and stair railings
- Carriage light supported by wrought iron fixtures hanging from the entablature that links the porch columns and pilasters
- Copper roof of portico
- Wood shutters
- Slate roof and side walls of dormers
- Projecting gable roofs of front dormers
- Hipped roofs of side dormers
- Pilasters flanking dormer windows
- Copper drainpipe.

**Contributing/Non-Contributing:** TBD

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### Sources

- Fire Insurance Plans
- Letter from Hyman S. Leff to O. Roy Moore, May 27, 1931. File on 189 College Street, Murphy-Moore Fond, Western Archives, Western University
- London City Directories
- Pennington, Rachel. "Heritage Designation Report: 189 College Street." Unpublished Manuscript, in possession of Heritage Planner, City of London.
- Specifications for work on 189 College Street, Murphy-Moore Fond, Western Archives, Western University
- Tausky and DiStefano, *Victorian Architecture*, particularly pages 354-360.
- Tausky, *London: Site to City*, 160.

**Civic Address: 193 College Avenue**

**Assessment Roll No:** 010530126000000

**Legal Description:** PLAN 28 PT LOT 21 51.67x119.83 & R19.67x32 51.56FR

**Designation/Listing Status:** Listed

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**Property History**

**Date of Construction:** Probably c. 1817.

**Builder:** Most likely R.G. Wilson & Son, Contractors

**Historic Associations:** Frequently changing addresses, lack of continuity in tenants, conflicting documentary evidence, and a disjunction between documentary and architectural evidence makes it difficult to pin down dates of construction for the houses at 193 and 195 College Street. Two cottages, (rather than one) seem first to have been located in their present locations in 1871-72, and Fire Insurance Plans show 1-storey buildings with identical footprints appearing there sometime between 1892 and 1907. Several architectural features of the present cottages suggest a somewhat later date, however, possibly accounting for slight changes in the footprints of the buildings between the FIPs of 1915 and 1922. The two cottages now on the properties were probably either built or remodelled into their present form between 1916 and 1918, when R.G. Wilson & Son, Contractors, was located at 195 College Avenue, and members of the extended Wilson family also occupied 193 and 197 College Avenue. F.C. Wilson lived at 193 College Avenue.



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**Property Description**

The appealingly broad one-storey cottages at 193 and 195 College Avenue are near reverse twins, though some differences have accrued over time. At 193 College Avenue, the original wood siding, the upper parts of the porch posts, the window and door frames, the porch balustrades, and all soffits have been covered with aluminum siding. The west side of the facade is nearly filled with a generous bay window featuring 1/1 sash windows on its angles and a somewhat wider 1/1 sash window in the middle. This is balanced by a Venetian window on the west and a porch extending from the middle of the bay to the west end of the house. A muntin down the centre of the side panels of the Venetian window and rails near the top and bottom define smaller panes, which are echoed in the window divisions of the central front door. A row of three six-paned windows fills the front. The porch roof is supported by square piers surmounted by square wood posts (now covered with aluminum). The house has a hipped roof, with a deep eaves

and a ridge at the top from which the shed roof of a centre dormer descends. Like the roof over the house, that of the shallow shed roof of the porch features a wide overhang. The roofs are now clad in asphalt shingles, the porch and dormer in metal roofing. A short brick chimney rises above the roof in the back of the building.

As with all houses along the south side of College Avenue, this one is separated from the side walk and narrow boulevard beyond that by a relatively shallow front yard. The front of the house is on the front property line and is approximately 6 metres from the edge of the street. 193, 195, and 197 College Avenue share a large parking lot accessed from a drive west of 193 College Avenue and occupying substantial parts of the property belonging to each of the three houses. A board fence topped with a trellis separates the parking area from the back gardens.

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### **Heritage Attributes**

- Form, scale, and massing of the building, including the hipped roof and shed-roofed dormer and porch with its posts and pilasters
- The spacing and sizes of apertures on the facade, including the bay and Venetian windows, as well as the row of dormer windows
- Smaller panes in windows and doors, with rails and muntins
- The front door
- Any original wood features under the aluminum siding that may prove reusable

**Contributing/Non-Contributing:** TBD

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### **Source**

- City of London Assessment Rolls
- London City Directories
- Middlesex County Land Registry, Land Records, Plan 28, Lots 19, 20, and 21

**Civic Address: 195 College Avenue**

**Assessment Roll No:** 010511007000000

**Legal Description:** PLAN 28 PT LOT 19 31.67FR 151.33D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** Probably c. 1817.

**Builder:** Most likely R.G. Wilson & Son, Contractors

**Historic Associations:** Frequently changing addresses, lack of continuity in tenants, conflicting documentary evidence, and a disjunction between documentary and architectural evidence makes it difficult to pin down dates of construction for the houses at 193 and 195 College Street. Two cottages, (rather than one) seem first to have been located in their present locations in 1871-72, and Fire Insurance Plans show 1-storey buildings with identical footprints appearing there sometime between 1892 and 1907. Several architectural features of the present cottages suggest a somewhat later date, however, possibly accounting for slight changes in the footprints of the buildings between the FIPs of 1915 and 1922. The two cottages now on the properties were probably either built or remodelled into their present form between 1916 and 1918, when R.G. Wilson & Son, Contractors, was located at 195 College Avenue, and members of the extended Wilson family also occupied 193 and 197 College Avenue.



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### **Property Description**

The appealingly broad one-storey cottages at 193 and 195 College Avenue are near reverse twins, though some differences have accrued over time. That at 195 College Avenue retains its original narrow, bevelled board siding, with well-defined corner boards and a narrow board cornice. The east side of the facade is nearly filled with a generous bay window featuring 1/1 sash windows on its angles and a somewhat wider sash window in the middle, with a 2/2 storm window that may reflect the configuration of the window it covers; all windows have their original storms, and all share a common wood sill, over panelled spandrels beneath. This is balanced by a Venetian window on the west and a porch extending from the middle of the bay to the west end of the house. A muntin down the centre of the side panels of the Venetian window and rails near the top and bottom define smaller panes, which are echoed in the window divisions of the central front door. The porch roof is supported by square piers surmounted by square panelled wood posts; the porch is bordered with short narrow, bevelled board walls, and a plain fascia runs across the front. The house has a

hipped roof, with a deep eaves and a ridge at the top from which the shed roof of a centre dormer descends. Like the roof over the house, that of the shallow shed roof of the porch features a wide overhang. The dormer is sided with wood shingles, which probably once matched those of the roof, and a row of three six-paned windows fills the front. The house roof is now clad in asphalt shingles, the porch, bay window, and dormer in metal roofing. A brick chimney rises along the west side of the building.

As with all houses along the south side of College Avenue, this one is separated from the side walk and Narrow Boulevard beyond that by a relatively shallow front yard. The front of this house is on the front property line and is approximately 6 metres from the edge of the street. 193, 195, and 197 College Avenue share a large parking lot accessed from a drive west of 193 College Avenue and occupying substantial parts of the property belonging to each of the three houses. A board fence topped with a trellis separates the parking area from the back gardens.

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### **Heritage Attributes**

- Form, scale, and massing of the building, including the hipped roof and shed-roofed dormer and porch
- Original wood siding, with corner posts and cornice
- The spacing and sizes of apertures on the facade, including the bay and Venetian windows, as well as the row of dormer windows
- The front door
- Door and window frames, sills, muntins, and rails
- Panelled spandrels at base of bay windows
- Original storm windows
- Wood shingle siding on dormers
- Brick and wood posts and pilasters supporting the porch roof
- Bevelled board porch walls
- Porch fascia

**Contributing/Non-Contributing:** TBD

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### **Source**

- City of London Assessment Rolls
- London City Directories
- Middlesex County Land Registry, Land Records, Plan 28, Lots 19, 20, and 21

**Civic Address: 197 College Avenue**

**Assessment Roll No:** 010511007000000

**Legal Description:** PLAN 28 PT LOT 19 31.67FR 151.33D

**Designation/Listing Status:** None Property History

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**Property History**

**Date of Construction:** A house first appeared on this site in 1885, but the house looks over a decade older (see "Property Description" below). It may have been moved from a different site to this one -- a common practice at the

**Architect and/or Builder:** Unknown

**Historic Associations:** Martin O'Meara bought this property c. 1876, but waited nearly a decade to locate a rental house there. Patrick Howard, a labourer occupied the house in 1885. By 1890 it was occupied by William Baker, a hostler, who had lived at what is now 193 College since 1873. His tenure at 197 College was relatively short-lived: by 1892, Patrick had again taken up residence there. The house changed tenants frequently at least until World War I. Like its neighbours, it is again a rental property today.



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**Property Description**

The shallow hipped roof of this 1-storey, side-hall plan cottage, its relatively broad eaves, the Greek Revival entranceway with its sidelights and transom, and the flat tops of the windows and transom together suggest a building from the late 1860s or early 1870s. The original cladding of the house has been covered with vinyl siding. The windows and the entranceway, however, retain their original wood surrounds. The 1/1 sash windows have simple plank surrounds. The unique, somewhat primitive Greek Revival entranceway is remarkably intact: important features include the wood plinth at the base of the pilasters, the transom with its original muntins and the sidelights with their original rails and delicate panelling beneath, and the doorway itself with what appear to be the original two panels beneath a glass inset that has now been inserted. The small gable, now holding a vent, and the front porch with its rusticated concrete block piers and wood posts and balusters, all with a square profile, represent later additions to the house, the porch probably dating from the decade following World War I. Another door, with a transom above, faces the front of the building and opens from a westward projection towards the back of the house. A concrete chimney rises slightly above the roof.

As with all houses along the south side of College Avenue, this one is separated from the side walk by a relatively shallow front yard. The front of this house is approximately 0.25 metres from the front property line and approximately 6 metres from the edge of the street. 193, 195, and 197 College Avenue share a large parking lot accessed from a drive west of 193 College Avenue and occupying substantial parts of the property belonging to each of the three houses. A board fence topped with a trellis separates the parking area from the back gardens.

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### **Heritage Attributes**

- Form, scale, and massing of the building, including the nearly rectangular footprint and the shallow hipped roof
- The spacing and sizes of apertures on the facade
- The entranceway with sidelights and transom
- The side doorway with transom
- Original cladding beneath the vinyl siding, should it be redeemable
- Original windows, frames, and surrounds
- Front entranceway, with frame, base and corner blocks sidelights and rails, transom and muntin bars, and door
- Side doorway with transom

**Contributing/Non-Contributing:** TBD

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### **Source**

- City of London Assessment Rolls
- London City Directories

**Civic Address: 199 College Avenue**

**Assessment Roll No:** 010511008000000

**Legal Description:** PLAN 28 PT LOT 19 23.50FR 151.33D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** 1914

**Architect and/or Builder:** Unknown

**Historic Associations:** The first resident in the house was Ransome J. Foster. Foster worked as the Chief Operator at the Great North Western Telegraph Company.

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**Property Description**

The one-and-one-half-storey house at 199 College Avenue was the last in its streetscape to be built; it gained space on its narrow lot through its long though narrow footprint and through the use of a gambrel roof with the gable facing the street; this allowed for a wide upper storey, and further space and light were provided by a similarly-shaped gable along the east side of the building.

The unusual roof shape extends outward towards its bottom, creating a graceful skirt around the bottom that extends across the front of the gable and the dormer. The front eaves accentuate this skirt by flaring to accommodate along the front gable.

The wood walls and trim are now faced with vinyl; the suggestion of half-timbering in the upper part of the gable may reflect one aspect of the former gable decoration. Two-light sash windows occupy the front gable and part of the front wall below. The front door is surmounted by a transom with muntin bars creating a decorative border. A front porch may retain what was its original roofline, pediment shape, and cornice. A rear addition now adds extra living room.

Like other buildings along College Street, the house sits close to the road, separated from a sidewalk by a narrow front garden. This house is approximately 0.25 metres from the front property line and approximately 6 metres from the edge of the street. A parking area behind the house is now reached from the parking lot at the rear of the property at 835 Richmond Street, and is separated from the house by a tall fence and gate.



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**Heritage Attributes**

- Form, scale, and massing, including the unusual roof shape
- Cement block foundation
- Positions of windows and front door with transom

**Contributing/Non-Contributing:** TBD

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**Sources**

- London City Directories
- Fire Insurance Plans

**Civic Address: 200 College Avenue,  
Mount Hope Centre for Long Term Care**

**Assessment Roll No:** 010511007000000

**Legal Description:** PLAN 28 PT LOT 19 31.67FR 151.33D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** c. 1965

**Architect and/or Builder:** Tillman Architects

**Historic Associations:** Marion Villa, facing College Avenue, and St. Mary's (formerly St. Mary's Hospital), facing Grosvenor Street, are now part of the same complex, called Mount Hope Centre for Long Term Care. The two buildings are physically and administratively connected, although they have different addresses, and they serve the same functions in offering long term and respite health care. They have a long History in the neighbourhood, which can be traced back to Mount Hope Orphanage, established in 1869, and to one of the Study Area's most prominent speculators and land holders before that.



A prosperous grocer, speculator, and, in 1856, Mayor of London, William Barker bought, subdivided, and sold off lots in the block surrounded by Oxford, Burlington, St. James, and George Streets, and then moved on to purchase lots in the subdivision immediately to the north. (See section 3.4.2.4). There, c. 1853, he built a very substantial home facing Richmond Street, shown in a period stereoscopic view, where he lived for four years. By 1869, Roman Catholic Bishop Walsh had purchased the house for use as an orphanage, a home for indigents, and a home for the elderly, to be run by the Sisters of St. Joseph. It also served as a Motherhouse for Novitiates. Despite its multiple functions, the institution was popularly known as Mount Hope Orphanage. A description of the building from a History website connected with the Congregation of the Sisters of St. Joseph describes the setting and the uses of the building: its "beautiful grounds, with broad shaded walks, hedged with privet or bordered with flowers," many trees, an orchard containing "apple, pear, plum and black English cherry trees," and, inside, "a chapel, a parlour, various work spaces, kitchen and bake room, refectories,, and accommodation for the Sisters as well as dormitories for orphaned girls." A frame building behind the house "held a school room, sleeping quarters for residents, a laundry, and dormitories for boys." In 1877, the

orchard gave way to a large addition to the Barker House; the substantial addition, extending north along Richmond Street, was in a High Victorian Gothic style, with high gables, pointed windows, and dichromatic brickwork. A chapel was situated on the west side of the building. In 1899, because the building was becoming overcrowded, the orphans were moved to Mount St. Joseph, further north along Richmond Street, and the former orphanage, now devoted entirely to care of the elderly, was rechristened the House of Providence. In 1951, as a result of the increasing realization that many residents of the House of Providence required care for chronic illnesses and, also, that beds in other local hospitals were taken up by such long-term patients, St. Mary's Hospital was built north of the House of Providence, along Grosvenor Street. In 1966, the former Barker House was demolished to make way for Marian Villa. The House of Providence remained for fourteen more years; after it was demolished in 1980, the profile of the chapel was sketched in stucco on the east side of a new wing connecting Marian Villa and St. Mary's Hospital and containing a new chapel and a new laundry. In 1985, St. Mary's, Marian Villa, and St. Joseph's Hospital on the other side of Richmond Street amalgamated as St. Joseph's Health Centre. In 1996, St. Mary's Hospital was extended west on Grosvenor Street and around the corner onto St. George Street. The following year, St. Mary's Building and Marian Villa were officially combined as Mount Hope Centre for Long Term Care. The mid-century St. Mary's Hospital was demolished around 2009, and, during the following couple of years, a new connection was built linking Marian Villa and St. Mary's Building. The sites of the first three buildings in the complex, the Barker House, the House of Providence, and the eastern part of the 1955 St. Mary's Hospital building is now filled with a parking lot and lawn, while the present Marian Villa and St. Mary's offer Richmond Street rather heterogeneous side views.

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### **Property Description**

The six-storey Mid-century Modern building constructed to house Marian Villa makes a dramatic statement along the north side of College Avenue. The facades of the upper five floors comprise alternating columns of uninterrupted yellow brick and recessed embrasures containing windows, the floor levels indicated by metal strips. Each embrasure contains two large, square windows, separated vertically by a flat metal column, with a grey-green, textured tile spandrel filling the area beneath the windows. The columns of windows extend through the ground floor, but, instead of being separated by the wide brick columns found on other floors, walls of the grey-green tiles splay outward towards a white metal pilaster. A cantilevered roof that flips up at the south end extends out from the building to announce the main entranceway, which is faced with plate glass panels separated by metal supports. The east section of the building was designed to have balconies off the dining rooms on each floor. These have now been closed off or glassed in to ensure the safety of patients. The other major change in the facade is that the roofs of each window embrasure, which once extended beyond the plane of the brick faces, have been abbreviated to allow more light in the patients' rooms.

Along College Avenue, a narrow strip of grass and a long, metal-railed ramp separate the facade from the sidewalk. The building is approximately 2 metres from the College Street property line and approximately 7 metres from the edge of the street. A parking lot and a wider grassed yard separate the junction of Marion Villa and St. Mary's Building from Richmond Street.

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## Heritage Attributes

- Form, mass, and scale of the building
- Various facings of the south facade, including the yellow brick, grey-green tiles, and white metal strips
- The arrangements of materials: brick columns, window embrasures with tile spandrels, and, on the first floor windows recessed in sections of splayed tiles, divided by metal strips; brickwork interrupted by small windows on the eastern end of the ground floor, with potential balconies and window walls above
- The front entranceway, with cantilevered roof and plate glass panels.

**Contributing/Non-Contributing:** TBD

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## Sources

- Board of Trustees, London and Middlesex county roman Catholic separate Schools. *The Sisters of St. Joseph: Beginnings in London Diocese, 1868-1978*. 1978.12-19.
- Lutman, John, and Christopher Hives. *The North and the East*. 9, 10.
- Stephen, R. Alexander, and L. Mackie Smith. *The History of St. Joseph's Hospital, faith and caring*. London, Ont.: St. Joseph's Health Centre, 1988. 3-6, 18.
- Telephone Interviews, Thomas Tillman, December 2015, January 2016
- <https://www.Historypin.org/en/congregation-of-the-sisters-of-st-joseph-in-c/geo/42.997903,-81.252469,5/pin/261868>,
- <https://www.Historypin.org/en/congregation-of-the-sisters-of-st-joseph-in-c/geo/42.997903,-81.252469,5/pin/261847>
- <https://www.Historypin.org/en/congregation-of-the-sisters-of-st-joseph-in-c/geo/42.997903,-81.252469,5/bounds/26.913847,-94.611844,55.759025,-67.893094/pin/261839>

## CROMWELL STREET

**Civic Address: 181 Cromwell Street**

**Assessment Roll No.:** 010530152000000

**Legal Description:** PLAN 57 PT LOT 27 E/S ST GEORGE 35.00FR  
60.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1912

**Architect and/or Builder:** Unknown

**Historic Associations:** The first resident here was Mrs. Jane Jolly, the widow of one, G.C. Jolly.

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### **Property Description**

181 Cromwell Street is a two and a half storey white brick house. The house has an addition on the west side. The original part of the house has a hip roof with a front gable on the west side, with the addition this gable is approximately in the centre of the house. The front gable contains a central window and has bargeboard trim. The gable is clad in fish scale siding and the gable window has decorative brackets on its sides and top. The front elevation of this house is asymmetrical. The first floor is approached up seven steps to a covered front veranda. The veranda spans the width of the original house. The veranda roof has a gentle slope and is supported by four round columns and two half columns.

The first floor consists of a small window on the east side, the front door topped with a transom window and a large window on the west side of the original house. The west side addition also has a small window set high in the wall. The second floor consists of two windows on the front of the original house with a set of more modern windows in the second floor addition. The addition on the second floor is clad in siding and has a gently sloped roof. Windows have plain concrete or stone sills. The windows are topped with slight brick arches. Windows in the original part of the house are vertically oriented. The windows on the second floor addition are horizontally oriented.

The addition on the west side closes off any access to the back garden, so that the parking spaces in front of the house are the only ones on the property. The back garden is small, this house fills a large percentage of the lot.

Cromwell is one of the narrower streets in the Study Area, and the houses along both sides sit relatively close to the street, behind modest front gardens, a sidewalk, and a narrow boulevard. The house is approximately 3.5 metres from the front property line and



7.5 metres from the edge of the street. Because all but three very recent buildings were erected within the decades between about 1895 and 1920, and because the buildings are all of similar scale, most of the street possesses a harmoniously unified character.

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### **Heritage Attributes**

- Form, mass, and scale
- Bargeboard trim in the front gable
- Fish scale siding on the front gable
- White brick cladding
- Transom light above the door
- Arrangement of window and door openings on the original house front elevation
- Veranda spanning the width of the original house.

**Contributing/Non-Contributing:** TBD

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### **Source**

- London City Directories

**Civic Address: 182 Cromwell Street**

**Assessment Roll No.:** 010530145000000

**Legal Description:** PLAN 218 PT LOT 28 E/S ST GEORGE 35.00FR 75.00D

**Designation/Listing Status:** Listed

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### Property History

**Date of Construction:** 1905

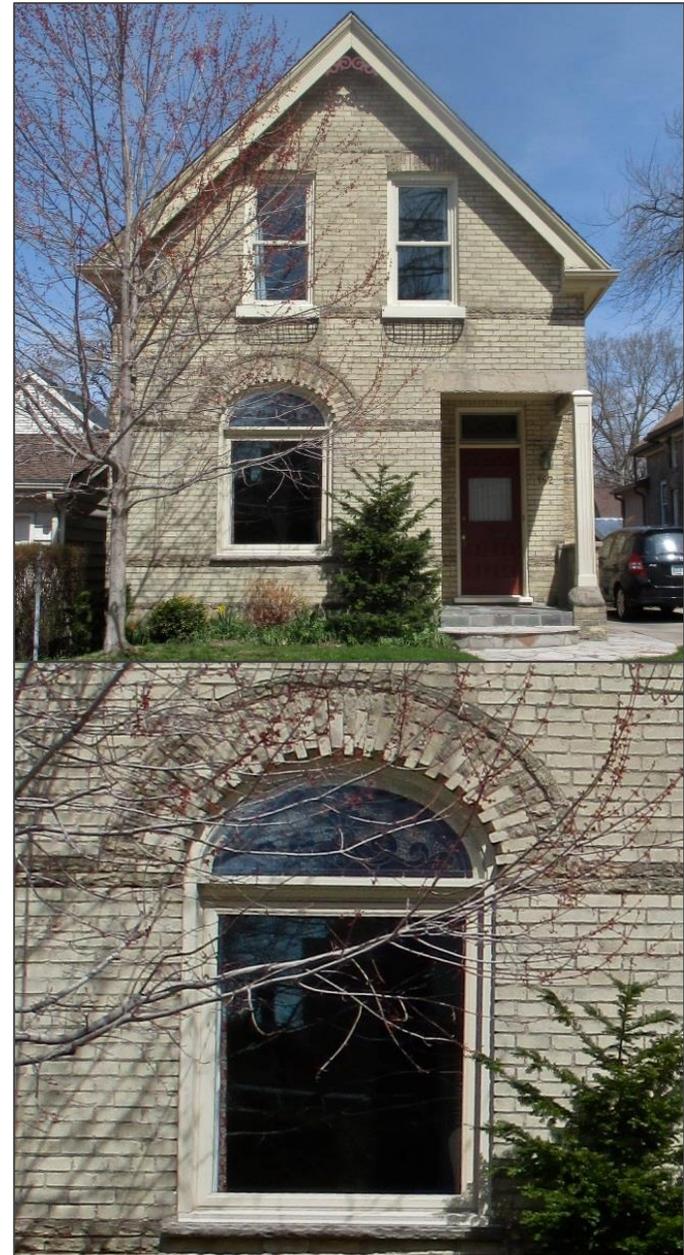
**Architect and/or Builder:** Unknown

**Historic Associations:** The first resident here was Frederick W. Boyd, a partner in R. Boyd and Sons, a clothing store at 111 Dundas Street.

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### Property Description

The rectangular footprint of the main block of this house attests to the simplification of form favoured during the Edwardian period, though the simplicity here is misleading. A one storey shed roofed extension, original to the house, extends from the back and reaches beyond the east side of the main block (a later addition extends it further). The front face of this extension is treated as part of the south facade. While avoiding the very irregular footprint and roofline of the Queen Anne Revival, the building has many of the decorative motifs the Queen Anne Revival favoured. The one and a half-storey, buff brick house has a gable roof, with the gable facing the street; the gable has a plain bargeboard, with small pieces of gingerbread near the apex. The front porch is contained within the rectangular footprint, recessed beneath the second storey in the southeast corner of the house. A single square, partially fluted post appears to support the second-storey corner of the house; it stands on a short brick base with a large unshaped, rock as a coping. Behind it, a short brick wall, with a flat stone coping, links the post with the wall. A large stone lintel surmounts both sides of the porch. The recessed wooden front door is panelled, with a glass insert in its top half and with a stained glass transom. Stained glass fills the round-arched upper section of the large sash window, with a rusticated stone sill that dominates the rest of



the ground floor facade. Two 1/1 sash windows, with wood sills, are symmetrically placed at the second-storey level. A keystone window and another 1/1 sash window are on the east side of the ground floor; a large oculus stands out on the upper floor on the west side of the house.

The most dominant decorative features involve the various designs created with the use of very unusual, rock-faced, buff-coloured bricks with some grey-to-black mottled surfaces; these are used in the window voussoirs, in the double courses that run across the facade at the lintel, sill, and impost levels, and in the single course at the foundation level. Above each 1/1 sash window are fifteen voussoirs, those formed of stretchers alternating with those made of two headers; the rusticated darker brick is used for the outer and middle three stretchers above each window, while the other six voussoirs are of smooth buff-coloured brick. The most striking composition is that formed by the voussoirs around the ground-floor round-headed window. The voussoirs are formed of shorter and longer brick sections, in alternating sequence. Unlike those of the lighter bricks, however, the longer dark bricks are full stretchers, with the result that, where they are used the light headers reach into the window border, creating the effect of dentils. This contrasts with the linear quality of the darker brick course outlining the circumference of the voussoir complex.

A driveway extends to the back of the house along its east side.

The houses along Cromwell Street sit relatively close to the street, behind modest front gardens, a sidewalk, and a narrow boulevard. This house is approximately 2.5 metres from the front property line and 6.5 metres from the edge of the street. Most of the buildings are all of similar scale and were built between 1895 and 1920 giving the street a harmoniously unified character.

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### Heritage Attributes

- Form (including the gable-roofed main block and the original shed-roofed rear component), mass, and scale
- Buff brick facing, with rare mottled rock-faced brick trim
- Recessed porch, with square, partly fluted post, standing on a brick and rock base, and short brick wall with stone cap
- Voussoirs composed of lighter and darker bricks over and around all windows, in their present arrangement
- Large first-floor sash window, with plate glass in bottom section, and a more shallow round-headed stained glass element above.
- Mottled, rock-faced brick courses at the lintel, impost, sill, and foundation levels
- Panelled front door with glass inset
- Stained glass transom over front door
- 1/1 sash windows on both storeys, with wood sills
- Oculus
- Keystone window
- Placing and spacing of all windows
- Stone lintel above porch

**Contributing/Non-Contributing:** TBD

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**Source**

- London City Directories

**Civic Address: 185 Cromwell Street****Assessment Roll No.:** 010530153000000**Legal Description:** PLAN 57 PT LOT 17 34.70X120X120X34.65  
34.70FR**Designation/Listing Status:** None

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**Property History****Date of Construction:** 1912**Architect and/or Builder:** Unknown**Historic Associations:** Hugh Fulton was the first resident here.

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**Property Description**

With its decorative gablet at the peak of the hipped roof and the cross gable facing the front, the roofline of this two-storey house retains vestiges of the Queen Anne Revival style so popular in London.

Otherwise, however, it reflects the relative simplicity typical of late Edwardian buildings. Both gablet and gable have box bargeboards ornamented with rows of roundels and fields filled with scalloped wood shingles. The gable contains paired windows with wood jambs and sills; rising from each jamb is a large console bracket, fluted on the outside edge that supports a projecting board in the apex that features a sunburst design. The house is faced with red bricks set with a red mortar to retain a smooth surface. The two symmetrically placed windows on the second-storey facade and the east window on the ground floor have sash windows with a single pane in the lower panel and leaded glass panels above; the west second-floor window, however, has a higher interior panel, however, allowing the lower sash to be raised enough for one to step through. This feature presupposes a one-time two-storey porch or a balustrade around the top of a ground floor porch. Beneath the upper-storey east window, on the ground floor, is a wider plate glass window with a leaded glass transom. Roughly beneath the upper-storey western window is the front door, with horizontal panels in its bottom sections and a glass insert, divided by muntins and rails bordered with bevelled glass; a leaded glass transom above shows the address in gilt numbers. All windows are surmounted by brick voussoirs, set in straight lines, that consist of alternating stretchers and headers, and all windows have wood sills. The present flat-roofed porch across the front (a sympathetic



replacement for the original, is supported by square, bevelled posts; its entablature features shallow moulding at the top and bottom, with a row of dentils along the cornice. A brick chimney rises along the east side of the house.

Cromwell is one of the narrower streets in the Study Area, and the houses along both sides sit relatively close to the street, behind modest front gardens, a sidewalk, and a narrow boulevard. This house is approximately 3.5 metres from the front property line and 7.5 metres from the edge of the street. A laneway along the east side of the house at 185 Cromwell Street lead to parking spaces inserted into a back garden otherwise surrounded by a high wood fence. Because all but three very recent buildings were erected within the decades between about 1895 and 1920, and because the buildings are all of similar scale, most of the street possesses a harmoniously unified character.

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### **Heritage Attributes**

- Form, mass, and scale
- Hipped roof with gablet at the apex and with cross gable facing the front of the house
- Brick chimney
- Bargeboards of gablet and gable, decorated with rows of roundels
- Shaped wood shingles in fields of gablet and gable
- Paired windows in gable, with wood jambs and sills
- Large and small brackets supporting projecting apex with sunburst design
- Facing of red brick and red mortar
- Spacing, sizes, and shapes of windows
- Brick voussoirs over all apertures
- Wood window sills
- Leaded glass sash over eastern windows and second-storey western window, along with the high interior panel of the eastern upper-storey window, allowing it to open further than normal
- Front door with horizontal panelling and bevelled glass
- Transom over front door with leaded, bevelled glass and gilt numbering
- Shape and sympathetic accoutrements of front porch
- Rusticated concrete block foundation

**Contributing/Non-Contributing:** TBD

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## Sources

- Interview with present owner and resident, Karsten Shulz, March 1916
- London City Directories

## Civic Address: 186 Cromwell Street

**Assessment Roll No.:** 010530144000000

**Legal Description:** PLAN 218 LOT 11 42.00FR 142.00D

**Designation/Listing Status:** Listed

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## Property History

**Date of Construction:** 1895-1896

**Architect and/or Builder:** Unknown

**Historic Associations:** London city directories claim that this house was unfinished in 1895 and vacant in 1896-1897. By 1898, the house was inhabited by Robert Mitcheltree, a butcher who, with Joseph and Simon Mitcheltree, had shops in Covent Garden Market and at 365 Richmond Street. Among later inhabitants were three generations of the McLeish family; one sibling still lives on the south side of the street.



Except for the front and back porches, the house next door, at 190 Cromwell Street, is a mirror image of this house, built at approximately the same time for a fellow butcher. The by-law designating 190 Cromwell Street claims that the twin buildings were constructed for members of the same family; this study has not, however, determined the nature of that relationship.

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## Property Description

Built at the time when Queen Anne Revival cottages in London boasted their most elaborate footprints and rooflines, the two one-and-one-half buff brick cottages at 186 and 190 Cromwell Street excel in unexpected angles and protuberances. From the front of each house, one can discern a central hipped roof, with a cross gable resulting in a front-facing gable and, surmounting a protruding wall plane at the side, a wall dormer with a hipped roof and flared sides. From the rear (see Inventory Sheet, 190 Cromwell Street), one can see an additional hipped roof dormer, a half-hipped gable at the rear of the main block, with a gable-roofed wing extending in an unusual fashion from the half-hip. The front gables sport a wide box bargeboard decorated at equal intervals with simple applied square designs. In the protruding apex is a wooden checkerboard design, the spaces filled with half spheres. Just below are

paired sash windows with moulded jambs and wood sills. Flat wood shingles fill the surrounding field. At the outer corners of the gable are triangular "brackets" with bevelled ends and carved sides; a row of dentils reaches across the bottom of the gable and around the cornice of the house. On the ground floor facade is a plate glass window and a panelled door with a glass insert, both surmounted by stained glass transoms. A stained glass window also decorates the outer wall of the entrance hall beyond the door. The dormers hold one or two 1/1 sash windows respectively, and others provide light in the side walls. Those in the brick walls feature brick voussoirs outlined with red mortar. Both buildings have stone foundations. The house at 186 Cromwell Street retains a tall chimney with decorative corbelling. The porch that now spans the front of the building has a shed roof, supported by high brick bases and, the porch across the front of this house abbreviated pyramidal posts resting on high brick; the spindles of its railing, each with a square profile, are distinctively arranged in groups of three.

Cromwell is one of the narrower streets in the Study Area, and the houses along both sides sit relatively close to the street, behind modest front gardens, a sidewalk, and a narrow boulevard. Because all but three very recent buildings were erected within the decades between about 1895 and 1920, and because the buildings are all of similar scale, most of the street possesses a harmoniously unified character. The house is approximately 3 metres from the front property line and 7 metres from the edge of the street. The recently landscaped front garden of this home features an unusually laid out sidewalk, leading from the street towards the window, then leading across the width of the house, past the two stone steps leading up to the porch and door, then on towards a side gate. The yard descends quite steeply in the back, where a carport and open parking area are accessed from a laneway.

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### Heritage Attributes

- Form (including the highly irregular roofline and the irregular footprint), mass, and scale
- Buff brick facing
- Front gable with box bargeboard, checkerboard design in apex, moulded window jambs, rectangular shingles, triangular "brackets," and dentils
- Wall gable on east side of house, with hipped roof and flared shingled walls
- 1/1 sash windows in gable and dormers
- 1/1 sash windows on ground floor, with brick voussoirs outlined in red mortar
- Plate glass window on front facade with stained glass transom
- Wood front door with stained glass transom
- Stained glass window at side of house, with brick voussoirs
- Tall corbelled chimney
- Stone foundation

**Contributing/Non-Contributing:** TBD

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### Source

- Interview with Sylvia Behr, former resident at 190 Cromwell Street, March 2016

- London By-law No. L.S.P.-3283-90, designating 190 Cromwell Street under Part IV of the *Ontario Heritage Act*
- London City Directories

**Civic Address: 187 Cromwell Street**

**Assessment Roll No.:** 010530158000000

**Legal Description:** PLAN 57 PT LOT 17 35.13X120X120X35.18 35.13FR

**Designation/Listing Status:** None

**Property History**

**Date of Construction:** 1912

**Architect and/or Builder:** Unknown

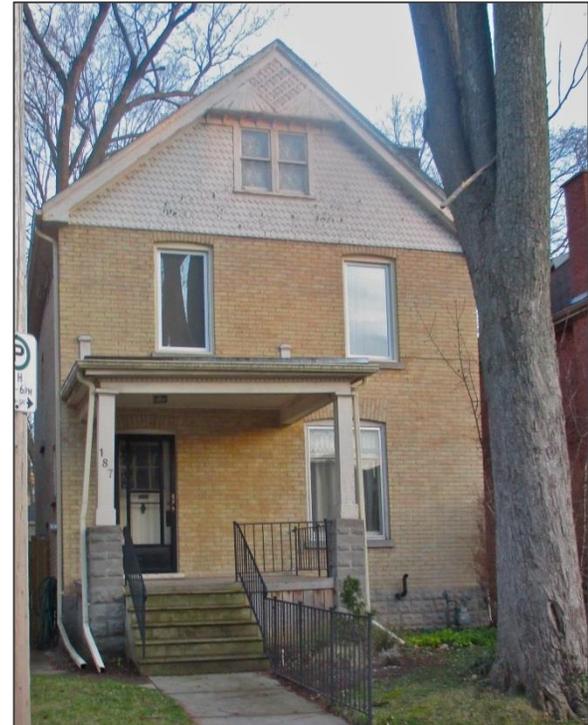
**Historic Associations:** This house sat vacant for a couple of years before it came to be inhabited by Mrs. Fannie Hodgins, widow of George W. Hodgins in 1915.

**Property Description**

187 Cromwell Street is a two and a half storey white brick house. The front elevation is asymmetrical with a front door and single large window on the first floor, two windows on the second floor and a small double window in the attic space. The house has a medium gable roof. The front gable end of the house is clad in fish scale siding and is topped with bargeboard. The window and door openings are topped with slight brick arches. Window openings have simple concrete sills. Second floor windows have been replaced with modern windows. The front porch is roofed with a flat roof supported on two square pillars. The front porch covers approximately half of the front elevation of the house and is five steps above grade. This house has a brick chimney on the west side.

The remnants of a lane once designed to reach from Cromwell to Grosvenor Street runs along the west side of this house. A wood fence provides privacy to the back yard, with parking spots off the lane beyond the fence. The front walkway extends straight from the front porch steps to the sidewalk.

Cromwell is one of the narrower streets in the Study Area, and the houses along both sides sit relatively close to the street, behind modest front gardens, a sidewalk, and a narrow boulevard. Because all but three very recent buildings were erected within the decades between about 1895 and 1920, and because the buildings are all of similar scale, most of the street possesses a



harmoniously unified character. The house is approximately 4 metres from its front property line and 8 metres from the edge of the street.

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**Heritage Attributes**

- Form, mass, and scale
- Setback from the street
- Arrangement of window and door openings on the front elevation
- Bargeboard above attic window
- Fish scale siding on the front gable
- White brick cladding

**Contributing/Non-Contributing:** TBD

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**Source**

- London City Directories

**Civic Address: 189 Cromwell Street**

**Assessment Roll No:** 010530159000000

**Legal Description:** PLAN 57 PT LOT 18 30.00FR 140.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1912

**Architect and/or Builder:** Unknown

**Historic Associations:** While the new house at this address first appears in the 1912 City Directory, the first inhabitant listed was William G. Nott (for whom no occupation was listed) in 1913.

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### **Property Description**

189 Cromwell Street is a one and a half storey red brick house with front gable roof and a side gable on the east side. This house has a single large window on the east side of the front elevation and a single door topped with a transom window on the west side of the front elevation. Two evenly spaced windows are on the second level and a small double window is in the attic space. The front gable end is clad in siding with no decoration. Window openings have simple stone or concrete sills and have shutters. The house has a front veranda with flat roof. The veranda roof is supported by three round columns and two half columns (against the house). The front door is six steps above grade and steps from the veranda are in front of the door. A walkway from the front steps extends straight to the sidewalk. This house has a bay window on the first floor east wall.

A short drive along the east side of the house provides parking for the property. The one-time lane along the back of the property has been cut off.

Cromwell is one of the narrower streets in the Study Area, and the houses along both sides sit relatively close to the street, behind modest front gardens, a sidewalk, and a narrow boulevard. Because all but three very recent buildings were erected within the decades between about 1895 and 1920, and because the buildings are all of similar scale, most of the street possesses a harmoniously unified character. The house is approximately 3 metres from the front property line and 7.5 metres from the edge of the street.



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**Heritage Attributes**

- Form, mass, and scale
- Red brick cladding
- Arrangement of window and door openings on the front elevation
- Roofed front veranda spanning the width of the house
- Round columns supporting the veranda roof
- Setback from the street

**Contributing/Non-Contributing:** TBD

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**Source**

- London City Directories

**Civic Address: 190 Cromwell Street**

**Assessment Roll No.:** 010530143000000

**Legal Description:** PLAN 218 LOT 12 42.00FR 142.00D

**Designation/Listing Status:** Designated, By-law No. L.S.P.-3283-90

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### **Property History**

**Date of Construction:** 1896-1897

**Architect and/or Builder:** Unknown

**Historic Associations:** Butcher Joseph T. McDougall was the first resident here. Except for the front and back porches, the house next door, at 186 Cromwell Street, is a mirror image of this house, built at approximately the same time for a fellow butcher (See 186 Cromwell Street). The by-law designating 190 Cromwell Street claims that the twin buildings were constructed for members of the same family; this study has not, however, determined the nature of that relationship.

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### **Property Description**

Built at the time when Queen Anne Revival cottages in London boasted their most elaborate footprints and rooflines, the two one-and-one-half buff brick cottages at 186 and 190 Cromwell Street excel in unexpected angles and protuberances. From the front of each house, one can discern a central hipped roof, with a cross gable resulting in a front-facing gable and, surmounting a protruding wall plane at the side, a wall dormer with a hipped roof and flared sides. From the rear (see above), one can see an additional hipped roof dormer, a half-hipped gable at the rear of the main block, with a gable-roofed wing extending in an unusual fashion from the half-hip. Each front gable sports a wide box bargeboard decorated at equal intervals with simple applied square designs. In the protruding apex is a wooden checkerboard design, the spaces filled with half spheres. Just below are paired sash windows with moulded jambs and wood sills. Flat wood shingles fill the surrounding field. At the outer corners of the gable are



triangular "brackets" with bevelled ends and carved sides; a row of dentils reaches across the bottom of the gable and around the cornice of the house. On the ground floor facade is a plate glass window and a panelled door with a glass insert, both surmounted by stained glass transoms. A stained glass window also decorates the outer wall of the entrance hall beyond the door. The dormers hold one or two 1/1 sash windows respectively, and others provide light in the side walls. Those in the brick walls feature brick voussoirs outlined with red mortar. Both buildings have stone foundations. The porch that spans the front of the building was added in 1935. It has a hipped roof, supported by high brick bases and sets of three relatively thick square posts, linked near the top by a horizontal member. A shallow wooden Tudor arch sits on the posts, just below the roof, and a railing features straight spindles with a square profile. According to the designating by-law, the tall chimney and the fireplace that requires it were built in 1974, "in the location indicated in the original plans".

Cromwell is one of the narrower streets in the Study Area, and the houses along both sides sit relatively close to the street, behind modest front gardens, a sidewalk, and a narrow boulevard. Because all but three very recent buildings were erected within the decades between about 1895 and 1920, and because the buildings are all of similar scale, most of the street possesses a harmoniously unified character. The house is approximately 2 meters from the front property line and just over 6 meters from the edge of the street. The property at 190 Cromwell Street slopes steeply towards a laneway to the north; a tall wood fence encloses most of the yard, leaving an open parking area off the lane.

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### Heritage Attributes

- Form (including the irregular roofline and irregular footprint), mass, and scale
- Front gable with box bargeboard, checkerboard design in apex, moulded window jambs, rectangular shingles, triangular "brackets," and dentils
- Wall gable on east side of house, with hipped roof and flared shingled walls
- 1/1 sash windows on ground floor, with brick voussoirs outlined in red mortar
- Plate glass window on front facade with stained glass transom
- Front porch, with hipped roof, shallow wood arch, complex posts, and square spindles
- Wood front door with stained glass transom
- 1/1 sash windows in gable and dormers
- Stained glass window at side of house, with brick voussoirs
- Tall brick chimney
- Stone foundation
- Buff brick facing

**Contributing/Non-Contributing:** TBD

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### Sources

- Interview with Sylvia Behr, former resident at 190 Cromwell Street, March 2016
- London By-law No. L.S.P.-3283-90, designating 190 Cromwell Street under Part IV of the *Ontario Heritage Act*
- London City Directories

**Civic Address: 191 Cromwell Street**

**Assessment Roll No.:** 010530160000000

**Legal Description:** PLAN 57 PT LOT 18 37.31FR 140.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1913

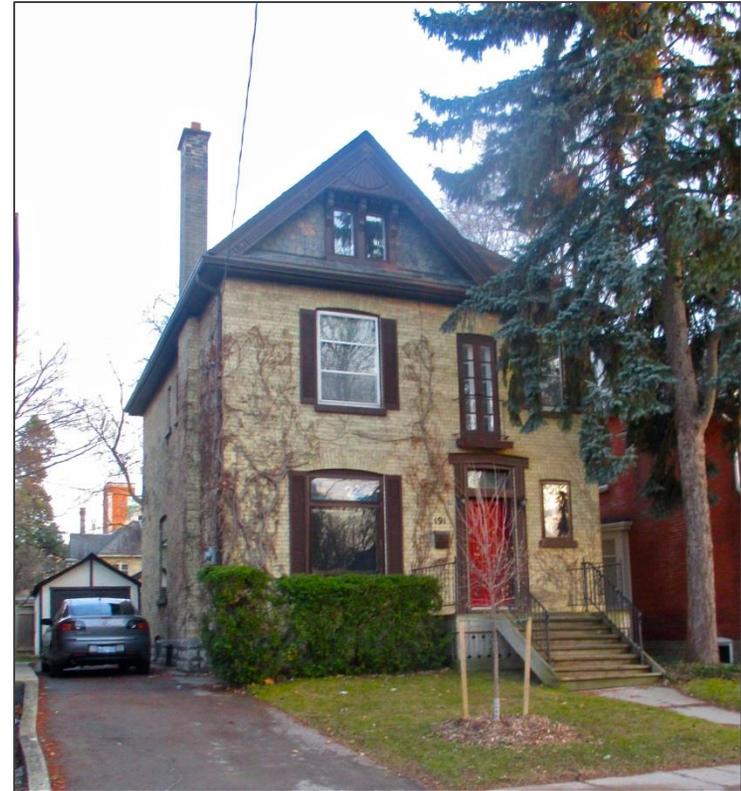
Architect or Builder: Unknown

**Historic Associations:** The first resident here was an insurance broker, Arthur W. Grant.

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### **Property Description**

This two-storey, buff brick house resembles other late Edwardian houses in possessing a hipped roof with a single cross gable, facing the facade, but in eschewing complicated massing footprint for a simple cuboid form. The gable design bears a resemblance to several in its immediate neighbourhood: its box bargeboard is decorated with rosettes and with perpendicular and parallel wood strips; the projecting apex holds sunburst designs, this one inverted, with additional sunbursts radiating from the corners; and the apex board is supported with by large brackets attached to the jambs of the paired windows beneath; and the field of the gable, which slopes outward towards its base, is covered with slate tiles (probably indicating the entire roof was clad with slate). The flat facade contains a number of conventional features, along with some notable, unusual ones, both old and new. On the east side of the ground floor is a sash window containing a single large pane in the lower panel and a shallow stained glass panel above, a modern waterscape dominated by two floating swans. On the west side are the front door, a relatively new wood paneled door sympathetic to the period of the house, with a transom, as well as a frame and lintel that date from a period later than the house. Both the transom and the small window to the right of the door are filled with narrow leaded panes original to the building. On the second-floor facade are, to the east, a sash window smaller than that below, but otherwise similar, and, to the west, a 1/1 sash and the most unique feature of the facade: a narrow door, now containing two columns of small panes. The uninterrupted brickwork surrounding the door suggests that original opening for the door is original to the house and that a door there was probably meant to open onto a front porch. Wood steps and a stoup, both with metal railings, now provide access to the front door. The



house has a rusticated concrete block foundation, and a tall brick chimney rises along the east side of the house. A substantial addition has been added at the rear.

Cromwell Street is one of the narrower streets in the Study Area, and the houses along both sides sit relatively close to the street, behind modest front gardens, a sidewalk, and a narrow boulevard. This house is approximately 6 metres from the front property line and 10 metres from the edge of the street. All but three very recent buildings on Cromwell Street were erected within the decades between about 1895 and 1920, and because the older buildings are all of similar scale, most of the street possesses a harmoniously unified character.

Because what was once designed to be a rear laneway has been blocked off by the gardens of abutting property owners, it is necessary for all parking to be accessible from the street. Here, a driveway runs along the east side of the house to a single car garage at the back.

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### Heritage Attributes

- Form (including the cuboid footprint), mass, and scale
- Hipped roof with front-facing cross gable
- Gable with decorated box bargeboard, sunburst designs in protruding apex, large and small brackets supporting apex board, paired windows, and field of scalloped, slate tiles
- Tall brick chimney
- Local, buff-coloured brick cladding
- Sash windows with single glass pane in bottom panel with leaded glass in shallow panel above
- 1/1 sash windows
- Small window to west of front door and transom over front door, both containing narrow, leaded glass panes
- Placement and spacing of apertures, including that of the front door and the door above
- Wooden window and door sills
- Brick voussoirs over apertures
- Window and door frames
- Rusticated concrete block foundation

**Contributing/Non-Contributing:** TBD

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### Sources

- Interview with Douglas Gordon, present owner and resident, March 2016
- London City Directories

**Civic Address: 193 Cromwell Street**

**Assessment Roll No.:** 010530161000000

**Legal Description:** PLAN 57 PT LOT 18 PT LOT 19 37.50FR 140.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1913

**Builder:** Reputedly, Alex Anderson

**Historic Associations:** Alex Anderson was the first resident here, and the house has remained in his family until today. He worked as a traveller for James Wright & Company, a wholesale carriage hardware company, but, according to his great-grandson, who currently owns the building and lives in part of it, Anderson moonlighted as a builder, storing lumber and other supplies in a barn that stood behind 186 Cromwell Street until 2005. Anderson reputedly built several other buildings on Cromwell, but none has been specifically identified.

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### **Property Description**

This relatively simple, two-storey Edwardian house is characteristic of London, featuring a remnant of the Queen Anne Revival in the ornamentation of the single gable, forming part of the facade, and demonstrating a hint of classicism in the abbreviated Doric columns that form porch posts. The house retains its original scalloped slate roofing tiles and the similar slate tiles in the deeply recessed field of the gable, the bottom tiles of the gable slanting forward to meet the broad eaves, and its apex, containing a sunburst design, protruding forward. A box bargeboard, decorated with roundels and applied parallel and perpendicular strips borders the gable. Small, paired 1/1 sash windows in the gable have wood frames and sills. Large decorated console brackets rise from the window jambs to support the protruding apex board; smaller brackets range between the larger ones. (The similarities between the gables here and at 185 Cromwell Street may point to Anderson's involvement with both structures.) A tall red brick chimney, with what appears to be a stone cap, rises along the west wall. This house is faced with pressed red bricks fastened with red mortar. Most of the two sash windows on the second storey and the two slightly larger ground-storey sashes retain the leaded glass in their shallow upper sections. The oak front door has long vertical, molded panels, with a beveled glass insert in the upper section and a transom containing leaded glass above. All apertures terminate in a segmental-arch, which dictates the shape of the voussoirs above. All windows have concrete sills. The porch has a very shallow shed roof, a railing with square spindles, and the

columns mentioned above, sitting on high rusticated concrete block bases that blend into descending piers now abutting the front steps and the rusticated concrete block foundation.

Cromwell is one of the narrower streets in the Study Area, and the houses along both sides sit relatively close to the street, behind modest front gardens, a sidewalk, and a narrow boulevard. This house is just under 4 metres from its front property line and is approximately 8 metres from the edge of the street. Because what was once designed to be a rear laneway has been blocked off by the gardens of abutting property owners, a short driveway directly in front of the west side of the facade provides the only parking for this residence. All but three very recent buildings on Cromwell Street were erected within the decades between about 1895 and 1920, and because the older buildings are all of similar scale, most of the street possesses a harmoniously unified character.

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### **Heritage Attributes**

- Form, mass, and scale
- Original slate roof tiles
- High brick chimney
- Gable, with decorative box bargeboard, slate tiles, paired windows, brackets of two sizes, and projecting apex featuring a sunburst design
- Sash windows with relatively large single pane bottom sections and shallow upper sections, some holding their original leaded panes
- Concrete window sills
- Original oak, panelled front door, with bevelled glass panes in various sizes forming an insert in the upper part of the door, and with leaded glass transom above
- Voussoirs, consisting of alternating brick headers and stretchers, forming segmental arches above all apertures
- Porch with very shallow shed roof, supported by posts made up of high concrete block bases and abbreviated Doric columns, separated by railings with square-profiled spindles
- High rusticated concrete block foundation

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Interviews with Greg McLeish, present owner of 193 Cromwell Street, February and March 2016
- London City Directories

**Civic Address: 194 Cromwell Street**

**Assessment Roll No.:** 010530142000000

**Legal Description:** PLAN 218 LOT 13 42.00FR 142.00D

**Designation/Listing Status:** Listed

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### **Property History**

**Date of Construction:** 1904

**Architect and/or Builder:** Unknown

**Historic Associations:** Police Sergeant Arthur W. McGuire was the first inhabitant of this house.

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### **Property Description**

194 Cromwell Street is a two storey house clad in siding with a hip roof. The house has a front veranda spanning the width of the house with a shed roof. The veranda roof is supported by four wooden posts. The front elevation of this house consists of a door and large window on the first floor and two sash windows on the second floor. Windows have shutters and are surrounded with plain white trim. This house has apparently had siding, windows and doors replaced. The front door is one step above grade. The front door is topped with a transom window.

A short drive on the west side of the house ends at a fence and gate leading to the back garden. A two car garage, accessed from the laneway behind, takes up most of the width of the back yard.

Cromwell is one of the narrower streets in the Study Area, and the houses along both sides sit relatively close to the street, behind modest front gardens, a sidewalk, and a narrow boulevard. This house is approximately 4.5 meters from the front property line and 8.5 metres from the edge of the street. Because all but three very recent buildings were erected within the decades between about 1895 and 1920, and because the buildings are all of similar scale, most of the street possesses a harmoniously unified character.



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**Heritage Attributes**

- Form, mass, and scale
- Arrangement of window and door openings on the front elevation
- Transom window above front door
- Setback from the street

**Contributing/Non-Contributing:** TBD

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**Source**

- London City Directories

**Civic Address: 195 Cromwell Street**

**Assessment Roll No.:** 010530162000000

**Legal Description:** PLAN 57 PT LOT 19 34.96FR 140.00D

**Designation/Listing Status:** None

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### Property History

**Date of Construction:** c. 1912

**Builder:** Unknown

**Historic Associations:** Fred Barnard bought this property in 1910, and by 1912 was living in this house. Barnard was a reporter, working for R.G. Dun & Co. After his first year in the house, he used it as a rental property. His first tenant was Ray Lawson, then Vice-President of Lawson & Jones Printing and Manager of the Canada Calendar Company (see entry for 191 Cheapside Street). In 1914, A.G. Blatchford, a piano tuner, was the resident. John A. Adams, Manager at the Murray Shoe Company lived here for the next two years, and the tenant in 1917 was Harold Groom, Manager at the Ogilvie Flour Mills Company. N.C. Lanaway, a railway mail clerk, was resident in 1918. In 1919, Barnard sold the property to Ray E. Reid.



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### Property Description

What makes this house particularly striking is the shape and facing of what appears to be the second storey. The house has what is in effect a mansard roof, but, while the top slope is now covered with asphalt shingles, the lower slope, like the front gable, is covered with wood shingles (now quite new, replacing older ones); most are rectangular, with the exception of five rows of scalloped shingles near the bottom of the gable and some diamond-shaped tiles, laid to form larger diamond shapes, placed at intervals on the gable and the east wall of the house. A dormer on each side wall rises straight from a point a few courses above the bottom eaves and is surmounted by a tiny cross-gable; the face of each dormer is trapezoidal in shape and contains a single 1/1 sash window. At centre front of the second storey is a three-sided bay with a flat roof; each of the angled outer sides holds a narrow three paned window, the panes shortest at the top and widest at the bottom. Rails separated the wider centre window into panes that also increase in size towards the bottom of the window, while muntin bars form narrower panes along the sides. A semicircular window, with intricately shaped, radiating dividers, is placed so as to create the illusion of a very stylized Palladian window when the entire complex is viewed from below. The importance of this complex is stressed by the organization of the first-storey facade, where the red pressed brick wall in the centre of the facade is left dramatically blank, though framed by the front steps and centre columns of the porch, thus

drawing the eye upward. A window to the west exhibits the same divisions as those found in the middle section of the bay window above. The front door is offset to the east, along with a small window to its side; the transom features a common design for leaded glass windows, with narrow vertical panes assuming a diamond shape at each end, but the leading is narrower than the norm and the leading finer. The small eastern window features a double layer of the same design. The front porch has a very shallow hipped roof, radiating from the bay window above and supported by Doric columns. The porch has a railing with plain square spindles and a decorative wood cover over the space beneath the porch floor. The house features a rusticated concrete block foundation, and two tall brick chimneys rise on the west side and the rear wall respectively.

A rear addition has been designed to match the older home by the use of recycled oak windows along two walls and an oak stair railings and newel posts protecting a basement stairway.

Cromwell is one of the narrower streets in the Study Area, and the houses along both sides sit relatively close to the street, behind modest front gardens, a sidewalk, and a narrow boulevard. This house is just over 3 metres from the front property line and approximately 7.5 metres from the edge of the street. A two-car garage serving this house is accessed from the laneway that runs along its east side. All but three very recent buildings on Cromwell Street were erected within the decades between about 1895 and 1920, and because the older buildings are all of similar scale, most of the street possesses a harmoniously unified character.

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### **Heritage Attributes**

- Form (including the mansard roof), massing, and scale
- Wood shingles in various shapes across the front gable and around the lower angle of the mansard roof
- Dormers with trapezoidal faces and small gable roofs, on the east and west sides of the house
- Semi-circular window, with panes separated by ornate radiating spokes, on the front gable
- Three-sided second-storey bay, with windows on each side, rails separating the smallest panes at the top of each window and the largest at the bottom, with muntins dividing the larger centre window into three parts, the narrowest at the sides.
- Window on west part of ground floor facade, with panes divided like those of the centre window in the bay above
- Original paneled, oak front door with leaded panes in the upper section, leaded glass transom above
- Window to the west of the front door with two rows of the leaded glass pattern found in the transom above the front door
- Spacing and sizes of windows
- Brick voussoirs
- Stone window sills
- Porch, with shed roof, Doric columns, wood railing, decorative wood grill over space beneath floor
- Tall brick chimneys

- Rusticated concrete block foundation

***Contributing/Non-Contributing:*** TBD

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### **Sources**

- Armstrong, Frederick H. *The Forest City: An Illustrated History of London, Canada.* 181, 209
- Interview with one of the present owners, Sandra Batten, March 2016
- London City Directories
- Tausky, Nancy Z. *London: From Site to City.* 130
- Land Records for Plan 57, Lot 19, Middlesex County Registry Office

**Civic Address: 196 Cromwell Street**

**Assessment Roll No.:** 010530141000000

**Legal Description:** PLAN 218 PT LOT 14 27.90FR 142.00D

**Designation/Listing Status:** None

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### Property History

**Date of Construction:** 1913

**Architect and/or Builder:** Unknown

**Historic Associations:** This house changed residents often over its first few years. Annie R. Milne was its first inhabitant in 1913. In 1915, James. C. Thompson, a traveller for one of the city's wholesale firms, was the tenant. By 1918, Ernest B. Reed, Manager of the British & Colonial Press, lived here.

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### Property Description

196 Cromwell Street is a two storey red brick house. This house has a hip roof with off centre front gable and a small centred rear gable. The house has a brick chimney on the west side. This house has a front veranda spanning the width of the house with a flat roof. The veranda roof is supported by three round steel posts. The front elevation of this house is asymmetrical. The first floor consists of a large bay window on the west side and a front door in the centre of the eastern half of the elevation and a smaller front window near the east corner. The front door is topped with a transom window. The bay window appears to be a relatively recent change to the front of the house. The second floor on the front elevation consists of two vertically oriented sash windows with segmented arched tops and a door with segmented arched top that opens onto the veranda roof. Window sills appear to be plain concrete. The front gable has a single central sash window and is clad in siding. The brick quality suggests that the one-storey hipped-roof wing at the back of the house is either part of the original building or an early addition. Parking is accessible off the rear laneway. There is no fence separating the back yard from the laneway.

Cromwell is one of the narrower streets in the Study Area, and this house is setback approximately 7.5 metres from the edge of the street and approximately 3.5 metres from the front property line. The house is behind modest front gardens, a sidewalk, and a narrow boulevard. Because all but three very recent buildings were erected within the decades between about 1895 and 1920, and because the buildings are all of similar scale, most of the street possesses a harmoniously unified character.



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**Heritage Attributes**

- Form, mass, and scale
- Setback from the street
- Arrangement of window and door openings on the front elevation
- Slight segmented brick arches above window and door openings.
- Red brick cladding
- Off centre front gable
- Hip roof
- Brick chimney

**Contributing/Non-Contributing:** TBD

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**Source**

- London City Directories

**Civic Address: 197 Cromwell Street**

**Assessment Roll No:** 010530164000000

**Legal Description:** PLAN 57 PT LOTS 4, 5 REF PLN 33R16744 PT 2  
43.00FR 60.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 2007-2008

**Architect and/or Builder:** Unknown

**Historic Associations:** Unknown

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### **Property Description**

A large white brick and stone clad two storey house. This house has numerous peaks and ridges on the roof with a large central front gable over the main entrance, a smaller gable over the frontispiece over the front door a gable over the garage and on the east side facing the front of the house. The front elevation of this house is divided into four different sized bays. The easternmost bay is white brick with a set of three windows. The eastern central bay holds the main entrance and a set of bay windows extending up two storeys is clad in stone. A smaller bay with small garage section and double window on the second floor makes up a central western bay. The larger garage section is the western bay.

This house has a “three car” garage with living space over it. Numerous windows of different sizes are on the front elevation. The windows are vertically oriented, most have rectangular openings although the central window on the east bay of the house has a segmented arch with keystone and the window over the front entryway has a segmented arch with keystone. A small half circle window is in the top of the central front gable. The garage door openings have segmented arches with keystone. The garage is segmented into two parts, the larger part a “two car” section extends out from the front of the house slightly. The central

A lane runs along the west side of this property. A high wood fence, with a stone post in the northwest corner runs along the west side and rear of this property, cutting it off from a large parking lot behind that services buildings facing Richmond Street. This house is set back from the street slightly more than other properties on Cromwell Street but is in line with 201 Cromwell, the house on the corner with Richmond Street. This house is set back approximately 6 metres from the front property line and 10 metres from the street.



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**Heritage Attributes**

- None

**Contributing/Non-Contributing:** TBD

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**Source**

- City of London, Building Permits Division
- City of London, Tax Division

**Civic Address: 198 Cromwell Street**

**Assessment Roll No.:** 010530140000000

**Legal Description:** PLAN 218 PT LOTS 14, 15 28.00FR 142.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1922

**Architect and/or Builder:** Unknown

**Historic Associations:** This house changed residents often over its first few years. Annie R. Milne was its first inhabitant in 1913. In 1915, James C. Thompson, a traveller for one of the city's wholesale firms, was the tenant. In 1916 and 1917, the house was the home of Thomas Needham, and then of Needham and Sons, Plumbers. By 1918, Ernest B. Reed, Manager of the British & Colonial Press, lived here.

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### **Property Description**

The house at 198 Cromwell Street is a two storey red brick building. The house is rectangular with the short end facing Cromwell Street. The roof is a medium gable covered in shingles. The roof has projecting eaves with a flat soffit. The roof projects from the front of the house with a plain fascia. The front end of the gable is clad in what appears to be a metal flashing that looks like vertically oriented tongue and groove boards with a central rectangular attic vent in the front.

A veranda spans the front of the house. The veranda is approached up eight steps leading to the front door of the house. The veranda has a flat roof supported by three round columns in the front and two half columns against the building. The columns are tapered and sit on square plinths made from rusticated concrete blocks. The plinths extend from the ground to just above the top of the veranda railing. The railing consists of a top rail, bottom rail and square balusters.



The front elevation of the house on the first floor consists of a front door topped with a transom window and a bay window. The front door opening is a segmented arch. The second floor front elevation consists of two sash windows.

Parking is available off of the back laneway.

Cromwell is one of the narrower streets in the Study Area, and the houses along both sides sit relatively close to the street, behind modest front gardens, a sidewalk, and a boulevard. The front of this house is just under 3 metres from the front property line and approximately 7 metres from the street curb. Because all but three very recent buildings were erected within the decades between about 1895 and 1925, and because the buildings are all of similar scale, most of the street possesses a harmoniously unified character.

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### **Heritage Attributes**

- Two storey scale and massing
- Red brick cladding
- Arrangement of window and door openings on the front elevation
- Veranda with flat roof supported by round tapered columns on rusticated concrete block plinths
- Transom window above the front door.

**Contributing/Non-Contributing:** TBD

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### **Source**

- London City Directories

**Civic Address: 200 Cromwell Street**

**Assessment Roll No.:** 010530140000000

**Legal Description:** PLAN 218 PT LOT 15 8.23FR 142.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 2011-2016

**Designer:** Ken Sop

**Contractor:** Trent Forrestal

**Historic Associations:** The first owners and residents in this house were realtor Trent Forrestal, along with his wife and young son. They remain here in 2016.

The pictures show the building complex in progress: the first view (at the right) was taken in April 2015, the second (below) in March 2016.

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### **Property Description:**

This Modern structure maintains a simple form while also showcasing and contrasting a variety of new and efficient materials. It possesses a sleek, two-storey cuboid shape with glass walls at front and back and long side walls faced with Styrofoam covered with stucco. A thick stone-clad pier bisects the front facade, with the metal-and-glass-front door to one side. The chimney, towards the north end of the east side, is surrounded by horizontal cedar boards. At the north end, the side walls extend beyond the northern walls, to create a ground-floor porch and an upper-floor balcony. The laneway along the east side of the house descends to a two-car garage, separated from the house by a fence with black horizontal members that blend into the general black and white colour scheme of the complex. Between house and garage, a concrete deck surrounds a hot tub and swimming pool. House, garage, and side wall feature concrete foundations. Concrete blocks climb the east walls of the garage to the height of the retaining wall beneath the fence.



Cromwell Street is one of the narrower streets in the Study Area, and the houses along both sides sit relatively close to the street, most behind modest front gardens, a sidewalk, and a narrow boulevard. Because all but three very recent buildings were erected within the decades between about 1895 and 1925, and because the buildings are all of similar scale, most of the street possesses a harmoniously unified character. This house forms a stark contrast with its neighbours, a contrast evident in the use of the space fronting the house as well. Broad, shallow steps rise in stages towards the front door. Level grass, without bushes or flowers, and a flat side walk form a "garden" space to match the sleek character of the house. This house is approximately 6 metres from the front property line and 10 metres from the edge of the street.

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### **Heritage Attributes**

- Form (the essential cuboid shape), mass, and scale
- Plate glass front and rear walls
- Styrofoam side walls, with stucco coating
- Extended side walls, forming rear porch and balcony
- Metal facing of front floor division and wall copings
- Front pier faced with 2"-stone slabs
- Horizontal cedar boards around chimney
- Glass and metal front door
- Spacing of windows along sides of house
- 2-car garage with flat roof, stucco facing, and cement block foundation
- Horizontal rails guarding pool and hot tub from laneway.
- Concrete foundations of house, and garage.
- Concrete retaining wall along side of pool and hot tub

**Contributing/Non-Contributing:** TBD

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### **Sources**

- City of London Tax Office
- Interviews with owner, Trent Forrestal

**Civic Address: 201 Cromwell Street**

**Assessment Roll No:** 010530165000000

**Legal Description:** PLAN 57 PT LOTS 4, 5 REF PLN 33R16744 PT 1

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 2007-2008

**Architect and/or Builder:** Unknown

**Historic Associations:** Irrelevant

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### **Property Description**

Many characteristics of this house (such as the prominent double garage attached to the house, the colours of the brick, the decoration of the gable, and the extended height and lack of classical authenticity in the porch columns of the front porch) betray the 21st-century, suburban origins of this design. Although an updated version of the historic design, the building nevertheless evokes its Georgian and Classical Revival predecessors, as well as the Georgian and Neoclassical Revival homes of the 1930s to 1950s, many of which exist in the St. George-Grosvenor study area. This house has the conventional five bays, with a centre door, as well as 9/9 windows, sidelights and a transom around the solid, panelled front door, bricks punctuated with uneven mortar-coloured surfaces that (unfairly) suggest primitive brickwork, dentils -- around the cornices of the house and the porch, and even a half-pie window in the decorative front gable (though the Classical Revival versions were found in the side gables). And the brickwork is self-consciously elaborate, though in a thoroughly modern way: the soldier courses at the floor levels, for example, are a stretcher and a header high.

This house is located on the southwest corner of Cromwell and Richmond Streets. Cromwell Street is one of the narrower roads in the Study Area, and the houses along both sides of the street sit behind a narrow boulevard, sidewalk, and front garden. This house is approximately 6 metres from the front property line and 10 metres from the edge of the street. The front yard of this house has been re-landscaped since the photograph above was taken, so that the garden (as opposed to the lawn) takes up most of the space and a stone walk and steps lead to the front porch. The house has a wider side yard, off of Richmond Street, most of which is covered with lawn. A fence leading from the back corner of the house and lined with evergreen trees, protects a private rear garden.



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**Heritage Attributes**

- None

**Contributing/Non-Contributing:** TBD

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**Sources**

- City of London, Building Permits Division
- City of London, Tax Division

**Civic Address: 202 Cromwell Street**

**Assessment Roll No.:** 010530137000000

**Legal Description:** PLAN 57 PT LOTS 6 & 7 W/S RICHMOND 40.00FR  
80.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1922

**Architect and/or Builder:** Unknown

**Historic Associations:** The city directory of 1922 showed a new house in this location. By 1923, Gordon D. Kilmer, an auto painter, was living here.

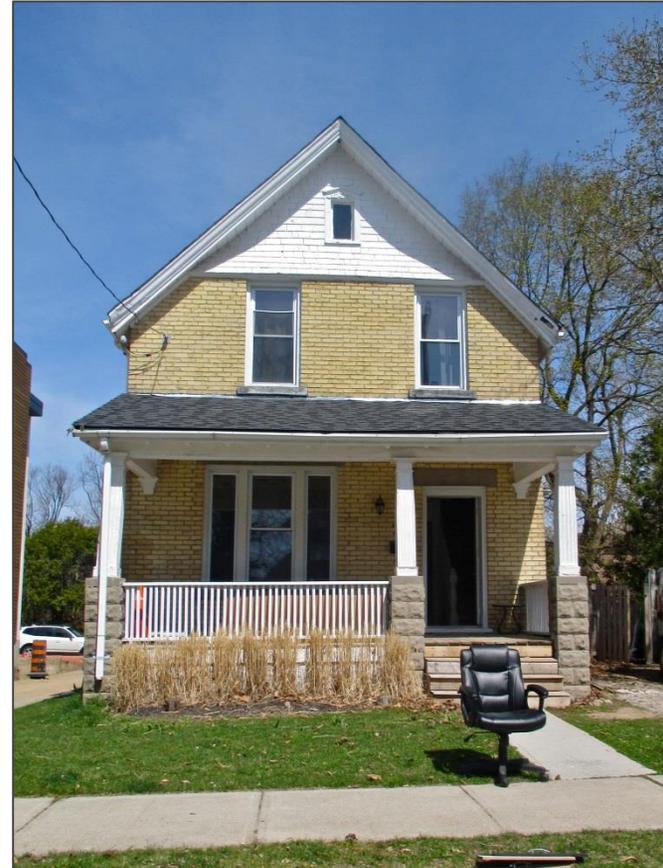
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### **Property Description**

The house at 202 Cromwell Street is a two storey white brick house with a rectangular layout with the short end facing Cromwell Street. The roof is a medium gable roof covered in shingles. The roof has projecting eaves and verges with plain soffit and molded fascia. The front of the gable is clad in wood shingles and has a central window framed in wood with decorative molding on the lintel. The centre of the west side of the roof has a gable dormer with overhang.

A veranda spans the front of the house with a shed roof. The veranda is four steps above grade. The veranda roof is supported by three tapered square columns on rusticated concrete block plinths. The columns are fluted. The plinths extend from the ground to just above the top of the veranda railing. The railing consists of a top rail, bottom rail and square balusters. The veranda deck is wood boards.

The front elevation of this house on the first floor consists of a front door topped with a concrete lintel and a larger three bay window, also topped with a concrete lintel. The second floor on the front elevation has two sash windows with plain concrete sills. The window on the western side of the house is directly above the centre of the window on the first floor and the eastern window on the second floor is directly above the front door.



A short driveway is situated just east of the house. The back yard is enclosed by fences, both at the end of drive and along the lane running on the west side of the building.

Cromwell is one of the narrower streets in the Study Area, and the houses along both sides sit relatively close to the street, behind modest front gardens, a sidewalk, and a narrow boulevard. The front of this house is approximately 3.5 metres from the front property line and approximately 10 metres from the edge of the street. Because all but three very recent buildings were erected within the decades between about 1895 and 1925, and because the buildings are all of similar scale, most of the street possesses a harmoniously unified character.

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### **Heritage Attributes**

- Two storey scale and massing
- White brick cladding
- Arrangement of window and door openings on the front elevation
- Veranda with shed roof supported by square tapered columns with flutes on rusticated concrete block plinths
- Concrete sills and lintels
- Attic window with decorative molded frame
- Wood shingle siding on the front gable end of the house

**Contributing/Non-Contributing:** TBD

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### **Source**

- London City Directories

## GROSVENOR STREET

**Civic Address: 1 Grosvenor Street**

**Assessment Roll No:** 010520001000000

**Legal Description:** PLAN NIL PT LOTS 23-27 E/S TALBOT PT LOTS 25-27 W/S TALBOT PT LOTS 25-27 W/S ST GEORGE 496.50FR

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** 1970

**Developer:** Realty Development Company of London

**Historic Associations:** After Huron College moved its campus in 1951 from Rough Park (the name of the original estate on the property bordered by Grosvenor Street, St. George Street, St. James Street, and the North Branch of the Thames River) to its present location on the north side of Western Road, the College was reputedly relieved to find a buyer in the Realty Development Company of London (see section 3.4.2.3, Becher "Diary"; Realty Development paid \$150,000 for the entire site, except for two lots facing St. James Street that had already been sold for private homes and the large residence at the corner of St. James and St. George Streets , then the home of the Bishop of Huron. The development company presumably saw great potential for apartment rentals in the housing shortage of the post-WWII years; over the next two decades, it filled the former Huron College Campus with apartment buildings of a type popular in London during those years: rectangular brick buildings with flat roofs and balconies with solid metal walls.

The first apartments built on the site were two 4-storey apartment buildings, called the Huron Park Apartments, at 124 and 128 St. James Street, which opened in 1957 and 1959 respectively. The



three and a half storey Grosvenor Apartments, at 291, 295, and 301 St. George Street were completed by 1962. The Grosvenor Gate Apartments at 9 and 1 Grosvenor Streets welcomed their first tenants in 1964 and 1970, respectively. Three of the earlier apartment buildings have now been demolished, as have the homes formerly along St. James Street and Bishopstowe (later Matthews Hall) on the corner of St. James and St. George Street. The four remaining buildings are now marketed under the umbrella of Esplanade Apartments.

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### **Property Description**

All of the Esplanade Apartment buildings have much in common:

- muted red to red-brown brick facings,
- flat roofs,
- large window units (usually square, each containing three panes, a larger pane above and two smaller panes beneath), grouped into pairs of two within the larger composition,
- protruding planes encompassing wall space and balconies,
- balconies protected by solid walls, usually made of metal.

1 Grosvenor (as it is still popularly called) was the last and far the largest of what are now marketed as the Esplanade Apartments to be built. It has 271 units, ranging in size from about 700 sq. feet to over 2,100 sq. feet (excluding a pent house). The red-brown brick building incorporates the compositional elements found in the other apartments (though the balconies here are three-sided, following the gentle curves of their concrete floors), but it is more imaginatively poised to take advantage of its site. The building assumes a Y-shape, with the forks of the Y descending over the escarpment and overlooking the river; one result is that the fourth of fourteen floors at the west end is the first of eleven at the east end. The main entrance is positioned in the angle of the two branches facing Grosvenor Street, where it is approached by a drive that also leads towards the three-storey underground parking; a brick arcade along the inner side of the drive forms the outer wall of a curving portico.

On the opposite side of the building, a rear door once led to the Grosvenor Club, open to residents and non-residents, and long a popular place, especially in North London, for Sunday Brunches, elegant dinners, or special events. The restaurant eventually closed a couple of years ago, after some gradual changes. The space is now used for a gym, games room, and residents' services office.

At its closest point to Grosvenor Street this building is almost 29 metres from the property line and almost 47 metres from the edge of the street.

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**Heritage Attributes**

- Form, mass, and scale, with Y-shape and protruding wall planes and balconies
- Muted red-brown brick facing
- Window and balcony spacing, shape, and panes
- Position in relation to escarpment and park
- Main entrance, with brick arcade supporting portico

(This list is provided in the event that the building should be determined to have heritage value.)

**Contributing/Non-Contributing:** TBD

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**Source**

- Becher, H.C.R. "Diary."
- Interview with Yvonne Collyer, Real Estate Agent and resident of 1 Grosvenor, February 12, 2016
- Interview with Leasing Manager, Esplanade Apartments, February 12, 2016
- London City Directories
- Middlesex County Registry Office, London Land Records, Lots 24, 25.
- St. George-Grosvenor HCD Study, section 3.4.2.3
- Talman, James R., and Ruth David Talman. Western, 1878-1953. London, Ont.: UWO, 1953. 7, 18-20.

**Civic Address: 2A Grosvenor Street, Gibbons Park**

**Assessment Roll No:** 01054062000000

**Legal Description:** PLAN NIL PT LOT 5 E/S WHARNCLIFFE N PT LOT 35 W/S TALBOT PT TALBOT ST CLOSED 10.00 AC

**Designation/Listing Status:** None

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### Property History

**Date of Establishment:** Officially, 1925; informally, as "Becher's Island" after 1845 and later as "Becher's Camp"

**Architect and/or Builder:** City of London, Public Utilities Commission

**Historic Associations:** When land in the Study Area was first surveyed, the north branch of the Thames flowed through a large oxbow south of Victoria and west of St. George Streets. In 1845, Becher, who already owned an estate above the escarpment just east

of the river, purchased most of the land surrounded by the oxbow; this became known as Becher's Island, probably because of a millrace that ran across the neck of the oxbow from what was initially Jeremiah Hill's woollen mill on the west side of the river and later the site of mills run by Dunn, Anderson, Hillard & Saunby, and Dexter. During a torrential storm in 1883, the river carved a new channel near the neck of the oxbow, leaving "Becher's Island" as low-lying meadow-land. While the Bechers used the "Island" for their own recreational purposes, it also seems to have been accepted as a recreational destination for the general public. In the early decades of the twentieth century, London operated a swimming hole at the mill dam (which they regularly dredged), as well as adjacent dressing rooms, a laundry room, and a "sand garden" (Annual Report, PUC, 1923); a boat, bridge, diving tower, benches and life-saving equipment were also part of the complex, which became known as "Becher's Camp."

Wishing to honour their parents, the children of Sir George and Lady Gibbons purchased "Becher's Island" from Mrs. Katharine Becher in 1926 and donated it to the city for use as a city park. Sir George had been a prosperous London lawyer and businessman and had served on the International Waterways Commission, which had produced the International Boundary Waters Treaty in 1909. Since the establishment of the park in 1926, London has greatly expanded the original footprint, cleared and landscaped Gibbons Park with sports facilities, many trees, naturalized areas, and pathways. The Gibbons family continued to support the park by funding gates, a bathhouse, a wading pool, a swimming pool, a pavilion, washrooms, and the planting of trees. Londoners have taken part in sports and recreational activities in Gibbons Park, used its facilities in large numbers, and enjoyed its beautiful natural setting.



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## Property Description

Gibbons Park offers landscapes for remarkably diversified experiences: viewing the river; the walking or running through picturesquely landscaped terrain; studying naturalized areas; playing tennis, Frisbee, or catch; walking one's dog; swimming or taking swimming lessons; picnicking; gathering with friends, families, or organizations; playing in the children's playground or the water pad; or even working with one's laptop in an open and inspiring setting. The park is highly valued by neighbours, but also used by people throughout the city. Several particular features within the park are important for their architectural and historical importance and should be preserved in the event of any future changes to the park: four of the gifts from the Gibbons family that are important because of their donors and their architectural value -- the pavilion, the gates at the Grosvenor and Victoria Street entrances to the park, and the bathhouse; the position of the bridge near the bath house (a bridge had been in that location at least since 1924), and the vistas towards and from Thornwood, in order to acknowledge the important role Becher and his estate played in the early History of the park. The adjoining column dealing with "Heritage Attributes" gives specific information about all of these resources (with the exception of the bath house, which is treated in a separate entry, 2B Grosvenor Street), because each should be preserved in the event of any future changes to the park. The trees planted in memory of artist Jack Chambers and his wife Olga, as well as the plaques recording their purpose, are also worthy of preservation. The varied natural characteristics of the park that allow for its present function as a recreational, contemplative, and natural facility also merit carefully control in the face of future development.

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## Heritage Attributes

- Grosvenor Street Gate, donated by the daughters of 1925. The gate is composed of two sets of four stone piers, surmounted layered gabled stone caps and partially connected by a low stone wall, on each side of the road down to the park. A memorial inscription dedicates the park to Sir George and Lady Gibbons and to their son Alan who had died in 1919.
- Victoria Street Gates, consisting of stone walls that move forward in a gentle convex curve along both sides of the entrance as one approaches the park. The gates were donated by Helen Beresford Gibbons, a daughter of Sir George and Lady Gibbons, in 1957.
- The Pavillion, also known as the Shelter, contributed by Helen Gibbons in 1957. This remarkable Mid-century Modern structure comprises a hexagonal roof on a metal frame, supported by a narrow centre pole and three trapezoidal concrete piers.
- Position of Footbridge over the North Branch. A footbridge. A pontoon bridge was situated here as early as 1924, to allow access from all directions to Becher's Camp. It was replaced c. 1969 by a seasonal Bailey Bridge, and in 1999 by the permanent steel girder bridge currently in place.
- Vistas towards Thornwood from the park and views from the park of Thornwood, maintaining the historic link between H.C.R. Becher's estate and what became Gibbons Park.

- The spring-fed pond below Thornwood, at the east end of the park. This pond and the stream that leads south of it were initially part of the oxbow in the Thames River, which delineated the edges of Becher's property.
- Trees and plaques memorializing London artist Jack Chambers and his wife Olga. Chambers lived near the park and often painted there.

**Contributing/Non-Contributing:** TBD

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## Sources

- "Bathhouse for Gibbons' Park." London Free Press, 3 January 1928
- Becher, H.C.R. "Diary." Unpublished MS, Western Archives, Western University
- Buchanan, Edward V. *Roses in December (An Autobiography)*. London, Ont.: Galt House, 1856, 56-7.
- Cummings Cockburn Ltd. Consulting Engineers. *Gibbons Park Bridge Environmental Assessment*. s February 1997, 18.
- "Disease-hit 'Simcoe Elm' to yield to axe this year." London Free Press, 19 June 1968.
- Land Records, Middlesex County Land Registry, Plan 30; instrs. 2127W, 3 March 1926; 8669, 8703, 2 November 1846.
- Neary, Peter. "Sir George Christie Gibbons, Dictionary of Canadian Biography.
- "Plan study of bridge at Gibbons Park site," London Free Press, 10 July 1969.
- Plaque, Grosvenor Street Gates to Gibbons Park
- Public Utilities Commission. Annual Report, 1928. 77; 1949, p.5; 1957, p. 6; 1960, p. 71968, 10; 1974, p. 6; 1988
- Ontario. *Lands and Forest, Surveys, Small Books, Field Notes and Reports*. Written Volumns, Reel #5, 399-459. Western Archives, Western University.
- St. George-Grosvenor HCD Study, sections 2.3.2.1, 3.4.2.2
- Turner, Rob. "The Oxbow in Gibbons Park," *The London and Middlesex Historian*, 18 (Autumn, 1991), 48-53.
- Websites:
- <http://www.montgomerysisam.com/projects/gibbon's-park-bridge>.
- [Ontarioplaques.com](http://Ontarioplaques.com)

## Civic Address: 2B Grosvenor Street, Bath House and Swimming Complex

**Assessment Roll No:** 010531132000000

**Legal Description:** PLAN NIL PT LOT 5 E/S WHARNCLIFFE N PT LOT 35 W/S TALBOT PT TALBOT ST CLOSED 10.00 AC

**Designation/Listing Status:** None

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### Property History

**Date of Construction:**

**Bath House:** 1928, with substantial renovations in 1974, 1988 and most thoroughly, 2010. Later renovations have attempted to retain the general character of the 1928 bath house.

**Pool Complex:** 2010, on the site of the pool built in 1949-50. A diving pool had been added in 1974. The entire pool complex was redone and made accessible in 2010.

**Architect and/or Builder:** City of London, Public Utilities Commission



**Historic Associations:** The milldam of the woollen and flour mills on the west side of the North Branch was a popular place for swimming even before the city took responsibility for a swimming hole there. In 1922, the City's Public Utilities Commission took charge of the casual sport at the dam by establishing a system of regular dredging and providing dressing rooms, a laundry room (to wash the swimsuits the City provided), and a "sand garden" in what was informally referred to as "Becher's Camp," an allusion to the fact that these facilities appear to have been located on property initially owned by Henry C.R. Becher, as part of the Thornwood Estate. In 1924 a seasonal the pontoon bridge was installed, allowing motorists to drive across the river to the facilities of Becher's Camp on the northeast side. (Other bridges followed on or near the site, though they were eventually designated only for pedestrian traffic: a Bailey Bridge c. 1969, and, in 1999, a permanent steel girder bridge.) Through a series of financial transactions in 1925, the children of Sir George and Lady Gibbons bought the Becher holdings beneath the escarpment from Lorne Becher, a descendent of H.C.R.; they then donated it to the City for use as a park, in honour of their parents, and they continued to make generous donations to the park over the following decades. (See 2A Grosvenor, Section 3.4.2.2 of the Study.) When Mary Osler Gibbons donated

\$5,000 towards the construction of a bath house in 1928, the building was still servicing the swimming hole in the river; both are shown in an illustration from the PUC Annual Report in 1929. A swimming pool, directly adjacent to the bath house, was not installed until 1949-1950. The pool was a gift from Helen Beresford Gibbons, and it was dedicated to her nephew, John Gibbons Counsell. Wounded at Dieppe during World War II, Counsell had remained paralyzed for the rest of his life, but had nevertheless become a noted advocate for injured veterans and civilians. When the pool was installed, letters were erected across the front of the bath house labelling the complex as a memorial to John Gibbons Counsell. The bathhouse was renovated in 1974, 1988, and again, very extensively, in 2010. A diving well was also added to the pool complex in 1974. In 2010, the older pool complex was entirely replaced by new components that met current building code requirements, proved accessible, and ensured the safety of its users.

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### **Property Description**

The accessible pool complex consists of a large pool for swimming, a diving well, appropriate poolside surfacing, a screen of solar panels, supported by posts in which a spiral pattern has been inscribed (providing energy for the complex), and the bathhouse. Despite its many renovations, the bathhouse appears to retain its original footprint, general shape, and much of its original character.

At the centre of the bathhouse is a square, one-storey structure, with long, lower one-storey wings extending to each side. All are surmounted by a partially hipped roof, interrupted by a very broad, long flat deck. The building appears to have the 3,000 square-foot floor area reported of the 1928 structure, which had reinforced concrete walls on wooden studs, and a metal roof (PUC Annual Report). Although alterations have changed the details and replaced structural components, the building retains the Italianate/Mediterranean quality suggested by the corrugated roof, the large, centre, round-arched door complex, the round-arched trim of flanking windows, and the broad, overhanging eaves, which were emphasized by the rows of small windows just under the eaves.

The present bath house differs from the original in some significant ways. The metal roofs have been replaced by tile, and the side wings now have full hipped roofs, with long ridge lines. What appears to have been a white or, at least pale, stucco facing has been replaced on the wings by a textured, terra cotta tile. There are still rows of shallow apertures towards the tops of the long walls, but three shallow vents now replace the five earlier small-paned windows. The centre door is now made of metal and the elegant fan-shaped panes of the round-headed arch have been replaced by solid stucco, but the outline and corner stone of that arch have are still outlined in the stucco, as are now blind round-headed windows next to the door, which echo the higher windows that once flanked the door. The outline of the large arch over the door is also found on the pool side of the building, flanked by square vents in the central portion, with several doors along the side wings; a smoother terra cotta tile outlines these doors. The retained outlines of the round-arched window and door transoms, along with the wide roof overhangs and the present colours -- the pale blue of the stucco facing the centre block, the variegated terra cotta shades of the side wings and roof work together to give the bath house an Italianate/ Mediterranean quality appropriate for its use.

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### **Heritage Attributes**

- Form, mass, and scale of the bathhouse, with the square centre block and the long side wings
- A corrugated, hipped roof, with a square deck over the centre section and broad overhanging eaves
- The centred main doors on both the front facade and the pool facade of the bath house, with outlines suggesting their original transoms and keystones
- Windows, flanking the main door, with outlines of round-headed windows and keystones on the west facade
- A swimming pool complex situated east of the bath house

**Contributing/Non-Contributing:** TBD

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### **Sources**

- "Bathhouse for Gibbons' Park." London Free Press, 3 January 1928
- Public Utilities Commission. Annual Report, 1928. 77; 1929; 1949, p.5; 1950, p. 5; 1968, 10; 1974, p. 6; 1988.
- Turner, Rob. "The Oxbow in Gibbons Park," The London and Middlesex Historian, 18 (Autumn, 1991), 48-53.

**Civic Address: 2 Grosvenor Street**

**Assessment Roll No:** 010531180000000

**Legal Description:** PLAN NIL PART TALBOT CLOSED 101X150E  
IRR 101.00FR 150.00D;

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** 1951

**Architect and/or Builder:** Unknown

**Historic Associations:** The first resident in this house was Harold C. White, a welfare officer with the Department of Veterans Affairs.

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**Property Description**

2 Grosvenor Street holds the westernmost house built along Grosvenor Street as it descends from St. George Street down the escarpment towards Gibbons Park. It is turned sideways to the road, with its front facade facing a small lawn and the end of the house facing the street. From the east, the front facade presents a small, somewhat formal, Colonial Revival house, showing some influences of Second Empire and early Quebec influence, particularly in the flared roof. The one and a half storey brick house has a double centre door, with a single 8/8 sash window, sitting above a single panel bordered with delicate mouldings, in each adjoining bay. Two shed-roofed dormers with windows are symmetrically placed in the Mansard roof. These dormers have windows with small panes. The windows and doors of the east facade are bordered with decorative shutters. The facing is a yellow mottled brick. Thick, broad brick chimneys rise symmetrically at both ends of the house. A second double door opens from the south side onto a balcony with steps leading to the creek and naturalized park area below; an 8/8 window also faces south on the



east side of the south chimney. A garage in the same yellow mottled brick opens to the road. As with the house, its east side, framed by brick pilasters and a brick cornice, and featuring round headed central niche holding a fountain, presents a formal composition to the garden.

The back of the house, seen from Gibbons Park, is quite different. Clad in white siding, it features three storeys: a broad shed roof covers a row of windows emerging from a wide dormer; the main floor is also lined with windows; and a two-light window looks out from a basement level created as the house extends over the back of the slope.

This house is approximately 10 metres from the front property line and almost 36 metres from the edge of the street.

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### **Heritage Attributes**

- Form, mass, and scale of the building, including the flared mansard roof and the front and back dormers
- Placement and spacing of apertures
- Double doors with small-paned windows
- Storm/screen doors
- 8/8 sash windows with panelling beneath
- Window and door frames
- Decorative shutters
- Mottled yellow brick facing
- Brick chimneys
- Garage, with mottled yellow brick facing, pilasters, cornice, and niche on east side, and 8/8 windows on the west
- Relationship of the house to Gibbons Park, with views out over the park

**Contributing/Non-Contributing:** TBD

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### **Source**

- London City Directories
- Interviews and visits with former residents, Constance and Kent Heatt

**Civic Address: 4 Grosvenor Street**

**Assessment Roll No:** 010531179000000

**Legal Description:** PLAN NIL PT LOTS 28 &29 PT TALBOT  
CLOSED E/S TALBOT & W/S ST GEORGE 71.75FR 150.00D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** 1951

**Architect and/or Builder:** Unknown

**Historic Associations:** Mrs. Caroline E. Coleman, the widow of Russell Coleman, was the first resident here.

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**Property Description**

The house at 4 Grosvenor Street sits behind a garden featuring some high shrubs; a garage opens at the end of a short drive leading from the road, and a walk curves from the north end of the drive to the house. The house backs onto the wooded slope of the escarpment. The house on 4 Grosvenor Street is almost a “C” shaped structure. The shape of the house can be described as a long rectangular structure with a small wing on the southwest side and an attached garage on the southeast side. The garage is attached to the main house through a small causeway. This house is angled on its lot.

It is clad with unevenly spaced boards and battens, pierced at intervals with sets of two or three 12-paned windows. The wooden front door is flanked by a single sidelight of small-paned lights. Towards the east end of the house a recessed area, also featuring small-paned windows, allows for a small patio. At the west end, an ell allows for a living area overlooking Gibbons Park; a broad brick chimney takes up much of the east side of the ell. Hipped roofs cover both wings of the building.

This house is approximately 23.5 metres from the front property line and almost 39 metres from the edge of the street.



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**Heritage Attributes**

- Form, mass, and scale
- Hipped roofs over east and west wings
- Board-and-batten cladding
- Spacing of windows and door(s)

- Small-paned windows
- Front entranceway with wood door and sidelight featuring small-paned windows
- Window and door frames
- Broad brick chimney
- Position of gable-roofed garage

**Contributing/Non-Contributing:** TBD

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**Source**

- London City Directories
- Interviews and visits with former residents, Constance and Kent Hieatt

**Civic Address: 8 Grosvenor Street****Assessment Roll No:** 010531178000000**Legal Description:** PLAN NIL PT LOTS 28, 29 E/S TALBOT PART TALBOT CLOSED 65.00FR 150.00D**Designation/Listing Status:** None

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**Property History****Date of Construction:** 1951**Architect and/or Builder:** Unknown**Historic Associations:** This house was built for Carl and Margaret Klinck, who became long-term residents there. Carl F. Klinck was Chair of the English Department at the University of Western Ontario at the time the house was built.

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**Property Description**

Like other homes along the drive down from St. George Street to Gibbons Park, the house at 8 Grosvenor Street is set on a slope, so that the west end of the otherwise symmetrical facade exposes a basement storey. The few tall trees in the narrow front yard and the largely naturalized side yard together suggest a continuation of the wooded area behind.

The ground and basement storeys of the Colonial Revival House are clad in a light buff brick, the second storey and apex of the gable roof in wood siding. The three-bay facade features 6/6 sash windows in the upper storey with 20-paned windows in both side bays of the ground and basement storeys. There are also small-paned sash windows in the east side gable, with an oculus in the attic. The centre front door is wood, with six fielded panels; both the door and the second-storey windows are flanked by decorative wood shutters. The house is joined to a one-car brick garage by a short, brick one-storey wing, with a 4/4 sash window overlooking the driveway and a panelled door with 4-window-pane insert opening onto the drive. The panelled garage door features a row of small-paned windows along the top. House, garage, and passageway all have gable roofs, now clad in asphalt shingles.

This house is approximately 8.5 metres from the front property line and 24 metres from the edge of the street.

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**Heritage Attributes**

- Form, mass, and scale, including the house, garage, and passageway, all with gable roofs
- Tan brick and bevelled wood siding, in current locations
- Spacing of windows and doors
- Small-paned windows in house, passage and garage, in current configurations
- Panelled wood doors with small-paned-window inserts
- Window and door frames
- Brick chimney

**Contributing/Non-Contributing:** TBD

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**Source**

- London City Directories
- Interviews and visits with former residents, Carl and Margaret Klinck

**Civic Address: 9 Grosvenor Street**

**Assessment Roll No:** 010510001000000

**Legal Description:** PLAN NIL PT LOTS 23-27 E/S TALBOT PT LOTS 25-27 W/S TALBOT PT LOTS 25-27 W/S ST GEORGE 496.50FR

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** 1964

**Developer:** Realty Development Company of London

**Historic Associations:** After Huron College moved its campus in 1951 from Rough Park (the name of the original estate on the property bordered by Grosvenor Street, St. George Street, St. James Street, and the North Branch of the Thames River) to its present location on the north side of

Western Road, the College was reputedly relieved to find a buyer in the Realty Development Company of London (see section 3.4.2.3, Becher "Diary"; Realty Development paid \$150,000 for the entire site, except for two lots facing St. James Street that had already been sold for private homes and the large residence at the corner of St. James and St. George Streets, then the home of the Bishop of Huron. The development company presumably saw great potential for apartment rentals in the housing shortage of the post-WWII years; over the next two decades, it filled the former Huron College Campus with apartment buildings of a type popular in London during those years: rectangular brick buildings with flat roofs and balconies with solid metal walls.

The first apartments built on the site were two 4-storey apartment buildings, called the Huron Park Apartments, at 124 and 128 St. James Street, which opened in 1957 and 1959 respectively. The 3-storey Grosvenor Apartments, at 291, 295, and 301 St. George Street were completed by 1962. The Grosvenor Gate Apartments at 9 and 1 Grosvenor Streets welcomed their first tenants in 1964 and 1970, respectively. Three of the earlier apartment buildings have now been demolished, as have the homes formerly along St. James Street and Bishopstowe (later Matthews Hall) on the corner of St. James and St. George Street. The four remaining buildings are now marketed under the umbrella of Esplanade Apartments.



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## Property Description

All of the Esplanade Apartment buildings have much in common:

- muted red to red-brown brick facings,
- flat roofs,
- large window units (usually square, each containing three panes, a larger pane above and two smaller panes beneath), grouped into pairs of two within the larger composition,
- protruding planes encompassing wall space and balconies,
- balconies protected by solid walls, usually made of metal.

The front facade of 9 Grosvenor Street, the first of the Grosvenor Gate Apartments, runs parallel with Grosvenor Street; it shows six storeys at the east end of the building and, as the ground slopes towards the west, eight storeys at the west end. There are eight apartments on each full floor. The organization of the facade is more pragmatic and less formal than that of the other Esplanade Apartments: as with the others, slightly projecting planes allow for balconies at their corners as well as abutting walls with windows, and the windows are generally arranged in groups of two, but the purposeful positioning of balconies at the west end of the building, once directly overlooking the park, take precedence over concerns with balance or symmetry. The building is faced with a muted reddish brown brick. The balconies are protected by railings composed of metal rods, which support solid metal panels. The main entranceway, positioned, in an embrasure at the bottom of the most central projecting section, comprises two glass doors, with a high glass transom above and with abutting stone walls, the walls interrupted by long narrow windows to the west and a long, narrow niche to the east. The back of the building, clearly visible from St. George Street and adjacent grounds, roughly mirrors the front, with the balconies extending completely over the projecting sections of the wall and the rear doorway making less effort to be imposing. This Grosvenor Street side of this building is on its property line and is approximately 11.5 metres from the street.

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## Heritage Attributes

- None

**Contributing/Non-Contributing:** TBD

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## Sources

- Becher, H.C.R. "Diary."
- London City Directories
- Middlesex County Registry Office, London Land Records, Lots 24, 25.
- St. George-Grosvenor HCD Study, section 3.4.2.3
- Talman, James R., and Ruth David Talman. Western, 1878-1953. London, Ont.: UWO, 1953. 7, 18-20.

**Civic Address: 10 Grosvenor Street**

**Assessment Roll No:** 010531177000000

**Legal Description:** PLAN NIL PT LOTS 28, 29 E/S TALBOT W/S ST GEORGE 60.00FR 150.00D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** 1948-49

**Architect and/or Builder:** Unknown

**Historic Associations:** The first occupant, in 1949, was Patrick O. Wells, a mortgage manager at Sun Life.

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**Property Description**

Because of a retaining wall at the west boundary of the property, the house at 10 Grosvenor Street sits on a somewhat more level site than its neighbours to the west though its foundation is still deeper on its west side than on the east. A driveway is located on the west side of the house, and a glassed-in sunroom now on the east side appears to serve both as an alternate entrance and as a porch allowing views of the wooded areas around the building.

The house itself is a neat, Colonial Revival, 1-and-1/2-storey, brick structure, with a centre door in its three-bay symmetrical facade and two gable-roofed dormers, over the ground-floor windows, in the steep gable roof of the house. The front door uses a traditional six-panel format, with windows inserted in the places of the middle panels. the ground floor windows are 6/9 sashes. Each dormer holds a two-light window. All ground floor front apertures are flanked by ornamental shutters. The house is faced with a mottled tan and grey brick, which is also used for the thick chimney that rises in the centre of the home's roof ridge.

This house is approximately 6.5 metres from the front property line and just over 22 metres from the edge of the street.



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**Heritage Attributes**

- Form, mass, and scale of the main block of the house, including its steep gable roof and gabled dormers
- Mottled tan and grey brick facing
- 6/9 ground floor sash windows with any original wood muntins and rails
- Wooden front door, with panels outlined with flat and rounded mouldings, glass inserts, and deep reveal
- Ornamental wood shutters
- Brick central chimney piercing roof at ridge line

**Contributing/Non-Contributing:** TBD

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**Source**

- London City Directories

**Civic Address: 14 Grosvenor Street**

**Assessment Roll No:** 010531175000000

**Legal Description:** PLAN NIL PT LOTS 28, 29 E/S TALBOT W/S ST GEORGE 105.00FR 150.00D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** 1932

**Architect and/or Builder:** Unknown

**Historic Associations:** This house, first listed in the City Directories as 4 Gibbons Park Drive, was the home in 1932 of His Honor Joseph Wearing. Wearing had left his law practice in Peterborough and moved to London in 1930, after he was appointed Senior County Judge and Surrogate Court Judge of the County of Middlesex. He died at his home here in 1947. The address was renumbered as 14 Grosvenor Street in the same year.

A photograph in the collection of the London Public Library shows Wearing in 1942, unveiling a plaque commemorating the first meeting held in Canada, in 1882, by Salvation Army.

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**Property Description:**

Situated near the top of the escarpment, the house at 14 Grosvenor Street sits on almost level ground, while its west side yard slopes somewhat steeply down towards a drive along the western border of the property. The 2-and-1/2-storey Colonial Revival house takes some liberties with the underlying Georgian model. While the second-storey points towards a symmetrical format, with two small paired centre windows contrasting with the two longer windows grouped towards each end of the facade, the symmetry is compromised on the ground floor by the visual weight of the bay window west of the front door: it



features three sashes across the front and one, at about a 45-degree angle to the plane of the house, on each side; a flared copper roof stretches above the bay; and a multi-coloured, rusticated stone base and a boldly rusticated stone sill form its base. The width of the bay forces the front porch and door beneath it to be slightly skewed off centre. A small, narrow window flanks the panelled wood front door on its west side. Paired Doric columns support a flat roof over the porch, which is surmounted by a decorative metal railing. Two ground-floor windows towards the east side of the facade are located directly below longer second-floor windows above. A recessed, shorter, two-storey side wing, featuring paired windows at each level, extends from the east wall of the house. Most windows feature 6/1 or 8/1 sashes. All windows, other than those of the bay, have protruding sills formed by brick headers, side borders formed by columns of stretchers, and a brick soldier course as a lintel; the soldier course continues at the upper storey lintel level across the front of the facade. The front door is outlined by columns of headers along the sides and a soldier course above. A centre, gable-roofed dormer holds a prominent position in the steep gable roof of the house. Except for the stucco overlaying the bricks, the window complex in the gable matches that of the windows directly below. The outline of the bargeboard is echoed in the flat moulding on the surface behind it, creating an effective visual echo. The pitch of the lower gable roof covering the eastern wing matches that of the main house.

This house is approximately 4.5 metres from the property line along Grosvenor Street and is approximately 21 metres from the street.

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### Heritage Attributes

- Form, mass, and scale
- Beige brick facing
- Spacing of windows and doors
- Panelled wood front door Wood window and door frames, muntins, and rails
- Porch, with paired Doric columns supporting flat roof and with decorative metal balustrade above
- Centre dormer, with bargeboard, echoing raised outline behind, paired small-paned windows, and raised outline of window borders beneath
- Steep gable roofs over main block of the house, recessed east wing, and dormer
- Arrangements of headers and stretchers around the front door, all windows, and across the second-storey lintel course
- Bay window, with five sashes, flared copper roof, and stone base

**Contributing/Non-Contributing:** TBD

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### Source

- London City Directories
- London Public Library On-line Photograph Archive

**Civic Address: 20 Grosvenor Street**

**Assessment Roll No:** 010530178000000

**Legal Description:** PLAN 57 PT LOT 24 E/S ST GEORGE ONTARIO HERITAGE ACT 70.00FR 120.00D

**Designation/Listing Status:** Designated, By-law L.S.P.-3157-245

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**Property History**

**Date of Construction:** 1892

**Architect and/or Builder:** Unknown

**Historic Associations:** The house was built as the Rectory for the Church of St. John the Evangelist, which had its origin across St. George Street as part of Huron College, but from 1888 on was located at the corner of St. James and Wellington Streets. After c. 1900, the house served as a private residence.

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**Property Description**

Like other Queen Anne Revival homes of the late 1880s and the 1890s in London, this example exhibits a highly eclectic variety of shapes and motifs. The patterns of the various receding and protruding walls are echoed in the picturesque outlines of the roofline: a hipped roof rises at its centre, with gables extending towards both east and west sides, a dormer facing west towards the back, a lower hipped roof surmounting a three-sided bay at the front, and a gabled wall dormer rises from the front wall of the bay. Corbelled chimneys further enhance the roof line. The roof is covered with slate tiles scalloped in a fish-scale pattern, the walls and visible part of the foundation with the buff-coloured brick made from local clay. A cornice punctuated with console brackets bridges the juncture between roof and wall. An original verandah has been removed.

Despite the complex shape of the house and the many decorative elements, the overall design holds them in a design that appears unusually restrained, partly because the various elements are effectively compartmentalized. The



front facade is made of several vertical components, representing different planes and angles, each with its own distinctive set of apertures and trim. The facade is dominated by the wide front member of the bay, a part of the facade accentuated by the wall dormer. The height of this protruding plane of wall is emphasized by the shortened bargeboard of the gable, the extension of the brick facing into the gable, and the high, narrow proportions of the second-floor sash window, further elongated by the stained-glass. The two angled sides of the front bay, recessed the width of a header, are reconciled with the roof angle by two large console brackets featuring a delicate pierced design on the side, and each holds a narrow window on each floor. The front door, with a stained glass transom, is placed in the wall plane to the east of the bay, and, in the further recessed plane between the main facade and the east bay, are two window shapes popular in the period (though rarely in combination): an oculus and a keyhole window. The face of the St. George Street side of the house has no windows on the second floor, an omission that calls attention to the paired windows on both floors of the protruding plane beneath the gable. Most windows on the main floor are sashes, with the relatively shallow upper panel containing stained glass; most second-floor windows are more conventional 1/1 sashes, with stained glass transoms above. Except for the keyhole window, first floor and basement windows terminate in a segmental arch, outlined by brick voussoirs made of alternating headers and stretchers. The second floor windows have flat tops, with a row of alternating headers and stretchers nevertheless organized into a kind of fan shape; courses of rusticated concrete bricks outline the windows and proceed along the lintel courses of the windows beneath each gable and also the window above the front door. A single row of stretchers surrounds both the oculus and the keyhole window. The windows on the St. George Street facade have what appear to be working shutters.

The two easily visible gables have quite different designs. The abbreviated box bargeboard of the gable facing Grosvenor Street is decorated with wood strips laid parallel to the slope of the eaves; at the apex and also at both rounded ends of the bargeboard squares containing roundels are abutted by squares defined by wood strips lying perpendicular to the roof slope. Within the gable, two small paired sash windows are separated by a shaped pilaster. These windows fit tightly under the projecting plane in the apex of the gable, bordered at its bottom by a band of wood with a slight pedestal shape, holding a row of seven roundels stretching in size from the largest in the middle to the smallest at each end. Above this base board a large bracket reaches to the tip of the gable, while half-timbering extends upward in a diagonal pattern to each side of the bracket. The bargeboard of the side gable matches that of the front gable. The recessed bottom section of the gable is faced with decorative shingles and holds a single window framed by shaped balusters terminating in brackets, which, along with flanking modillions, appear to support the protruding upper section of the gable, faced with pyramidal wood carvings set facing outward in a triangular grid design.

This house is one of the earliest in a distinguished streetscape of late Victorian and Edwardian houses that grew along Grosvenor Street across from the one-time gardens of the Mount Hope Orphanage and the House of Providence (*see the inventory entries for 200 College Avenue and 21 Grosvenor Street*). The institutional growth of what is now the Mount Hope Centre for Long-Term Care has deprived this block of its pastoral setting, but the institutional setback still allows an excellent view of the block, and this has

made it one of the City's most admired older streetscapes. The sidewalk sits beyond a generous boulevard, and, while there is some variation in the setbacks of the homes, all have moderate to large gardens between house and sidewalk. The house at 20 Grosvenor Street has the largest setback on the block, and, because of its corner location, the existence of several large trees on the lot, and a metal fence just inside the sidewalk around both sides of the house, seems recessed within its own enclave. The house is approximately 12 metres from the property line on Grosvenor Street and is just over 27 metres from the edge of the street. The low metal fence consists of bars strung between short posts, and is interrupted along St. George Street by a circular drive that leads past the home's west side. A small parking area at the back of the house is accessed from this drive.

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### **Heritage Attributes**

Numerous heritage attributes are listed under "Architectural Reasons" in By-law No. L.S.P.-3157-245. These are shown with quotation marks in the following list.

- Form (the varied, picturesque roofline and uneven footprint), mass, and scale
- The "white brick" facing
- Cornice featuring console brackets
- "Massive, two-and-a-half storey, gabled front projection displaying a variety of decorative treatments including . . . half-timbering, bulls-eyes [roundels], and a central bracket
- Brackets, shaped shingles, shaped pilasters forming window framed, and wood carving in the apex of the St. George Street gable
- Decorative work in the east gable
- The "sculpted corners" on the front facade, "composed of large decorated brackets attached to a wide frieze board."
- Spacing of windows around the house
- "Decorative [rusticated concrete] brick coursing" around second-storey windows
- "Stained glass" in upper sashes and transoms around the house
- "Variety of window treatments such as segmental arched, oculus, and...keyhole"
- Brick voussoirs above or surrounding windows
- The "double-leaf doors forming the front entrance"
- The "fishscale slate roof, with galvanized metal flashing"
- The "large chimneys, with detailed corbelling."
- The "short galvanized metal fence."

**Contributing/Non-Contributing:** TBD

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## Sources

- City of London By-Law No. L.S.P.-3157-245, designating the property at 20 Grosvenor Street under Part IV of the *Ontario Heritage Act*
- London City Directories
- Lutman, John H., and Christopher L. Hives. *The North and the East*. London, Ontario: Corporation of the City of London, 1982. 24.
- Purdy, J.D. *Bright the Vision: The History of the Church of St. John the Evangelist, London, Ontario*. 1988. 21ff.

**Civic Address: 21 Grosvenor Street**

**Assessment Roll No:**  
010511007000000

**Legal Description:** PLAN 28 PT LOT  
19 31.67FR 151.33D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** 1997, with an addition in 2011

**Architect and/or Builder:** 1997, Tillman, Ruth, Mocellin Inc. with Dunlop and Farrow; 2011, Tillmann, Ruth, Mocellin Inc.

**Historic Associations:** Marion Villa, facing College Street, and St. Mary's Hospital (now simply called St. Mary's), facing Grosvenor Street, are now part of the same complex, called Mount Hope Centre for Long Term Care. The two buildings are physically and administratively connected, although they have different addresses, and they serve the same functions in offering long term and respite health care. They have a long History in the neighbourhood, which can be traced back to Mount Hope Orphanage, established in 1869, and to one of the Study Area's most prominent speculators and land holders before that (see the inventory entry for 200 College Avenue.



Mount Hope Orphanage began its life in 1869, in a substantial house built by grocer and Mayor William Barker in 1853. The former Barker house initially served as a home for the elderly and indigent, as well as an orphanage and Motherhouse for novitiates into the Congregation of the Sisters of St. Joseph, who ran both the Orphanage as well as St. Joseph's Hospital on the east side of Richmond Street. A High Victorian, dichromatic, heavily gabled extension was added to the north side of the classical Barker House in 1877; in 1899, the complex was renamed the House of Providence when it became devoted only to the care of the elderly. Half a century later, in 1951, as a result of the increasing realization that many residents of the House of Providence required care for

chronic illnesses and, also, that beds in other local hospitals were taken up by such long-term patients, St. Mary's Hospital was built north of the House of Providence, along Grosvenor Street; in 1965, Marian Villa opened on College Street, behind the Barker House. The 19th-century buildings were demolished in 1966 and 1980 respectively, and in 1996 St. Mary's Hospital was extended west on Grosvenor Street and around the corner onto St. George Street. The following year, St. Mary's Hospital and Marian Villa were officially combined as Mount Hope Centre for Long Term Care. The mid-century St. Mary's Hospital was demolished around 2009, and, during the following couple of years, a new connection was built linking Marian Villa and St. Mary's. The sites of the first three buildings in the complex, the Barker House, the House of Providence, and the eastern part of the 1955 St. Mary's Hospital building are now filled with a parking lot and lawn, while the present Marian Villa and St. Mary's Hospital offer Richmond Street rather heterogeneous back views of the complex that presents its better faces to the other three roads that surround its property.

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### **Property Description**

The current St. Mary's is faced with a pale yellow and red brick, echoing, the colours used in the dichromatic brickwork of the House of Providence, which had been demolished a decade and a half before, but was also recollected in the profile facing Richmond Street. Where the red brick was used in the House of Providence to emphasize courses and voussoirs, however, the different colours are used to differentiate storeys and sections of the St. Mary's Building, creating colour blocks rather than stripes. Other materials contribute additional colours to the scheme: deep gold stucco in the setback towards the east end of the building, green tiles and a green tinge to the windows in the corners, and grey concrete serving as lintels, corner blocks, sills, or cornices, or defining floor and ceiling courses. Windows, each divided by metal bars into 4 panes of differing sizes, are arranged in pairs over most of the building, while the building corners are lined with windows, panes divided by vertical metal muntins. The glass panes of the front entranceway are highlighted by protruding brick pilasters at their sides and a glass-fronted gable roof above; a V-shaped metal roof on steel posts covers a drive where vehicles can pull up to the main door. The building has a flat roof, punctuated with structures designed to hold its mechanical operations. As mentioned above, St. Mary's Building extends around the corner and along St. George Street; rows of deciduous and evergreen trees border the road. A drive off of College Avenue, between Marian Villa and the St. George Street wing of St. Mary's, leads to the underground entrance of the parking lot beneath St. Mary's Building and a courtyard, protected by a metal railing, between St. Mary's and Marian Villa.

The 2009-2011 addition on the east side of St. Mary's consists of a three-storey building faced with red brick backing on to the northern extension of Marian Villa, as well as a one-storey link to the 1996 St. Mary's building that incorporates its colour block scheme. The three storey facade of the eastern section extends beyond its side walls and flat roof to form a brick canvas elegantly dominated by two components: a large stone cross and an off-centre protruding frontispiece, topped, below the height of the overall facade, with a concrete cornice with four windows beneath that match those of the 1996 building, and, on the ground floor with a pale green glass entryway surrounded by a black marble frame. The connection to the 1996 building is more explicit with the colour block scheme of the one-storey facade of the atrium between the two higher structures. The functional ground storey facade is faced with

pale yellow brick; its large windows have deep concrete lintels. A faux second-storey wall is surmounted by a concrete cornice and lined with windows featuring the same configuration of rails and muntins found in the windows of the 1996 building. Through these windows, however one looks through to sky and the shallow glass and metal gable roof of an interior auditorium.

At its closest point to Grosvenor Street the Mount Hope Centre for Long Term Care is just over 2 metres from the edge of the Grosvenor Street property line and at its furthest point is 4 metres from the Grosvenor Street property line. The building is approximately 17 to 18.25 metres from the curb of Grosvenor Street.

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### **Heritage Attributes**

- Form, mass, and scale of the 1996 building and the 2011 addition
- Various facings of the north, west, and south facades, including the red and pale yellow brick, the stone or concrete trim, the stucco, the pale green panels, the black marble, and the green-tinted windows
- The arrangements and positions of different materials
- The spacing and sizes of windows, as well the composition of panes within the window openings
- The two north entranceway, including the porte cochere and the gable roof over the 1996 entrance

(Note: This list of heritage attributes is included for reference here should this building be determined to be a contributing site.)

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Board of Trustees, London and Middlesex county roman Catholic separate Schools. The Sisters of St. Joseph: Beginnings in London Diocese, 1868-1978. 1978.12-19.
- Lutman, John, and Christopher Hives. The North and the East. 9, 10.
- Stephen, R. Alexander, and L. Mackie Smith. The History of St. Joseph's Hospital, faith and caring. London, Ont.: St. Joseph's Health Centre, 1988. 3-6, 18.
- Telephone Interviews, Thomas Tillman, December 2015, January 2016
- Websites:
- <https://www.Historypin.org/en/congregation-of-the-sisters-of-st-joseph-in-c/geo/42.997903,-81.252469,5/pin/261868>,
- <https://www.Historypin.org/en/congregation-of-the-sisters-of-st-joseph-in-c/geo/42.997903,-81.252469,5/pin/261847>
- <https://www.Historypin.org/en/congregation-of-the-sisters-of-st-joseph-in-c/geo/42.997903,-81.252469,5/bounds/26.913847,-94.611844,55.759025,-67.893094/pin/261839>

**Civic Address: 24 Grosvenor Street**

**Assessment Roll No:** 010530177000000

**Legal Description:** PLAN 57 LOT 23 60.00FR 130.00D

**Designation/Listing Status:** Listed

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### Property History

**Date of Construction:** 1903

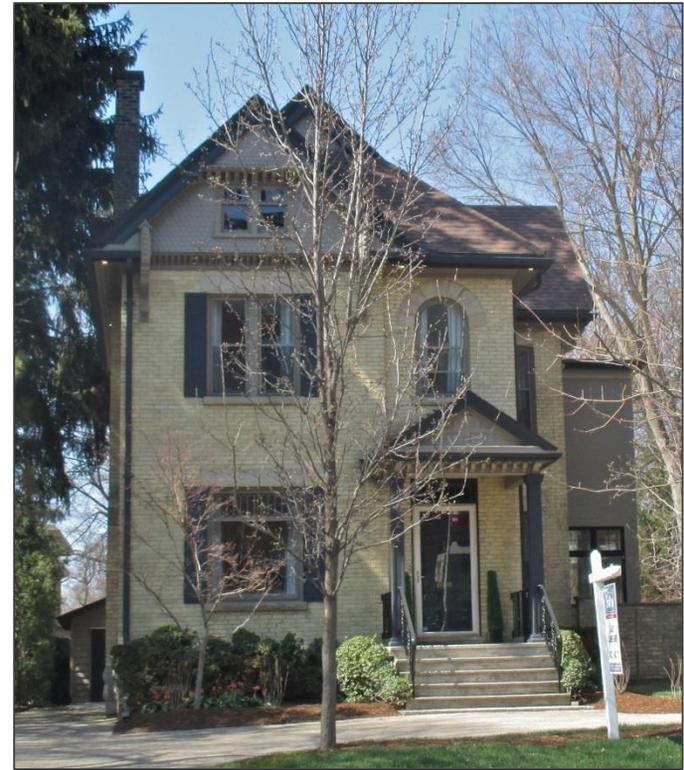
**Architect and/or Builder:** Unknown

**Historic Associations:** An insurance agent, Perry M. Millman, was the first owner and resident of this house. He lived here from 1903 to c. 1930. His tenancy in the house was followed by that of professional and executive owners/residents over the next several decades.

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### Property Description

This two-storey, buff brick house has influences of the Queen Anne Revival style compressed into a relatively narrow format. The roof is comprised of different types: the main, steep hipped roof, topped with a gablet facing south, is interrupted with two steep cross gables, one facing the front and one west. The woodwork in the gablet echoes that of the front and east gables: the bargeboard of each displays identical moulding and dentils, and all are faced with identical shaped wood shingles. The gables appear to be supported by large wood brackets at each end, both brackets exhibiting decorative wood work on the sides and along the curved ends. Small paired 4/1 windows provide views from the gables, the four upper panes separated by vertical muntins. A pilaster between the windows has a moulded base, a fluted staff, and a console bracket at the top, which seems to support the projecting upper section of the cornice; lines of smaller brackets also aid the transition between the recessed and projecting parts of the gables. Both gables surmount projecting sections of wall. That in front holds two paired 1/1 sash windows on the second floor, separated by a more robust version of the pilaster dividing the gable windows. On the main floor, a shallow sash composed of a series of small panes separated by vertical panes gives the appearance of a transom over the large plate glass window forming the bottom part of the sash. Below the east gable are a single 1/1 sash window on the upper floor and paired 1/1 sashes on the ground floor. On the front facade, the wall east of the projecting bay holds the front door, with a transom displaying vertical small panes, and, above that, a 1/1 sash window terminating in a round arch. The south side of the projecting gable and the east side of the



house hold other 1/1 sash windows. All windows have stone sills and generous stone lintels or, in the case of the round-headed window, substantial stone voussoirs.

The front porch has a shallow gable roof, with an applied wood design of alternately laid blocks. A row of small brackets underlies this gable, and square posts support the front part of the roof. A modern addition has been added to the east and north side of the building. A relatively new brick wall with stone coping extends from the east side of the older building to the east end of the property.

This house is part of a streetscape of late Victorian and Edwardian houses along the north side of Grosvenor Street. The institutional growth of what is now the Mount Hope Centre for Long-Term Care has deprived this block of its pastoral setting, but the institutional setback still allows an excellent view of the block, and this has made it one of the City's most admired older streetscapes. The sidewalk sits beyond a generous boulevard, and, while there is some variation in the setbacks of the homes, all have moderate to large gardens between house and sidewalk. The house at 24 Grosvenor Street is approximately 4 metres from the front property line and almost 19 metres from the curb of the street. A semi-circular drive moves by the front porch the house at 24 Grosvenor Street; a straight driveway leads along the west side of the house to a two-car garage at the rear end of the back garden.

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### Heritage Attributes

- Form (the varied roofline, with gablet and cross gables, and the uneven footprint), mass, and scale
- Facing of local buff-colored brick
- Bargeboards in gablet and gables, with present mouldings and dentils
- Shaped wood shingles in gablet and gables
- Paired windows in gables, and facade, with similar miniature pilasters separating them
- Brackets of various sizes that appear to support main gable and projecting apex of the gables
- Dentils and mouldings along cornice of the main block of the house
- Soffit with tongue-and-groove boards
- Small-paned windows, with vertical muntins, angled at the top and bottom to form diamond-shaped fringes
- Single 1/1 windows
- Stone window sills and generous stone lintels and voussoirs
- Other aspects of window surrounds and window frames
- Window placement and spacing
- Paneled wood front door, with glass inset and small-paned transom above
- Tall brick chimney

**Contributing/Non-Contributing:** TBD

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### Source

- *Lutman, John H, and Christopher L. Hives. The North and the East. London, Ontario: Corporation of the City of London, 1982. 24.*

**Civic Address: 26 Grosvenor Street**

**Assessment Roll No:** 010530176000000

**Legal Description:** PLAN 57 PT LOT 22 35.00FR 130.00D

**Designation/Listing Status:** Listed

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### **Property History**

**Date of Construction:** 1908

**Architect and/or Builder:** Probably Arthur E. Nutter

**Historic Associations:** Architect Arthur E. Nutter, who had come from England in 1907, was the first resident in this house; he lived here for four or five years. Nutter became well known in London during his tenure as City Architect, during which time he designed a number of landmark Civic buildings, including Fire Stations 4 and 5 (on Colborne Street and South Wellington Road, respectively) and the provincially praised Isolation Ward at then Victoria Hospital. He also designed a number of residential dwellings, including that at 811 Talbot Street, within the Study Area. A longer-term resident was Janet Maud Tytler, who owned and resided in the house from around 1916 until 1950. A later resident, Herbert Robarts, father of Ontario premier John P. Robarts, owned the building during the 1950s and early 1960s.

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### **Property Description**

Arthur Nutter's architectural training was in England, and his domestic architecture generally reflects a strong English influence; with a half-hipped roof, its rows of small-paned windows and its bow and oriel windows, the house he designed at 811 Talbot is more typical of Nutter's work than the house into which he moved on Grosvenor Street in the year following his arrival in Canada. Many elements of the visible first- and second-storeys of the house at 26 Grosvenor Street are conventional Queen Anne Revival features in London: e.g., the buff-coloured (technically, white) brick facing; the fluted Doric columns of the two-storey porch (the sleeping porch/sunroom placed inside the porch railings appear to be a later addition); the segmental arch formed by the brick voussoirs over single or paired 1/1 sash windows around the house; the ground floor plate glass window and tripartite window with leaded glass transoms; the wood front door, also with a leaded glass transom; and the stone foundation. Several more unusual elements, however, suggest the unique path Nutter's architectural career would take. Instead of the irregular roofline and footprint typically

associated with Queen Anne Revival homes here, this house has the form of a simple cuboid, featuring a gable roof, with the necessarily wide gable facing the street. The focal point of the gable is the oriel window, with three gores of an octagonal roof, covered with red slate tiles, descending from the apex of the gable to cover three sash windows within the oriel. The bottoms of the sashes consist of a single pane, but the quite unique upper sashes comprise two rows of leaded glass, each row comprising eight small vertical panes terminating in diamond shapes at the upper and lower ends. Within the grid of the half-timbering that fills the rest of the gable, four diagonally placed boards give extra emphasis to the oriel window. Echoing rows of small dentils in the cornices of the ground-floor porch and the oriel windows, a row of larger dentils forms a raking cornice along the bargeboard. A second, smaller oriel window, with a pronounced shed roof, extends from the west side of the building, just around the corner from the upper-storey porch. The house features two tall chimneys, corbelled at the top: one at the front along the west side of the house, and one at the back, on the east side.

A back addition also features a half-timbered gable, and the one-car garage accessible from a laneway that makes a right-angled turn right behind the house has diagonal planks that acknowledge the decoration on the house.

This house is part of a distinguished streetscape of late Victorian and Edwardian houses that grew along the north side of Grosvenor Street. The institutional growth of what is now the Mount Hope Centre for Long-Term Care has deprived this block of its pastoral setting, but the institutional setback still allows an excellent view of the block, and this has made it one of the City's most admired older streetscapes. The sidewalk sits beyond a generous boulevard, and, while there is some variation in the setbacks of the homes, all have moderate to large gardens between house and sidewalk. This house is set back approximately 1.5 metres from the front property line and just over 16 metres from the edge of the street.

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### Heritage Attributes

- Form (including the cuboid shape of the original house), mass, and scale
- Voussoirs arranged in segmental arches above windows
- First- and second-storey porches, with fluted Doric posts and wood railings
- Octagonal oriel window in front gable, with red slate shingles on hipped roof, and sashes with double-rows of leaded windows in the upper section
- Rows of dentils on porch cornice, window cornices, and gable bargeboard
- Various forms and placing of windows
- Leaded glass transoms
- Wood front door
- Stone window sills
- Stone foundation
- Half-timbering design in front gable
- Local buff brick facing
- Oriel window with shed roof on west wall
- Tall corbelled brick chimneys

**Contributing/Non-Contributing:** TBD

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## Sources

- Architectural Drawing of house at 611 Talbot, in the collection of the home owners, Mr. and Mrs. Alasdair Beaton
- Arthur E. Nutter FONDS in the Western Archives, Western University.
- London City Directories
- Lutman, John H, and Christopher L. Hives. *The North and the East*. London, Ontario: Corporation of the City of London, 1982. 24.
- Tausky, Nancy Z. *London: From Site to City*. Peterborough, Ontario: Broadview Press, 1993.

**Civic Address: 28 Grosvenor Street**

**Assessment Roll No:** 010530175000000

**Legal Description:** PLAN 57 PT LOTS 17, 22 S/S CROMWELL 34.83FR 190.00D

**Designation/Listing Status:** Listed

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**Property History**

**Date of Construction:** 1888-89

**Builder:** Probably William Tytler

**Historic Associations:** William Tytler, a builder by trade, was the first resident in this house.

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**Property Description**

This house was the second to be built on this block (after the Stick Style house at 36 Grosvenor Street), and it is considerably smaller in scale than the neighbours that grew around it. The stucco facing that has since been added now covers historical details that would elucidate the style, but it is possible to see some Queen Anne Revival influence in the form of the house, with its hipped roof and two cross gables, both of the latter culminating in projecting sections of wall. All visible windows in the house are now 1/1 sash windows of a uniform size. Woodwork is relatively unadorned: a plain cornice around the top of the house and wood frames completely surrounding the windows that have a simple flat moulding around their exterior rims. The double front door, with their panelling and glass inserts, appear to be original, as are the two high, corbelled chimneys, one near the east side of the house and one at the back. The present front porch has a flared hipped roof that descends from the bottom of the two windows in the projecting gable wing and reaches across the front of the house. The roof is supported by turned posts with bulbous rings at balanced intervals; the porch rail features complementary spindles.

This house is part of a distinguished streetscape of late Victorian and Edwardian houses that grew along Grosvenor Street across from the one-time gardens of the Mount Hope Orphanage and the House of Providence (see the inventory entries for 200 College Avenue and 21 Grosvenor Street). The institutional growth of what is now the Mount Hope Centre for Long-Term Care has deprived this block of its pastoral setting, but the institutional setback still allows an excellent view of the block, and this has made it one of the City's most admired older streetscapes. The sidewalk sits beyond a generous boulevard, and, while there is some variation in the



setbacks of the homes, all have moderate to large gardens between house and sidewalk. This house is set back approximately 4.5 metres from the front property line and 19.5 metres from the edge of the street. The front garden here is partly given over to a short concrete drive that acts as walk to the front door, as well as parking and play space; the rest is grass, interrupted by trees and foundation plantings. A wood fence gives privacy to the back garden, while space is reserved off a back laneway for two parking spots.

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**Heritage Attributes**

- Form, mass, and scale
- Double, wooden front doors
- Two tall, corbelled chimneys

**Contributing/Non-Contributing:** TBD

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**Source**

- London City Directories.

**Civic Address: 32 Grosvenor Street**

**Assessment Roll No:** 010530174000000

**Legal Description:** PLAN 57 PT LOTS 18-21 S/S CROMWELL RP 33R2916  
PART 1 ONTARIO HERITAGE ACT 54.13FR 170.00D

**Designation/Listing Status:** Designated, By-law No. L.S.P.-3145-190

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**Property History**

**Date of Construction:** 1908

**Architect or Builder:** Unknown

**Historic Associations:** This house was the long-time residence (1908 to mid-1960s) of Archibald MacPherson and his family. MacPherson had just become Vice-President of the wholesale grocery firm Elliott, Marr and Co. in 1906, having worked up to this position from his beginnings, at the age of 14, as an office boy. He later purchased the company, and in 1922 sold it. He went on to join the Board of London Life Insurance Company, and from 1948 to 1953 served as its president. After his death in 1959, his widow continued to reside in the house until the mid-1960s.

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**Property Description**

Most of the decorative motifs employed at this house are of a classical nature, characteristic of Edwardian Classical architecture, but they are employed in such an exuberant manner that the building seems as unrestrained as those built in the prime of the Queen Anne Revival. The 2-and-1/2-storey, buff brick house is likely the largest on the block, and most of its elements appear oversized:

- The roof exhibits the hipped roof with cross gables over projecting wings that came to characterize Queen Anne Revival houses in North America, but the cross gables are unusually large, with the east side wing extending into a further large bay window.
- The hipped roof culminates in a gablet that is sufficiently large to require a steeper slope of the roof near its tip.
- The breadth of the front gable is emphasized by the size of its cantilevered overhang, deliberately missing the supportive bracket that would have decorated earlier or more conventional homes.
- The Palladian window in the front gable has unusually broad dimensions and dramatically oversized wood surrounds.

- The bay under the front gable contains five sides of a dodecagonal figure, three of which feature windows on each floor.
- The two-storey front porch that covers three quarters of the facade is supported on the second storey by fluted wood Doric columns grouped into pairs and on the ground floor by bulky, stone, pyramidal piers that, while grounding the building, seem unnecessarily massive for the weight they are required to hold.

While it is the size of the building and its accoutrements that stands out most boldly, the house also displays many notable details. Two different kinds of slate tiles are used on the roof: straight on the hipped section and scalloped (or fishtale) on the gables. The scalloped design also features on the fields of the gables and gablets. Tiles in the upper part of the gablet extend outward to form an inverted prow shape over two small windows; the gablet roof has a broad overhang, punctuated with purlins. The bargeboard of the main front gable comprises a flat board with pierced scroll designs near the apex and towards the bottom corners. Although relatively simple pilasters separate the bottom three panes of the Palladian window in this gable, a row of small dentils and thick, elaborated mouldings separate these panes from the semi-circular window above, which is itself surrounded by a heavy frame with bold outer mouldings, interrupted at the top by a bold, decorative keystone. The second-storey 1/1 sash windows are surmounted by brick voussoirs, each comprising a whole stretcher and variously sized sections of stretchers, cut to form a segmented arch around the top of the window and a straight line across the top of the voussoirs. The ground-floor windows have sash windows with a single-pane lower section and a shallower upper pane that looks designed to hold leaded and/or stained glass, though these panes are now clear. The voussoirs of the ground-floor and basement windows form segmental arches along both ends of the arching bricks. All windows feature rusticated stone sills. Rather ironically, given the home's generally robust character, the window that becomes a focal point of the facade is that framed by two pairs of columns over the front door: a relatively small, very narrow oval window, that appears to have a simple wood frame. This signals perhaps the most striking facet of the building's composition: an unresolved series of tensions between its upward thrust and its heaviness, decorative ornament ranging from delicate to very bold, and a play with contrasting shapes. They work together to suggest a source of robust and unresolved energy.

This house is part of a streetscape of late Victorian and Edwardian houses that grew along the north side of Grosvenor Street. The institutional growth of what is now the Mount Hope Centre for Long-Term Care has deprived this block of its pastoral setting, but the institutional setback still allows an excellent view of the block, and this has made it one of the City's most admired older streetscapes. The sidewalk sits beyond a generous boulevard, and, while there is some variation in the setbacks of the homes, all have moderate to large gardens between house and sidewalk. This house is approximately 2 metres from the front property line and almost 17 metres from the edge of the street. Here, a straight sidewalk leads, between grass plots, to the front steps, while large foundation plantings crowd the front of the house, while a short, two-car wide concrete drive provides parking partly in front of the house and partly to the west. According to the designation by-law, "there is a small brick building at back with six over six windows, large wooden doors and slate roof," but this building is now obscured from public view by a large wood fence around the yard and the shutting off of the rear laneway by extensions of several of the lots it was designed to access.

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## Heritage Attributes

- Form, mass, and somewhat oversized scale
- Buff-coloured (or white) brick facing
- Complicated roof design, with gablet at the top of the central hipped roof, and with cross gables terminating over projecting wings on the south facade and the east side of the house
- Copper eavestroughing (noted in designating by-law)
- Bay window extending from projecting east wing
- Scalloped and rectangular slate tiles on roof
- Corbelled brick chimneys
- Scalloped wood shingles forming fields of gablet and gables
- Inverted prow shape in apex of gablet
- Palladian window with existing woodwork in surrounds and frames
- Incised spiral designs in gable bargeboards
- Long cantilevered corner of front gable
- Five sides, of wider and narrower widths, of implied dodecagonal bay
- Second-storey porch, featuring paired, fluted, Doric columns and with a pediment-shaped roof over the front part, while a continuation to the east is recessed under the main, hipped roof
- Pyramidal cut stone piers around the ground-floor porch, supporting the porch above
- Dentils in the ground-floor cornice of the porch
- Placement and sizes of all windows, including the existing sizes of the sashes
- Brick voussoirs, in various conformations, above all windows
- Rusticated stone sills of windows
- Existing wood window frames
- Panelled wood front door, with glass insert
- Narrow oval window with wood frame, on second-storey wall above front door.
- Stone foundation

**Contributing/Non-Contributing:** TBD

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## Source

- City of London By-law No. L.S.P.-3145-190
- Lutman, John H., and Christopher L. Hives. *The North and the East*. London, Ontario: Corporation of the City of London, 1982. 24.

**Civic Address: 36 Grosvenor St.**

**Assessment Roll No.:** 010530173000000

**Legal Description:** PLAN 57HJ T

**Designation/Listing Status:** Designated, By-Law No. LSP- 2788-352

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### **Property History**

**Date of Construction:** 1886

**Architect and/or Builder:** Unknown

**Historic Associations:** The house was built for William Percival, owner of Medway Mills and a flour and feed store on Dundas St. Percival resided in the house until his death in 1913, and his sister, Margaret, continued to live there until 1917. The property was occupied for the next ten years by William Fall, an accountant with a wholesale grocery company. In 1927, the property was purchased by

Thomas Harry Carling, son of Sir John Carling, long-time member of the federal Parliament, prominent London benefactor, and heir to Carling's Brewery and Malting Company, founded by his father in 1940. T. Harry Carling succeeded his father as President of the Brewery between 1911 and 1922; he purchased the house at 36 Grosvenor Street on his retirement, and remained there until his death in 1936. His brother John A. and his sister Louisa held the house for the next year, when it was bought by Harry's son, Colonel J. Inness Carling. Carling had succeeded his father briefly as President of Carling's Brewery between 1922 when a federal charter was obtained for the Brewery and 1924 when it left family control as a joint stock company; he went on to found the Carling Insurance Agency, and remained at 36 Grosvenor Street until 1972. Unfairly to Percival, perhaps, and to subsequent owners who have done much to maintain and restore the building, the home is known locally as the Carling House.



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### **Property Description**

The house is an excellent, even extravagant, example of the Stick Style, a form that grew out of the common use of wood in American buildings in combination with the exuberance of the Queen Anne Revival style. As is typical of the Stick Style, the two-and-one-half-storey frame house at 26 Grosvenor Street reveals its skeleton on the outside through the horizontal and vertical stripping at lintel, sill, and floor levels and adjacent to apertures. The exterior trim explores the many uses and decorative effects of wood, including scalloped shingles, delicately turned porch posts, diagonal boarding, and intricately pierced designs in the pediments, brackets, and spandrels. The picturesque roofline, punctuated with multiple gables, chimneys and combining different

roof types and ridgelines, shares the intricacy of the building's character throughout. A broad bay window emerging from the east gable wing adds added complexity to the footprint. Despite its extravagant variety, the house is carefully unified by a sense of balance, by the prominence of the stripping boards, by an overall sense of scale that keeps the various elements in proportion, and even by a clever evocation of architectural whimsy in the various components, as when a second-storey keystone doubles as a roof bracket. The house is one of only two examples of its style in London.

A recently built two-car garage opens off the laneway that runs along the east side of the house, and extends into a poolhouse. The complex is very well designed to match the house: although the garage is sided with wood shingles, it features stripping boards, multiple gables, shaped roof shingles, and even stained glass windows similar to those found in the house. Because it blends so well with the main building, its conservation should also be encouraged.

36 Grosvenor Street is in line with other buildings on the street. It is set back just over 3 metres from the front property line and just over 18 metres from the curb of the street. The house sits on a large lot.

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### Heritage Attributes

- Form, scale, and massing of house
- Irregular roofline and footprint
- Balanced, asymmetrical composition
- Wood stripping
- Tongue-and-groove cladding, laid in horizontal, vertical, and diagonal patterns
- Brackets, of various sizes
- Pierced work in cornice, spandrels, and brackets
- Scalloped shingles in cornice
- Fretwork trim in selected gables
- Window frames
- Porch posts
- Front door, with square panels, mouldings in panels, and ornate window surrounds
- High chimneys
- Slate shingles, in straight and scalloped shapes

**Contributing/Non-Contributing:** TBD

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### Sources

- London City Directories
- City of London By-Law No. LSP-2788-352.
- Lutman, John. Canadian Inventory of Heritage Buildings. MS. Report No. 266. 1976-77.
- Lutman and Hives. The North and the East. 25.
- Scully, Vincent J., Jr. *The Shingle Style and the Stick Style: Architectural Design and Theory from Downing to the Origins of Wright* (New Haven, Conn.: Yale Univ. Pr., 1955 [rev. 1971].
- Tausky. *London: Site to City*. 112.

**Civic Address: 38 Grosvenor Street**

**Assessment Roll No:** 010530171000000

**Legal Description:** PLAN 57 PT LOT 1 W/S RICHMOND 41.00FR 70.00D

**Designation/Listing Status:** Listed

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**Property History**

**Date of Construction:** c. 1912

**Architect or Builder:** Unknown

**Historic Associations:** The first resident here was Albert G. Taylor, a travelling salesman for Wright & Sons, a wholesale hat company. He lived here for over twenty-five years. Around 1950, the house was renovated to contain three separate apartments.



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**Property Description**

This house is part of a distinguished streetscape of late Victorian and Edwardian houses that grew along Grosvenor Street across from the one-time gardens of the Mount Hope Orphanage and the House of Providence (see the inventory entries for 200 College Avenue, 21 Grosvenor Street, and section 3.4.2.4 of the Study). The institutional growth of what is now the Mount Hope Centre for Long-Term Care has deprived this block of its pastoral setting, but the institutional setback still allows an excellent view of the block, and this has made it one of the City's most admired older streetscapes. The two-storey house at 38 Grosvenor Street was the last component of the streetscape to be built, and it differs from its neighbours in exhibiting the restrained, relatively simple elements of the late Edwardian era.

Its hipped roof, with a flat deck at the top, is interrupted by a single gable, which faces the street and surmounts with a very slight wall projection beneath. Both the roof and the field of the gable, the latter flaring outward at the base, are now covered with asphalt shingles. The gable contains a single 1/1 sash window, with a simple wood frame and sill. The house is clad in red pressed bricks, linked with red mortar that blurs the lines between brick and mortar, giving the impression of a smooth, solid facade. The most striking feature of the three-bay facade is the curving bay window towards the east side of the ground floor: it features a row of five windows with small, diamond-shaped panes, above a based of cut, rusticated stone, and with a flared hipped roof. The centre front door appears to be of oak, with a single long panel surmounted by a semi-circular window divided into fan-shaped sections; a

transom and a stone lintel are placed above the door, along with a simple gable roof with return eaves. (It is tempting to suspect that this roof is a later addition to the house, as it obscures part of the lintel and collides rather awkwardly with the roof of the bay window.) All other windows, sash or solid glass, have smooth stone lintels and sills. The ground-floor window west of the front door is now decorated with louvred shutters. The house has a cut stone foundation.

The sidewalk sits beyond a generous boulevard. This house is approximately 2.5 metres from the front property line and just over 17 metres from the edge of the street. While the house sits at the top of a gentle rise from St. George Street, the front and west side yards slope rather steeply away from the building and its foundation plantings. The slope towards Grosvenor Street is grassed, that towards the laneway at the west is covered with low trees, shrubs, and ground cover. Parking behind the house is accessed from the lane.

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### **Heritage Attributes**

- Form (including approximately square footprint, with slight projection of wall under front gable), mass, and scale
- Facing of red, pressed brick with red mortar
- Hipped roof, with cross gable facing front facade
- Centre front wood door, with single long panel and semi-circular window divided into fan-shaped panes.
- Transom over front door
- Rounded bay window, with five lights featuring small, diamond-shaped panes, slightly rusticated stone base, and flared, hipped roof
- 1/1 sash windows
- Ground floor window in left bay
- Spacing of windows
- Wood window frames
- Smooth stone lintels and sills
- Cut stone foundation

**Contributing/Non-Contributing:** TBD

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### **Sources**

- City of London By-law No. L.S.P.-3145-190
- Lutman, John H., and Christopher L. Hives. *The North and the East*. London, Ontario: Corporation of the City of London, 1982. 24.

# OXFORD STREET

**Civic Address: 2 Oxford Street East**

**Assessment Roll No:** 010500004000000

**Legal Description:** PLAN NIL PT LOTS 18-21 PARK LOT W-RP33R1953 PART 5 & RP 33R7923 PART 2 PREV KNOWN AS 835 TALBOT ST 3.83AC 25.00FR

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** 1967-1968 for the clubhouse. Tennis Courts were installed between 1922 and 1942.

**Architect and/or Builder:** Unknown

**Historic Associations:** In 1835, John B. Askin received the patent from the Crown for 27¼ acres of land between Grosvenor Street and Oxford Street East and between George Street and the Thames River.

In 1855, Askin sold “Lots 18, 19, 20, 21 and 22 west of Great Talbot Street, together with the piece of land lying between these last mentioned lots and the River Thames to the County Agricultural Society of the County of Middlesex for £1000,”

In May 1873, the Electoral Division of the East Middlesex County Agricultural Society sold to Thomas Harvey and Alexander Harvey of London, 10 acres (the above mentioned lots, and the land between them and the river). The Harveys built most of the houses on the west side of Talbot Street, and lived in some of them.

In 1923, Alexander Harvey sold to the London Tennis Club Ltd. for \$4,200.00, the rear 150 feet of Lots 18, 19, and 20, and part of Lot 21 on the west side of Talbot Street, part of Lot 20 as a right-of-way from Talbot Street to the lands along the river, and all of the lands lying between the rear of those lots and the river.

The London Tennis Club was first listed in the City Directory in 1940 at the rear of 825 Talbot Street. (Alexander Harvey was living at 825 Talbot Street.)

Between 1944 and 1946, the Central Aircraft Tennis Club was listed in the London directory at that location.

In March of 1946, the London Tennis Club sold its property to the London Life Insurance Company for \$7,500.00.



In the fall of 1967 work began on building a new clubhouse on the recreation grounds property. This structure was finished in the spring of 1968 and replaced a smaller structure built about 40 years earlier.

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### **Property Description**

London Life Recreation Grounds (private recreation club). This property has a baseball diamond, several tennis courts and a clubhouse on it. Most of the property is fenced and it has a gravel parking lot accessed off Oxford Street East.

The clubhouse is a tall one storey building with a wide veranda that wraps around all four sides of the building. The veranda roof is supported by 20 concrete posts. The west side of the building is brick and the other three sides consist of large windows. The front of the building is on the east side. The building is nearly square. The roof of the clubhouse is a low gable, the roof of the veranda is flat. The clubhouse has a brick chimney in the centre of building offset towards the western end. The main roof has projecting eaves with no exposed rafters and the veranda roof has projecting eaves with exposed and projecting rafters. The walls of the clubhouse extend above the top of the veranda roof with clerestory windows around the north, east and south sides.

This property is behind most properties on this stretch of Oxford Street and Talbot Street and is adjacent to the Thames Valley Parkway, connecting it to Gibbon's Park. The property is fenced and is distinct from the surrounding properties. The clubhouse is approximately 107 meters from the Oxford Street East property line and 113.5 metres from the edge of Oxford Street East.

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### **Heritage Attributes**

- Association with the London Life Insurance Company

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London City Directories
- Air Photos, 1922, 1942, 1965.
- (Instrument #5342, registered 12 March 1855).
- (Instrument #18227).
- (Instrument #24279, registered 3 March 1923).
- (Instrument #38642, registered 23 April 1946).
- London Life Insurance Company, *This Is The Life*, November 17, 1967.
- London Life Insurance Company, *This Is The Life*, May 10, 1968.

**Civic Address: 3 Oxford Street East**

**Assessment Roll No:** 010500025000000

**Legal Description:** PLAN NIL PT PARK LOT 18 RP 33R1953 PARTS 2-4 RP 33R6948 PART 1 RP 33R7923 PART 1 0.52AC 122.62FR

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** N/A

**Architect and/or Builder:** N/A

**Historic Associations:** 3 Oxford Street East is a large square lot. This property was likely the location of three lots in the past; 1, 2 and 3 Oxford Street. The London City Directory for 1875 identifies the lots from the North Branch of the Thames River to Talbot Street as the Old Fair Grounds. By 1881 13 lots were created along Oxford Street and each of these lots had a cottage. The three lots, 1-3 Oxford street that are now part of 3 Oxford Street had cottages until at least 1985 when a map in the *St. George/Grosvenor Area Study Recommendations* from the City of London Planning Division (1985) shows 13 buildings along the street. Satellite imagery from 1998 reveal that the cottages from numbers 2 and 3 had been removed. Satellite imagery also illustrates that the final cottage was removed from the lot between 2011 and 2013.

A lot of different people lived in the cottages at 1-3 Oxford Street in the 1880's and 90's. This may be an indication that the houses were rental properties. By the early 1900's occupants tend to live at these addresses for longer periods of time. A Mr. John G. Hawkins, a gardener, lived at 2 Oxford Street in 1895 through 1909 followed by a Mrs. S. Mills from 1910 to 1922. Most of the people who lived at these addresses stayed for between one and five years. The people who lived in these cottages tended to be labourers or have jobs such as gardeners or blacksmith.

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**Property Description**

This lot is covered in grass and has no buildings. It has several maple trees. 3 Oxford Street is adjacent to other empty lots and backs onto the London Life Recreation Grounds. This lot is also adjacent to the Thames Valley Parkway.



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**Heritage Attributes**

- None

**Contributing/Non-Contributing:** TBD

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**Sources**

- London City Directories
- St. George/Grosvenor Area Study Recommendations. City of London Planning Division, 1985
- London Maps [online] satellite image 1998

**Civic Address: 4 Oxford Street East**

**Assessment Roll No:** 010500023000000

**Legal Description:** PLAN NIL PT PARK LOT WEST OF LOT 18-22  
W/S TALBOT 35.00FR 150.00D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** after 1875, before 1881, demolished 2004-2005

**Architect and/or Builder:** Unknown

**Historic Associations:** Occupants of this property in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries did not generally live here for more than a few years at a time. This may indicate that the property was rented to various tenants.

Satellite imagery reveals that the house on this property was removed in 2004 or 2005.

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**Property Description**

This property is a narrow and deep vacant lot with grass and some trees on it. 4 Oxford Street is an empty lot adjacent to other empty lots. It backs onto the London Life Recreation Grounds.

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**Heritage Attributes**

- None

**Contributing/Non-Contributing:** TBD

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**Sources**

- London City Directories
- City of London maps, satellite images.



**Civic Address: 5 Oxford Street East**

**Assessment Roll No:** 010500022000000

**Legal Description:** PLAN NIL PT PARK LOT WEST OF LOT 18-22  
W/S TALBOT 35.00FR 150.00D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** after 1875, before 1881, demolished between 2002 and 2004

**Architect and/or Builder:** Unknown

**Historic Associations:** This property was home to many people over the years. In the late 19<sup>th</sup> century occupants tended to live here for between 1 to 3 years and move on in 1900 Mr. Albert Stilson lived here until 1909 followed by Mr. William Poole for 4 years and then an Archie McCallum for seven years. The 20<sup>th</sup> century may have seen owners living in the house.



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**Property Description**

This is a narrow and deep vacant lot covered in grass with some trees and hedges on it. 5 Oxford Street is adjacent to an empty lot to the west and house to the east. This property backs onto the London Life Recreation Grounds.

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**Heritage Attributes**

- None

**Contributing/Non-Contributing:** TBD

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**Sources**

- London City Directories
- City of London maps (online) satellite imagery.

**Civic Address: 6 Oxford Street East**

**Assessment Roll No:** 010500021000000

**Legal Description:** PLAN NIL PT PARK LOT WEST OF LOT 18-22  
W/S TALBOT ST IN TRUST 35.00FR 150.00D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** after 1875, before 1881.

**Architect and/or Builder:** Unknown

**Historic Associations:** A Patrick McCann, a clerk, is listed as the first resident of this address. The property was rented and occupants usually remained at this address for one to four years through the end of the 19<sup>th</sup> and into the 20<sup>th</sup> centuries.



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**Property Description**

This house at 6 Oxford Street is a one storey vernacular cottage with a hip roof and combination of white siding and stone cladding. The front consists of an off centre door over a small concrete porch and under a veranda and a large off centre window. The front door has a single sidelight. The house is centred on its lot. A brick and concrete chimney is on the east side of the house. The sides of the house are clad in red brick.

This house has a short setback from Oxford Street, it is approximately 4 metres from the front property line and almost 8 metres from the edge of Oxford Street East. The setback is consistent with other houses along the street, however the houses on either side of this one have been removed isolating it along the streetscape. This property backs onto the London Life Recreation Grounds. This house is on a short offshoot lane from the main Oxford Street East.

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**Heritage Attributes**

- 1 storey scale and massing;
- Hip roof;
- Off-centre front door with single sidelight.

**Contributing/Non-Contributing:** TBD

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**Sources**

- London City Directories

**Civic Address: 7 Oxford Street East**

**Assessment Roll No:** 010500020000000

**Legal Description:** PLAN NIL PT LOT 18-22 W/S TALBOT PARK  
35.00FR 147.00D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** 1882, removed 2013-2014

**Architect and/or Builder:** Unknown

**Historic Associations:** Many different people lived at this address in the late 19<sup>th</sup> century, usually remaining for a year or two. This may indicate that the property was rented. Mr. and Mrs. William Pope lived here in 1903 until his death in 1906-1907 and Mrs. Minnie Pope remained here through 1916.



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**Property Description:**

A narrow and deep vacant lot, grassed with some trees at the rear of the property. This property is on a short offshoot lane off of Oxford Street busy arterial road and backs up onto the London Life Recreation Grounds. The house at number 6 Oxford Street is adjacent to the west and an empty lot is adjacent to the east.

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**Heritage Attributes:**

- None

**Contributing/Non-Contributing:** TBD

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**Sources**

- London City Directories
- City of London maps [online] satellite imagery

**Civic Address: 8 Oxford Street East**

**Assessment Roll No:** 010500019000000

**Legal Description:** PLAN NIL PT LOT 18 35.00FR 147.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** after 1875, before 1881, demolished between 2001-2002.

**Architect and/or Builder:** Unknown

**Historic Associations:** This property originally held a workers cottage that was home to many people over the years. City Directories in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries reveal occupants living at this address between one and four years in most cases indicating that this property was likely rented to various tenants.

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### **Property Description**

A narrow and deep vacant lot, grassed with some trees near the rear of the property. This property is on a short offshoot lane off a busy arterial street and backs up onto the London Life Recreation Grounds. An empty lot is adjacent to the west and a contemporary apartment house is adjacent to the east.

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### **Heritage Attributes**

- None

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London City Directories
- London Maps satellite images [online] 2001-2002



**Civic Address: 9 Oxford Street East**

**Assessment Roll No:** 010500018000000

**Legal Description:** PLAN NIL PT LOT 18-22 35.00FR 152.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 2005-2006

**Architect and/or Builder:** Unknown

**Historic Associations:** A small cottage was built on this site between 1875 and 1881. The first owner/occupant appears to have been Mr. James E. Snow, a clerk. He lived here through 1891. After this point the house appears to have been rented as occupants usually only remain for a year or two into the 1920's.



Satellite imagery from 2005 and 2006 show that the house was torn down and replaced with the current structure at that time.

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### **Property Description**

An orange brick three storey apartment building with three apartments inside. The front door is offset on the east side of the building at the top of a set of seven concrete steps ending at a small front porch. The front door has a single sidelight, is covered by a pitched roof, and has a decorative keystone on top. This building has a hipped roof with a low gable section off centre on the front. This building also has brick quoins on the corners of the building.

This apartment house at 9 Oxford Street has a short setback from the street it is just under 5 metres from the front property line and just under 16 metres from the edge of the street.

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### **Heritage Attributes**

- None

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London City Directories
- London Maps [online] aerial images 2005-2006

**Civic Address: 10 Oxford Street East**

**Assessment Roll No:** 010500017000000

**Legal Description:** PLAN NIL PT LOTS 18-22 35.00FR 147.00D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** 2005-2006

**Architect and/or Builder:** Unknown

**Historic Associations:** A cottage was built on this property between 1875 and 1881. In 1885 Mr. Richard Griffith appears to have purchased the property, living here through to 1906 when he passed away. Mrs. Lucy Griffith remained in the house into 1914. After this into the 1920's the house appears to have been rented.

This cottage was torn down between 2005-2006 and replaced with the existing building.



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**Property Description**

An orange brick three storey apartment building with three apartments inside. The front door is offset on the west side of the building at the top of a set of nine concrete steps ending at a small front porch. The front door has a single sidelight, is covered by a pitched roof, and has a decorative keystone on top. This building has a hipped roof with a low gable section off centre on the front. This building has brick quoins on the corners. 10 Oxford Street East is approximately 5 metres from the front property line and 16 metres from the edge of the street. This building has a similar scale as the buildings on either side.

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**Heritage Attributes:**

- None

**Contributing/Non-Contributing:** TBD

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**Sources**

- London City Directories
- London Maps aerial images [online] 2005-2006

**Civic Address: 11 Oxford Street East**

**Assessment Roll No:** 010500016000000

**Legal Description:** PLAN NIL PT LOT 18 W/TALBOT 35.00FR 147.00D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** 2011-2012

**Architect and/or Builder:** Unknown

**Historic Associations:** A house was built on this property between 1875 and 1881. The first recorded resident was Mrs. Hannah Whateley as a tenant at the address through 1886. Succeeding residents also appear to have been tenants, each occupying the home for short periods between one and three years until 1905 when Walter Kilgallin moved in and remained through 1916.

The existing building was constructed in 2012.



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**Property Description**

A modern three storey red brick and siding apartment house. This building has a raised first floor and partial basement. The front door on the first floor is eight steps above grade. The front elevation of this building is asymmetrical with the front door on the east side of the front elevation. The front door has a single sidelight window beside it and is under a roofed front porch supported by two square columns. The building has a hip roof with a small low pitched gable, off centre on the front.

This apartment building has a similar scale as the two buildings to the west. It is on a narrow and deep lot and is set back from the front property line approximately 5 metres and from the edge of the street 15.5 metres. Parking for occupants is in the rear accessed from a driveway on the east side of the building.

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**Heritage Attributes**

- None

**Contributing/Non-Contributing:** TBD

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**Sources:**

- London City Directories
- London Maps aerial imagery [online] 2011-2012

**Civic Address: 12 Oxford Street East**

**Assessment Roll No:** 010500015000000

**Legal Description:** PLAN NIL PT LOTS 18-22 35.00FR 147.00D

**Designation/Listing Status:** None

**Property History**

**Date of Construction:** between 1875 and 1881

**Architect and/or Builder:** Unknown

**Historic Associations:** City Directories show that this cottage was built between 1875 and 1881, early occupants of this address were tenants. Mr. James W. Barr remained between 1886 and 1895. Most tenants lived here for a year or two into the early 1900's.

**Property Description**

The house at 12 Oxford Street is a one storey side hall plan cottage with hip roof and white siding. This house has a covered front veranda that extends the width of the building. The front elevation has two windows and a single door. The windows are on the west and centre of the elevation with the front door on the east side of the house. The door has narrow sidelight windows on each side. The veranda is two steps above grade with a wood deck and supports a roof with square wood posts. The veranda has a low railing and square spindles.

The house at 12 Oxford Street East is set back approximately 3 metres from the front property line and almost 13 metres from the edge of the street. The house is approximately centred on its property.

**Heritage Attributes**

- One storey scale and massing
- Hip roof
- Two window openings, on the front elevation
- Off centre door.
- Covered front porch extending the width of the building supported by square posts

**Contributing/Non-Contributing:** TBD

**Sources**

- London City Directories



**Civic Address: 13 Oxford Street East**

**Assessment Roll No:** 010500014000000

**Legal Description:** PLAN NIL PT LOT 18-22 35.00FR 147.00D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** 1884

**Architect and/or Builder:** Unknown

**Historic Associations:** A Charles P. Butler is listed as the earliest occupant of this address remaining through 1892. In 1893 Mr. Snow former resident of #9 Oxford Street moved in until 1896-1897. Quite a few different people live at this address over the next several years.

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**Property Description**

The house at 13 Oxford Street is a one storey side hall plan cottage with a hip roof and vinyl exterior siding. This house has two tall sash windows on the front elevation. The house has a single door offset on one side of the house. The front door is over a small concrete stoop raised three steps and covered by a shed style roof. The front door has sidelights on either side.

The house at 13 Oxford Street East is set back approximately 3 metres from the front property line and just under 12 metres from the edge of the street. A similar scale house is adjacent to the west. Properties on Talbot Street back onto the eastern side of this property.

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**Heritage Attributes**

- One storey scale and massing
- Hipped roof
- Two tall window openings and single door on the front elevation.
- Front door on the eastern side of the front elevation of this house.

**Contributing/Non-Contributing:** TBD

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**Sources**

- London City Directories



**Civic Address: 124 Oxford Street East**

**Assessment Roll No:** 010500113000000

**Legal Description:** PLAN 65 PT LOT 10 RP 33R9795 PART 2  
51.50X63.14X62.47X51.5 0.07AC 51.50FR

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** 1909

**Architect and/or Builder:** Unknown

**Historic Associations:** A new house is listed in City Directories in 1909 at 126 Oxford Street, this address ceases to exist the next year and 124 Oxford Street appears in its place. The house was first occupied by a Minnie Hodgins.

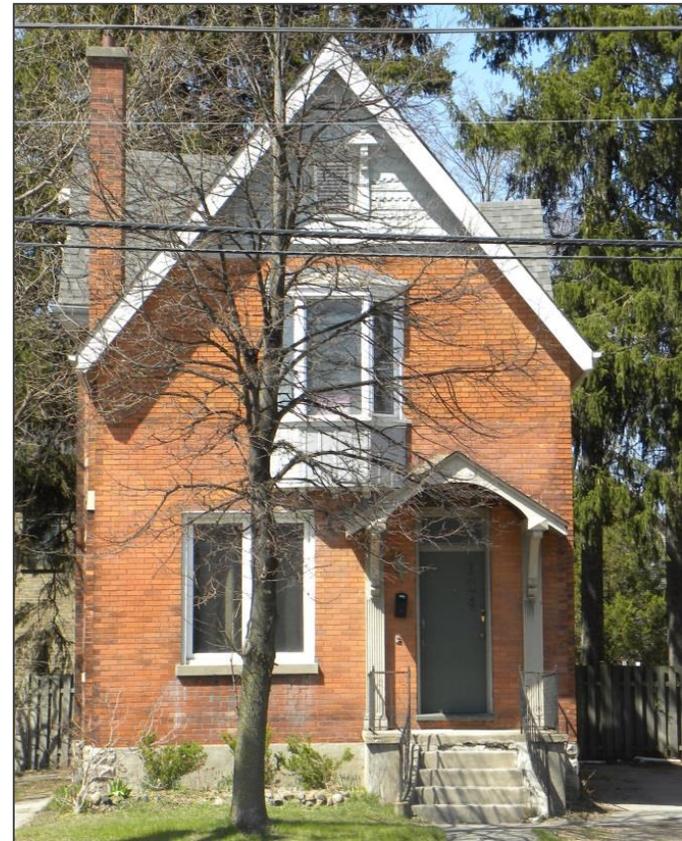
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**Property Description**

This is a two and a half storey red brick house with a steep gable roof, a large dormer out the west side and a smaller dormer out the east side. The house has a tall brick chimney on the west side. The front of this house has a single door off-centre above a concrete porch. The porch is covered by a pitched roof supported against the front of the house. The front door is topped with a flat transom with single light (window) above it. The front door is five steps above grade.

The front elevation also has a window with concrete sill on the first floor off centre to the west. The second floor on the front elevation includes a bay window centred on the building. And the attic has a small centred window. The corners of the foundation are stone, the rest of the foundation is covered in paving.

The house at 124 Oxford Street east is close to the corner of Oxford Street and Talbot Street. This house is set back 1 metre from the front property line and approximately 11.5 metres from the edge of the street. This is a narrow lot with tall coniferous trees along the back.



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### **Heritage Attributes**

- Two and a half storey scale and massing.
- Steep pitched roof
- Tall brick chimney
- Offset door and window on the first floor
- Decorative stone foundation corners
- Centred window opening on the second floor front elevation
- Centred window opening in the attic.

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London City Directories

**Civic Address: 128 Oxford Street East**

**Assessment Roll No:** 010500112000000

**Legal Description:** PLAN 65 PT LOT 10 RP 33R9795 PART 3  
41.50X62.47X61.93X41.50 0.05AC 41.50FR

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** 1999-2000

**Architect and/or Builder:** Unknown

**Historic Associations:** This property had a house on it before 1881. City Directories list Mr. Robert McNeil at what is probably this address in 1875. Mr. McNeil is listed as a labourer. In 1881 he is listed as the owner of 128 Oxford Street and is described as a Post Office clerk. He apparently rents part of the house to Mr. Thomas Brennan, a teamster. Mr. McNeil is listed as owner of the property through 1893. In 1894 the property is listed as belonging to Miss Lucinda McNeil, who lives here through 1902. Following her departure the property is lived in by several people in quick succession into the 1920's.



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**Property Description**

The house at 128 Oxford Street East is a raised two storey red brick house with basement. The house has a low pitched pyramidal roof. The front elevation of this house is symmetrical with a central front door, raised eight steps above grade in the centre of the building. The door is framed in concrete with an arch and arched transom window above it. The centre of the door arch has a decorative keystone. Above the front door, on the second floor, the house has a small window.

The front elevation has two bay sections, extending the height of the building on either side of the door. These bays have a central double window flanked by single windows. Sills and lintels wrap around the bays under the windows. Each lintel has a central keystone.

This house is on a busy arterial street with a moderate setback from the road. The house is set back slightly more than neighbouring buildings, it is approximately 1.5 metres from the front property line and 12 metres from the edge of the street. The driveway is on the west side of the property, the house is set towards the east side of the property.

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**Heritage Attributes**

- Three storey scale and massing
- Arrangement of window and door openings on the front elevation

**Contributing/Non-Contributing:** TBD

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**Sources**

- London City Directories
- London Maps aerial photographs [online] 1999-2000

**Civic Address: 140 Oxford Street East**

**Assessment Roll No:** 010500109010000

**Legal Description:** CONDO PLAN 284 LVL1 UNITS1-3 LVL 2 UNITS 1-21, LVL 3 UNITS 1-13, LVL 4 UNITS 1-17 RP 33R10728 PARTS 2,3 AND 4 288.27FR

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** 1992

**Architect and/or Builder:** Unknown

**Historic Associations:** The current building on this property was built during the 1990's. A map in the Richmond Street Corridor Study from 1989 shows several smaller buildings on this site while aerial photographs from 1998 show this building.

Eight properties with numbers from 130 to 156 Oxford Street have existed on the current address that is 140 Oxford Street. In 1881 six properties were identified in city directories. By 1884 all eight properties existed. Most occupants were tenants with a few owners occupying their residences. The people who lived on these properties in the 1880's were labourers, booksellers, shoemakers, and book-keepers.

John Rodgers Development Ltd. had this building built in 1992 and the Oxford Health Centre and a pharmacy, walk-in clinic and several physician offices were filled in 1993-1994.

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**Property Description**

The building at 140 Oxford Street is an irregular shaped four storey commercial building clad in red brick and glass. The main entrance to this building is a two storey front atrium with glass front. The eastern third of the front façade is red brick with large square windows and the western two thirds of the building is glass. This building has a flat roof and has a covered portico at ground level. The building has some concrete decorative elements built into the façade including concrete squares at changes in floor level and a decorative metalwork arch over the front entrance.



The building at 140 Oxford Street East has a moderate setback from a busy arterial road. The front of the building is almost on the front property line and is set back approximately 11 metres from the edge of the street. This commercial building has parking beside to the east and behind the building.

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### **Heritage Attributes**

- None

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London City Directories
- London Maps aerial photographs [online] 1998
- City of London Planning Division. Richmond Street Corridor Study. 1994.

**Civic Address: 160 Oxford Street East**

**Assessment Roll No:** 010500103000000

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

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** Pre 1875

**Architect and/or Builder:** Unknown

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



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**Property Description**

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

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

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**Heritage Attributes**

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

**Contributing/Non-Contributing:** TBD

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**Sources**

- London City Directories

**Civic Address: 176 Oxford Street East**

**Assessment Roll No:** 010500145000000

**Legal Description:** PLAN 162 PT LOT 6 E/S ST GEORGE 53.12FR 98.00D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** Pre 1872

**Architect and/or Builder:** Unknown

**Historic Associations:** The house at 176 Oxford Street East was built around 1872. John McCurdy a shoemaker lived here by 1872/1873 according to city directories. He appears to have passed away between 1888 and 1890 and Mrs. McCurdy lived in this house until 1894 when a Robert McCurdy is listed as living here. A Mrs. Jane McCurdy is listed as living at this address in 1896-1899 followed by a Timothy Toohey in 1900. Mrs. Jane McCurdy is again listed at this address from 1901-1907 and an R. McCurdy is listed here in 1908 and 1909. In 1910 the house is no longer occupied by a member of the McCurdy family and occupants remained for short one to three year periods into the 1920's.

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**Property Description**

The house at 176 Oxford Street East is a single storey Ontario Cottage with a hipped roof and centrally located gable peak roof over the front door. An addition has been built out the east side of the building which projects slightly towards Oxford Street. The addition has moved the front elevation from being centred on the door to off-set. The façade of this addition is partially a false front. The roof of the building extends over the addition without changing its slope. The roof meets the outer eastern wall approximately  $\frac{3}{4}$  of the way up the front wall.



The front door of his house is framed with two sidelight windows and a transom light above the door. The door is topped with entablature trim. The roof above the front door is supported by square posts. The front door is two steps above grade and above a concrete stoop.

Trim around the door and windows is fairly plain. Top trim above each window is shaped coming to a peak in the centre. Windows have modest sills. Windows have vinyl shutters.

This building has three windows along the western side and a yellow brick chimney. The property has been converted to commercial use and the back yard with access off St. George Street is a parking lot.

The older part of the house is framed by two mature trees.

The house at 176 Oxford Street is on a busy arterial road. This property is a corner lot. The house is approximately 2 metres from the front property line and 13.5 metres from the edge of the street.

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### **Heritage Attributes**

- One storey scale and massing
- Hipped roof
- Central peaked gable roof over the front door
- Central front door
- Sidelights on either side and above the front door
- Symmetrical front elevation, (The addition on the east side of the building is part of the front of the building but is set forward from the main and original building, it is not considered part of a contiguous façade)
- Simple entablature above the front door.
- Peaked window trim
- Central walkway leading to the front steps

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London City Directories

**Civic Address: 184 Oxford Street East**

**Assessment Roll No:** 010500144000000

**Legal Description:** PLAN 162 PT LOT 5 5205.76SF 53.12FR 98.00D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** 1916

**Architect and/or Builder:** Unknown

**Historic Associations:** The property 184 Oxford Street may have been numbered 182 Oxford Street from 1882 through to 1915. Between 1915 and 1916 city directories show a change in address from 182 to 184. Fire insurance maps reveal a change to the building between 1907 and 1915. The building on this lot gets smaller with a different layout indicating alterations to the building which may indicate the house was rebuilt at this time.

In 1916 Reverend Edward Young is listed as living at this address, remaining through 1920.



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**Property Description**

The building at 184 Oxford Street East is a two storey red brick house with a hipped roof and dormer in the attic on the front of the house. The house has a tall chimney on the west side and a front porch that covers the width of the front of the house. The steps to the front porch are off centre towards the east side of the porch. The porch roof is supported by three gently tapered smooth columns on concrete bases. The front door is off centre towards the east side of the front elevation and a small tall window east of the door. A larger window is set west of the front door approximately centred between the door and west wall of the house. The second floor has two windows on the front elevation and the attic dormer has a single window.

The house at 184 Oxford Street East is on a busy arterial road with a moderate setback from the street. This house is almost 1 metre from the front property line and approximately 12.5 metres from the edge of the street. The side and rear yard of this property have been turned into parking lot. This house is set close to the property line and house on the adjacent property to the east.

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**Heritage Attributes**

- 2 storey scale and massing
- Hipped roof
- Arrangement of window and door openings on the front elevation

**Contributing/Non-Contributing:** TBD

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**Sources**

- London City Directories

**Civic Address: 186 Oxford Street East**

**Assessment Roll No:** 010500143000000

**Legal Description:** PLAN 162 PT LOT 4 26.50FR 148.00D

**Designation/Listing Status:** None

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### Property History

**Date of Construction:** 1909-1910

**Architect and/or Builder:** Unknown

**Historic Associations:** 186 Oxford Street first appears in city directories in 1910. The first occupant is N.H. Keen who lived here for three years. Followed by Nettie Barton from 1914 through 1920.

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### Property Description

This house is a one and a half storey building with gambrel roof and front gambrel dormer. The front of the house also has a second dormer set back and attached to the main dormer. The house has a front porch, with roof extending the width of the building. The porch is wood with five steps above grade. The front door is off centre on the west side of the front elevation with a transom light above the door. The front elevation also has a large window. The house is clad in red brick on the first floor. The front dormer is off centre on the eastern half of the house and has two front windows in it. The dormer is clad in white siding. This house has a brick chimney.

This house is approximately 3 metres from the front property line and 14.5 metres from the edge of the street. The house is set close to the western side of the property.

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### Heritage Attributes

- 1 ½ storey scale and massing
- Gambrel roof with front gambrel dormer
- Arrangement of front door and front window openings on the front elevation
- Covered front porch
- Transom light above front door
- Brick chimney

**Contributing/Non-Contributing:** TBD



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**Sources**

- London City Directories

**Civic Address: 188 Oxford Street East**

**Assessment Roll No:** 010500142000000

**Legal Description:** PLAN 162 PT LOT 4 26.67FR 148.00D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** 1882/1999

**Architect and/or Builder:** Unknown

**Historic Associations:** City directories reveal a house at 188 Oxford Street East lived in by Mr. William Shoebottom (or Shoebottom) a fruit dealer in 1882. He lived here through to 1908 and in 1909 Mrs. E Shoebottom is listed at this address.

This building appears to have been heavily modified and aerial imagery from 1998-1999 appears to show the house under construction.

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**Property Description**

This is a three storey house with partially hipped roof (front and sides). The house has an open front porch with single door and single large window opening with a bay window in it on the first floor. The second and third floors each have a centrally located window. The first floor of this house is clad in brick on the front while the upper floors are clad in siding. The front door of this house has a transom window. This house sits on a narrow, deep lot on a busy arterial street. Parking is in the rear off a rear laneway. The house is set back from the front property line just under 3 metres and is approximately 14 metres from the edge of the street.



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**Heritage Attributes**

- Front door and first floor window opening arrangement.
- Transom light above front door.

**Contributing/Non-Contributing:** TBD

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**Sources**

- London City Directories
- London Maps [online] aerial imagery 1998-2000

**Civic Address: 190 and 192 Oxford Street East**

**Assessment Roll No:** 010500140000000

**Legal Description:** PLAN 162 PT LOT 3 25.21FR 147.50D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1910

**Architect and/or Builder:** Unknown

**Historic Associations:** In 1868 Benjamin Cronyn sold the property to John Robert Peel, the property was identified as Lot 3, North Oxford Street. The Peel family occupied the lot between 1868 and 1878, rented the property from 1878 until 1891 and occupied the property again from 1891 to 1904 (Clemens 2014: 7). The property was subsequently sold to a Joseph Hamilton in 1909, at which point it is believed that the current structure was built. The joint property was owned by Lawrence J. Hamilton in 1930, however he had been living in 190 Oxford Street since 1922. From 1953 to 1972 Julius Dehn is listed as the owner. By 1976 the property is identified as apartments. From 1987 to 1998 the Sigma Nu Fraternity is listed as occupying both 190 and 192 Oxford Street East. The property continues (in 2014) to be rental apartments (Clemens 2014: 8).

The current building appears to have been built in 1910 after the property was sold to Joseph Hamilton (Clemens 2014: 7). The house reflects a transitional period between the Queen Anne and Edwardian architectural styles (Clemens 2014: 10).

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### **Property Description**

The house at 190-192 Oxford Street East is a duplex. It is a two and a half storey, red brick building with central gable peak. This house has a front porch that spans the width of the building with a pediment (added after 1992) over the front steps. The porch is supported with six plain columns on individual stone bases.

Front doors are in the centre of the front elevation and are topped by glass transom lights. The front elevation has a single large window for each half of the property on the first storey between the front door and exterior side walls of the building. The second storey of the building has four windows on the front elevation, a rectangular window on each side with two oval windows in the centre, above the front doors. The oval windows are surrounded with stone moulding. The third storey is in the roof, the front gable



has two windows, one for each unit. The front of the gable has decorative panelling and an iron fire escape ladder. The roof is a mansard style with fish scale shingles. Dormers project out each side and the back of the roof. (Clemens 2014: 10). A single storey modern addition projects out the rear of this house.

This is a double house on a busy arterial street. Parking is in the rear accessed off a rear laneway. The house has a moderate setback from the street with trees in the front yard and a central walkway to the sidewalk. This building is on its front property line and is back approximately 11 metres from the edge of the street.

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### **Heritage Attributes**

- Hipped roof with gable out the front
- Trim around the windows in the front gable
- Red brick cladding
- Window arrangement and details including the oval windows on the second floor surrounded by stone trim
- Covered verandah with balustrades

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Clemens, Nicholas. 2014. Heritage Designation Report 190/192 Oxford Street East.
- London City Directories

**Civic Address: 198 Oxford Street East**

**Assessment Roll No:** 010500139000000

**Legal Description:** PLAN 162 LOT 2 0.18AC 53.12FR 146.50D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** 1957

**Architect and/or Builder:** Unknown

**Historic Associations:** The 1875 city directory has Mr. Andrew Hamilton, a produce merchant, living on this property. He lived here through to 1891. The 1890's to 1905 had a number of short term occupants, often remaining for a year or two living at this address. In 1905 Edwin H. Screaton is listed as occupying this address, remaining through 1921.

In 1957 the existing building was built with 12 apartments.



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**Property Description**

The contemporary building at 198 Oxford Street East is a three storey apartment building. This building is clad in brown brick. The front elevation is symmetrical with a central double door topped with a half dome awning and large central window. The door and central window are flanked by horizontally oriented three section windows on each of the buildings three levels. The lowest level is partially sunk. The building has a band of white or white painted brick between the second and third levels. This building displays elements of modern architectural style with clean lines and horizontal orientation. This building has a flat roof.

This building has a small setback from a busy arterial street. It is 0.5 metres back from the front property line and approximately 11 metres from the edge of the street. A central walkway extends straight from the front door to the sidewalk. The rear of this property is a parking lot accessed from a rear laneway. This building is slightly closer to the street than adjacent ones on the block.

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**Heritage Attributes**

- Three storey scale and massing
- Horizontal lines on the front elevation
- Horizontally oriented windows on either side of front elevation.
- Vertically oriented large central window above the front door
- Flat roof

**Contributing/Non-Contributing:** TBD

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**Sources**

- London City Directories
- Aerial photographs 1955 and 1965

**Civic Address: 210 Oxford Street East**

**Assessment Roll No:** 010500138000000

**Legal Description:** PLAN 162 LOT 1 W/S RICHMOND 7782.00SF  
53.12FR 146.50D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** 1979

**Architect and/or Builder:** Unknown

**Historic Associations:** In the late 19<sup>th</sup> and for much of the 20<sup>th</sup> century this property was known as 204 Oxford Street. In 1882 Napoleon LaChepelle is listed at this address, he was a shoemaker. He remained at this address one year and was followed by an Elizabeth H. Owen for a year, and a Thomas Murphy for a year. Mr. Murphy may have owned this property. A Robert Birrell lived here from 1888-1892. John R. Orr lived here from 1893 through 1901. Mr. and Mrs. William H. Harwood lived here from 1902 through 1909, when Mrs. Harwood is only listed through 1921. The current building is listed on site in the 1979 City Directory.



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**Property Description**

This commercial building is a two storey, yellow brick structure with a flat roof. The front door is approached by a large set of concrete steps. The front door is a double door flanked by sets of large glass windows that match the doors in appearance. Above the front door on the second level is a set of five large vertically oriented windows. The front elevation also has a pair of large multi-storey vertically oriented windows, one on either side of the building.

This is a large building that fills much of the front half of its lot. The building has a small setback from a busy arterial street. The building is set back approximately 2 metres from the front property line and just over 12 metres from the edge of the street. The rear is a parking lot accessed from a rear lane. A lane and parking lot runs alongside the building on the east side.

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**Heritage Attributes**

- Two storey scale and massing

**Contributing/Non-Contributing:** TBD

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## Sources

- London City Directories
- Aerial photograph 1965
- City of London. 1985.

## **RICHMOND STREET**

**Civic Address: 753 Richmond Street**

**Assessment Roll No:** 010500136000000

**Legal Description:** PLAN 162 PT LOT 1 N/S OXFORD 6000.00SF  
40.00FR 150.00D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** 1898

**Architect and/or Builder:** Unknown

**Historic Associations:** 753 Richmond Street was built for Walter Thomson (Thompson), a physician.

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**Property Description**

The building at 753 Richmond Street is a two and a half storey brick house with an “L” shape footprint. The brick has been painted in different colours; green on the north side and a brown/tan on the other sides, the house also has a large mural on the south wall. The roof of this house is broken up with two larger gabled dormers on the south side, two small gabled dormers on the west side and a shed dormer on the north side. The south side facing Oxford Street East and the east side facing Richmond Street both read as fronts on this house. This house has a stone foundation and stone window sills.

The Oxford Street East elevation is more elaborate than the Richmond Street elevation. The Oxford Street East elevation of this house has a central door in a small closed porch this appears to be a more recent addition to the building. The door is under an opening which may have been part of the original entry to the building. The door is centred between two arched windows topped with stone voussoirs. The second



floor on the Oxford Street holds three vertically oriented sash windows, two matching ones on either side of the elevation and a third smaller slightly off centre window. Gabled dormers on the Oxford street side of the building hold three windows each and are clad in siding.

The Richmond Street elevation of this house is divided into two bays (split down the centre of the building). The northern half of the elevation is set back. This section holds the door topped with a transom window and a single second storey window. The southern half of this elevation holds two windows, one on each floor. The first floor window is arched with painted stone voussoirs, like the windows on the south side. The gable overhangs the Richmond Street elevation and has imbrication on its end. The gable also has two sash windows in it.

The house has modillions under the eaves of the roof and dentils on the fascia of the Richmond Street gable end of the roof, but very little other decoration. This house displays elements of Queen Anne Revival and Edwardian styles in the modillions under the eaves, the irregular front on Richmond Street and the arched windows on Oxford Street East.

753 Richmond Street is the corner lot at the northwest corner of Oxford Street East and Richmond Street. This building has a short setback from the sidewalk on both Oxford Street and Richmond Street it is approximately 2 metres from the property line on Richmond Street and approximately 8.5 metres from the edge of Richmond Street. The house is approximately 1 metre from the property line on Oxford Street East and approximately 8 metres from the edge of Oxford Street.

The rear yard has been turned into a parking area.

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### **Heritage Attributes**

- Two and a half storey scale and massing
- Arched windows with stone voussoirs on the first floor
- Stone window sills
- Modillions under the eaves
- Dentils on the fascia on the east side of the building
- Imbrication on the gable
- Setback

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London City Directories

**Civic Address: 757 Richmond Street**

**Assessment Roll No:** 010500135000000

**Legal Description:** PLAN 162 PT LOT 1 PT LOT 2 5550.00SF  
37.00FR 150.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** c.1898

**Architect and/or Builder:** Probably Robert G. Wilson

**Historic Associations:** Robert G. Wilson a contractor is listed as the first resident of this address in 1898, remaining through 1904. Mr. Wilson is followed by a Frank Brewater then a John Hayne. In 1907 Mr. Charles H. Marryfield is listed at this address, remaining through 1916 when a J.C. Laughlin (Loughlin) is listed at this address.

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### **Property Description:**

The building at 757 Richmond Street is a two and a half storey brick building with irregular footprint. The brick is painted grey. This house displays influences from the Queen Anne Revival style with complex massing, but is subdued in many respects. The front elevation has a front door and porch set back from the front of the building topped with a vertically oriented window on the second floor. A large square bay window is on the front of the building on the first floor and a smaller square bay window supported by brackets is on the second floor. The gable end on the front of the house has two windows. The gable is clad in fish scale painted wood siding and it topped with decorative woodwork. The fascia is bargeboard with square patterning.

The building at 757 Richmond Street is approximately 2 metres from the front property line and approximately 9 metres from the edge of Richmond Street. The front yard is covered in interlocking brick and a long awning extends from the front door towards the street. The current use of rear portion of this property is as a parking lot. The property is currently used for a salon and day spa.



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**Heritage Attributes:**

- Two and a half storey scale and massing
- Arrangement of window and door openings on the front elevation of the building.
- Wood bargeboard trim and fish scale siding in the front gable.

**Contributing/Non-Contributing:** TBD

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**Sources**

- London City Directories

**Civic Address: 759 Richmond Street**

**Assessment Roll No:** 010500134000000

**Legal Description:** PLAN 162 PT LOT 2 6000.00SF 40.00FR  
150.00D

**Designation/Listing Status:** None

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### Property History

**Date of Construction:** c. 1905

**Architect and/or Builder:** Probably Robert G. Wilson

**Historic Associations:** 759 Richmond Street was first occupied by Robert G. Wilson a contractor; he had lived next door at 757 prior to 1905. In 1907 Thomas Wolley is listed at this address and is the occupant for many years.



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### Property Description

The building at 759 Richmond Street is a two and a half storey red brick building. The building has an irregular footprint. This building demonstrates elements of a Queen Anne Revival style in the irregular footprint, numerous porches, the octagonal tower on the south east corner, the variety of window openings and the heavy concrete lintels on the building. The building has subdued decoration.

The building has a covered front porch with flat roof supported by two square columns that rest on a red brick parapet leading to the front of the house.

The front door is in a protruding section of building, the door is topped with a transom window and the house has an oval window framed in stone beside the front door. Windows on the front elevation have large concrete lintels and plain concrete sills. The roof of this building has a front gable over the front door with small window in it. The front gable is clad in a scalloped woodwork.

The south side of the building has a second floor balcony over a small addition. Windows and doors have been replaced.

The front of the front porch at 759 Richmond Street is on the front property line and is set back approximately 7 metres from the edge of the street. The building is in line with other buildings adjacent to it. The front yard of this property is paved in interlocking brick. This building is used as a dentist office. The rear yard has been turned into a parking area.

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### **Heritage Attributes**

- Two and a half storey scale and massing
- Red brick cladding
- Large cast concrete lintels over window openings
- Oval window opening framed in cast concrete
- Scalloped siding on front gable
- Arrangement of window and door openings on the front elevation
- Covered porch with square columns

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London City Directories

**Civic Address: 761 Richmond Street**

**Assessment Roll No:** 010500133000000

**Legal Description:** PLAN 162 PT LOT 2 PT LOT 3 9525.00SF  
63.50FR 150.00D

**Designation/Listing Status:** None

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### Property History

**Date of Construction:** c.1910

**Architect and/or Builder:** Unknown

**Historic Associations:** The first resident at this address is a Mrs. O.G. Keene; she lived here from 1910 for many years.

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### Property Description

The building at 761 Richmond Street has undergone numerous renovations. A large addition has been added to the north side of the building and out the back (west side). This is a two and a half storey brick building. The addition is a frame building with board and batten style cladding.

The original house had a rectangular footprint with large octagonal bay out the front. The building has a front door framed with sidelight windows on both sides and a transom window above. The transom bar separating the door from the window above is decorated with dentils. There is a small window to the north of the front door. The second floor has a large window above the door.

The roof of this building has a front gable over the octagonal bay with a semicircle window. The gable is clad in scalloped siding. The fascia of the gable is lined in dentils as is the cornice under the eaves. The eaves are also supported by decorative brackets. Along the north side of the original house is a small bay window.

The building at 761 Richmond Street is set back approximately 2 metres from the front property line and approximately 10 metres from the edge of the street in line with other properties along the west side of Richmond Street. The original part of this building occupies the southern half of its lot and the addition fills much of the northern half of the lot, however the addition is set back from the street allowing space for garden and front porch/walkways. This property is currently used as an orthodontist office.



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### **Heritage Attributes**

- Two and a half storey scale and massing
- Front door framed by sidelight and transom windows
- Stone sills under windows on the brick part of the house
- Small bay window on the north side of the brick part of the house
- Decorative brackets supporting the eaves
- Dentils on the fascia of the front gable and on the cornice under the eaves
- Semicircular window opening in the front gable
- Octagonal bay section on the front of the building
- Board and Batten clad addition of the building as a compatible addition to the building.

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London City Directories

**Civic Address: 779 Richmond Street**

**Assessment Roll No:** 010500132000000

**Legal Description:** PLAN 162 PT LOT 3 PT LOT 4 27.00FR 150.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** A house existed here from 1890 however the current building appears to date from 2013-2014. Some parts of the original may remain.

**Architect and/or Builder:** Unknown

**Historic Associations:** This property was first occupied by a Timothy Croley from 1910-1913. The property is then listed under a W.B. Croley into the 1920's.

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### **Property Description**

The building at 779 Richmond Street is a two storey frame structure housing several apartments. The building is narrow and long. It has a covered front porch with two doors on the front. The porch is supported by two square pillars. The first floor also has a large front window. The second floor has three evenly spaced windows. All windows are framed in plain trim. This building is clad in siding and appears to have a poured concrete foundation.

The building at 779 Richmond Street is on a narrow deep lot, the rear part of the lot is parking accessed from a rear lane. The house is set back approximately 1.5 metres from the front property line and approximately 10.5 metres from the edge of the street. This building is very close to 781 Richmond.

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### **Heritage Attributes**

- Two storey scale and massing
- Covered front porch
- Gable imbrication
- Arrangement of window and door openings on the front elevation

**Contributing/Non-Contributing:** TBD



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**Sources**

- London City Directories
- London Maps [online] aerial photographs 2013-2014

**Civic Address: 781 Richmond Street**

**Assessment Roll No:** 010500131000000

**Legal Description:** PLAN 162 PT LOT 4 PT LOT 5 50X150.67 & 50.2X40 9583.00SF 50.00FR

**Designation/Listing Status:** None

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### Property History

**Date of Construction:** Between 1958 and 1965

**Architect and/or Builder:** Unknown

**Historic Associations:** 781 Richmond Street has had several buildings on the property over the years. In 1887 St. John Hyttenrauch (1833-1924) is listed at this address, remaining through 1913. Hyttenrauch was a prominent London citizen. He was a musical director, teacher; a pianist, clarinetist, violinist and bandmaster. He immigrated to Canada in 1858 settling in London. In 1859 he formed the Artillery Band. Hyttenrauch was instrumental in forming several London musical organizations and putting on significant concerts in the late 19<sup>th</sup> century. In the *History of the County of Middlesex* (1889) his house on Richmond Street is described as a very fine residence, worth seeing (Goodspeed 1889, pg. 229).

After 1913 the house was occupied by a Mr. C.L. Crisholm for a year and is then listed as vacant through 1920. By 1922 Hyttenrauch's house on Richmond Street had been removed. Between 1926 and 1929 another building was constructed on this property. Fire Insurance Plans and Aerial photography reveal that this building was replaced with a building with similar shape, position and footprint as the contemporary building between 1958 and 1965.

This property is currently home to the London Music Conservatory a private music school, which has been at this location for 10 years.

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### Property Description

The building at 781 Richmond Street is a two storey rectangular building. The front façade of this building is divided into four bays. It consists of a set of double doors in the southern bay of the building and a single door near the northern bay. The rest of the first floor consists of large floor to ceiling glass windows. The second floor has large windows in each bay spanning the width of the building.



Sections of the building façade that are not windows are clad in what appears to be grey and cream tile. The sides of the building are clad in brown brick. This building consists of elements of horizontal and vertical lines.

The front of the building at 781 Richmond Street is on the front property line and is set back approximately 10 metres from the edge of the street. It is slightly closer to the street than adjacent buildings. Parking for this building is in the rear portion of the property accessed via a laneway. The building nearly spans the width of its property. Most of the front yard is filled with interlocking brick.

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### **Heritage Attributes**

- Two storey scale and massing
- Front façade divided into four bays
- Large windows covering most of the façade
- Horizontal and vertical lines in the tile cladding

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London City Directories
- Aerial photographs 1965
- Fire Insurance Plans (1912 Rev. 1922; 1912 Rev. 1929; 1912 Rev. 1940; 1958 Rev. 1970)
- Geodetic Survey Map 1926
- History of the County of Middlesex, Canada, From the Earliest Time to the Present. W.A. & C.L Goodspeed Publishers 1889
- Philip G. Downs, Philip M. Wulfs, & Jane Baldwin. Music in London. In *The Canadian Encyclopedia*. [online] accessed at: <http://www.thecanadianencyclopedia.ca/en/article/london-ont-emc/>

**Civic Address: 783 Richmond Street**

**Assessment Roll No:** 010500130000000

**Legal Description:** PLAN 162 PT LOT 5 S/S SYDENHAM 5500.00SF  
50.00FR 110.00D

**Designation/Listing Status:** Listed (Priority 2)

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### Property History

**Date of Construction:** 1921-1924

**Architect and/or Builder:** Unknown

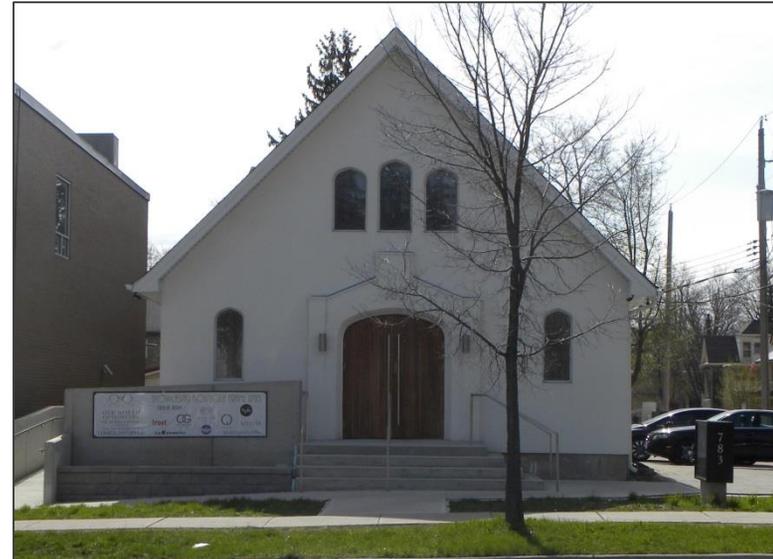
**Historic Associations:** Trinity Lutheran Church was built in 1921 at this location. Trinity Lutheran Church started in 1920 in a hall rented on Pall Mall Street. The cornerstone of this building was laid and the Trinity Lutheran Church building was dedicated on October 12, 1924. Trinity Lutheran Church remained here until 1951, when it moved to a new location on the southeast corner of Colborne Street and Oxford Street East and sold the Richmond Street property to Faith Tabernacle. Faith Tabernacle is a non-denominational church and was at this location from 1951 to 1983.

This building has since been converted for commercial uses. It has been used as law offices and was purchased in 2011 by Josephine Pope and turned into the commercial location for Old North Optometry.

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### Property Description

This building is a long narrow structure. It is a single storey ecclesiastical building with steeply pitched gable roof. A small wing extends out the north side near the back of the building. This wing has a gable roof and is clad in white stucco.



The front elevation of this building consists of a double door with two narrow arched windows on the ground floor level and three windows above the door. The north elevation has eight windows, a narrow arched window near the corner with the front of the building six square windows along the side and another narrow window near the rear wing of the building. The front door is approached up four concrete steps to a stoop. The door is laminated vertical wood and is arched. An arched surround frames the front door. It is white stucco like the rest of the building and protrudes from the front of the building.

The building at 783 Richmond Street is on the south west corner of Richmond and Sydenham Streets this former church has a moderate setback from the streets and is in line with other buildings on both streets. This building is set back approximately 1.5 metres from the front property line and 12 metres from the edge of Richmond Street. A parking lot is on the north side of the building.

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### **Heritage Attributes**

- Single storey scale and massing of a former ecclesiastical institution adaptively re-used
- Steeply pitched gable roof
- Arched wooden double door on the façade
- Arrangement of window and door openings on the front façade
- Frame around front door
- Arched double door on the front of the building

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Nancy Tausky.

**Civic Address: 787 Richmond Street**

**Assessment Roll No:** 010511069000000

**Legal Description:** PLAN 162 PT LOT 6 N/S SYDENHAM 47.00FR 97.00D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** c. 1905

**Architect and/or Builder:** Unknown

**Historic Associations:** Edward F. Johnson is the first person listed at this address in 1905 remaining through 1910. John G. Noyes moved in in 1911 and by 1918 a Gerald Noyes was listed at this address. James Colerick lived here in 1919 and 1920 and a physician named S. Fisher moved in in 1921.

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**Property Description**

The building at 787 Richmond Street is a two and a half storey white brick home with an octagonal tower in the southeast corner. The footprint of this building is largely rectangular. This house has a hip roof with gables out the front, back and south sides. The roof appears to be slate. This house displays influences from the Queen Anne Revival style.

Windows on this house have square concrete sills and lintels. The house has been modified over the years, a covered veranda has been removed and enclosed front porch enclosed in cinderblock has been built in its place. The front porch has a balcony roof accessible from a door in the second floor. The front elevation consists of a front door and single large window on the first floor and two windows and a door to the balcony on the second floor.

The south side of the building has an enclosed porch area with flat roof.

787 Richmond Street is at the northwest corner of Richmond Street and Sydenham Street. The house has a moderate setback from each street, and has a number of mature trees on the property obscuring the view of much of the building. This house is set back just under 3 meters from the front property line and just under 15 metres from the edge of the street. The property parking area is in the back yard accessed off Sydenham Street. A walkway extends from the steps of the front door to the sidewalk on Richmond Street.



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**Heritage Attributes**

- Two storey scale and massing
- White brick cladding
- Stone window sills and lintels
- Octagonal tower in southeast corner
- Influences of Queen Anne Revival style architecture, in the tower, numerous gable dormers and irregular roof shape.

**Contributing/Non-Contributing:** TBD

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**Sources**

- London City Directories

**Civic Address: 789 Richmond Street**

**Assessment Roll No:** 010511068000000

**Legal Description:** PLAN 162 PT LOT 6 PT LOT 7 33.00FR 105.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** A building on the property by 1871

**Architect and/or Builder:** Unknown

**Historic Associations:** A William Reid is listed on this property as early as 1871 in City Directories. William Reid was first listed as a stationer in 1871-1873. He was then listed as a hatter in 1875 and a hardware merchant in 1881. He was listed at this residence through to 1902. Miss Addie J. Reid was listed here in 1903. This is followed by two years where the house is vacant. In 1906 Mrs. Emily Noyes was at this address remaining through 1910. A W.H. Richardson moved into the house in 1912 and remained there into the 1920's.



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### **Property Description**

The building at 789 Richmond Street is a two and a half storey white brick house. This house has a rectangular footprint with small extension out the south side. The house has an off centre front gable and gable roof over the south extension.

The front of the house is divided just off centre with the northern portion projecting. The house has a veranda spanning the width of the front elevation. The veranda roof is supported by three tapered square pillars. The veranda is approached up three steps, the steps and deck of the veranda appear to be wood. The veranda has a low railing with square spindles.

The first floor on the front façade has a small window in the south corner next to the front door and a large bay window in the northern half of the façade. The front door is has a transom window over it. The second floor on the front elevation has two windows one centred in each section of the façade. Windows have stone sills and lintels. Windows have shutters. The front gable end has a window in the centre of it. The gable is clad in board and batten style cladding.

The building at 789 Richmond Street has a moderate setback from the street; it is in line with adjacent houses. This house is just over 2.5 metres from the front property line and just over 15 metres from the edge of the street. Parking is accessed from a rear laneway.

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**Heritage Attributes**

- Two and a half storey scale and massing
- Arrangement of window and door openings on the front elevation
- Transom light above the front door
- Front veranda spanning the width of the building

**Contributing/Non-Contributing:** TBD

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**Sources**

- London City Directories

**Civic Address: 791 Richmond Street**

**Assessment Roll No:** 010511067000000

**Legal Description:** PLAN 162 PT LOT 7 BURLINGTON APTS IRR  
43.00FR 150.00D

**Designation/Listing Status:** None

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### Property History

**Date of Construction:** c.1881

**Architect and/or Builder:** Unknown

**Historic Associations:** In 1882 Alex Macaulay, a co-owner of Heard Macaulay and Co. millinery wholesalers, lived at this address. He remained through to 1886. A William Reid moved into this address in 1886, remaining through to 1900. This William Reid is listed as a buyer at John Birrell And Co. (also spelled Burrell) a dry goods and carpet retailer. In 1901 an Edward F. Johnson moved into the house in 1901 occupying it until 1904 which was followed by a period of vacancies and short term occupants. A Mrs. A.C. Webbe lived here in 1912 followed by a C.E.A. Webbe from 1913 through 1919.



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### Property Description

The building at 791 Richmond Street is a three storey building. It is narrow and deep. This is a frame building is clad in stucco. The front elevation is symmetrical. The front elevation of the house is divided into three bays across the façade, the central bay projects slightly. The house has several additions on the rear. The front section of the house has a hip roof.

The front elevation of this house has a two storey veranda. The veranda is supported by paired smooth tapered columns in each corner. The first floor section of the veranda has plinths supporting the columns and the second storey veranda columns are full height. The second floor balcony is hipped. The second floor balcony has a low railing with square spindles between the corner columns.

The front elevation first floor has a central front door with a transom window. Each side bay has a vertically oriented window. The second floor front façade has a central door to the balcony with transom window with vertically oriented windows on each side of the façade. The third floor has three vertically oriented windows, one in each section of the façade. These third floor windows are shorter than the windows on each lower floor. This building is symmetrical.

The building at 791 Richmond Street has a moderate setback from the street, in line with adjacent buildings. This house is set back approximately 2.5 metres from the front property line and 15.5 metres from the edge of the street. This house has a walkway on each side of the building extending down to the sidewalk. It has mature trees in the front yard and along the sides the building. Parking for this property is in the rear accessed from a rear lane. This is a residential building.

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### **Heritage Attributes**

- Three storey scale and massing
- Symmetrical front elevation
- Two storey veranda, including first floor porch and second floor balcony
- Paired columns at each corner of the veranda supporting the balcony and roof
- Hip roof
- Plain short railing with square spindles on the second floor balcony

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London City Directories

**Civic Address: 795 Richmond Street**

**Assessment Roll No:** 010511066000000

**Legal Description:** PLAN 162 PT LOT 8 RP 33R5677 PART 1  
55X150.12X150.08X55 0.19AC 55.00FR

**Designation/Listing Status:** Listed (Priority 2)

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**Property History**

**Date of Construction:** 1885

**Architect and/or Builder:** Unknown

**Historic Associations:** City Directories list John H. Adams, an accountant with Huron & Erie Loan and Savings Co (which became part of Canada Trust Financial Services and later part of TD Canada Trust). Mr. Adams lived here through 1908. Mr. Walton Hyman is listed at this address for one year in 1894. By 1909 Mr. A.S. Blackburn had moved into the house and would remain for many years.



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**Property Description**

The building at 795 Richmond Street demonstrates some Italianate style influences. This is a two storey white brick house with hip roof. The front of the house has a large covered veranda, which appears to have been added at a later date. The front door is a wood double door with a transom window. Each half of the door consists of three panels with a glass window in the central panel.

The front elevation has a two storey, octagonal tower with a window in each face. The window openings in this building have plain sills with segmented arches and brick voussoirs above the window. The house has decorative brackets supporting the eaves.

The front veranda of this house has a large roof supported by two brick piers. The veranda is open with brick parapet with concrete coping.

The building at 795 Richmond Street has a moderate setback from the street. It is 0.5 metres from the front property line and approximately 13.5 metres from the edge of the street. This house has parking in the rear yard accessed from a rear lane. This house is in line with others on its street. A walkway extends straight from the front steps to the sidewalk close to the northern edge of the property.

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### **Heritage Attributes**

- Two storey scale and massing
- Italianate style
- Arrangement of window and door openings on the front elevation
- Wood double front door with three panels per door and a window in the central panel
- Two storey bay on front elevation
- Segmented arched windows
- Brick voussoirs
- Transom light above front door
- Decorative brackets under the eaves
- Hip roof

**Contributing/Non-Contributing:** TBD

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### **Sources**

- LACH. 2006. City of London Inventory of Heritage Resources.
- London City Directories

**Civic Address: 805 Richmond Street**

**Assessment Roll No:** 010511065000000

**Legal Description:** PLAN 162 LOT 9, PT LOT 8

**Designation/Listing Status:** Designated, By-law L.S.P.-3242-562

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### **Property History**

**Date of Construction:** c. 1855

**Architect and/or Builder:** Unknown

**Historic Associations:** The Map of London drawn by S. Peters in 1855 shows only a smattering of buildings along Richmond Street. One of these buildings appears to be still standing at 805 Richmond Street. The Peters map shows it as the dwelling of Judge William Elliott, who is said to be residing as a tenant on the block in the 1855 Assessment Roll. This presumably functioned as the Judge's town house, while his main residence was his large farm near Riverside and Hutton Roads.

John D. Sharman, took up residence in 1876 until 1893. He married a daughter of William Baker (a prominent businessman). Sharman worked in the post office, working his way up from clerk to assistant post master. He was a prominent local mason.

After 1893 E.W. Scatcherd, a barrister and son of Thomas Scatcherd former MP for North Middlesex lived at this residence.

After the First World War Annie Sharman, J.D.'s daughter, lived in the house until the early 1930's (Lutman 1982: 17-18)

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### **Property Description**

This house is an Ontario Cottage. The building is a single storey with hip roof and a central front gable over the front door. The front gable has a small rounded window in it. The fascia in the front gable has some decoration on it. The front of this house is symmetrical with central front door and two large windows, one on either side of the house. The windows openings have a segmented arch on top and plain sills. The windows have shutters.

The portico is flat and is supported by four smooth tapered columns. Two engaged columns on the face of the house support this roof at the joint of the house. The fascia of this roof includes dentils under the cornice. This house has two linked top chimneys coming out of the roof. The chimneys are symmetrically arranged on the building.



The house at 805 Richmond Street is on the front property line and is set back almost 13 metres from the edge of the street. The house is in line with other buildings on the street. It has a walkway that extends from the front door straight to the sidewalk. Parking for this address is through a rear laneway. Most of the rear yard is a parking lot. This property appears to be residential.

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### **Heritage Attributes**

- One storey scale and massing
- Ontario Cottage architectural style
- Central gabled peak
- Hip roof
- Symmetrical arrangement of window and door openings on the front elevation
- Dentils on the front door roof.
- Arched window in the front gable
- The buildings chimneys.

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Lutman, John H. and Christopher L. Hives. 1982. *The North and the East of London An Historical and Architectural Guide*. Corporation of the City of London. London Ontario.
- London City Directories

**Civic Address: 813 Richmond Street****Assessment Roll No:** 010511064000000**Legal Description:** PLAN 162 LOT 10 S/S ST JAMES 9225.00SF  
61.50FR 150.00D**Designation/Listing Status:** Listed (Priority 2)

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**Property History****Date of Construction:** 1892**Architect and/or Builder:** Unknown**Historic Associations:** John D. Sharman had this house built in 1892, moved in in 1893. Lived here until 1910. Joseph Hamilton purchased the house in 1911. He owned the Kent Brewing Company. Dr. John Hunt purchased the property in 1948. His wife remained here until 1968. (Lutman 1982: 17-18)

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**Property Description**

The house at 813 Richmond Street reflects some stylistic influences of the Queen Anne style. This house is a two and a half storey white brick house with a single storey addition out the south side. This main house has a hip roof with several gable dormers. The south side addition has a flat roof. This addition may have been added on to the building around 2003 (air photos). The footprint of this building is irregular with a front porch that spans the front of the two and a half storey section of the building and wraps around to the north side of the building. Part of the second floor extends over the south side of the veranda. The veranda roof is a balcony accessible from the second floor. The veranda roof/second floor balcony are supported by four sets of paired smooth tapered columns which are supported on rusticated concrete block plinths. The cornice of the veranda roof and roof of the single storey, south wing have large dentils.

The front door of 813 Richmond has a single sidelight on the south side of the door and a transom window above the door. The front façade on the first floor also has a large arched window with brick voussoirs. The front elevation on the second floor, above the veranda has two rectangular windows. The balcony above the veranda is accessed by a single door. The roof above this balcony is supported by two sets of paired smooth tapered columns. The front gable in the roof has a triple section window with square and scalloped wood siding and a plain fascia. This gable window has a fixed single pane on each side and a 1/1 sash window in the centre separated by mullions.

Windows on the north side of the building (visible from St. James Street) are rectangular with plain sills. The north gable has some decorative woodwork.

The house at 813 Richmond Street is on the south west corner lot between Richmond Street and St. James Street. This house has a moderate setback from each street. It is approximately 3 metres back from the front property line and just under 16 metres from the edge of the street. It has been converted for commercial use. The rear of this house is a parking lot accessed off St. James Street.

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### **Heritage Attributes**

- Two and a half storey scale and massing
- Irregular footprint
- Decorative woodwork in gable ends
- Dentils around the veranda roof
- Paired columns supporting roof above the veranda
- White brick cladding
- Arched window on front elevation, with brick voussoirs
- Gabled hip roof.

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Lutman 1982.
- London City Directories

**Civic Address: 825 Richmond Street**

**Assessment Roll No:** 010511013000000

**Legal Description:** PLAN 28 PT LOT 1 N/S ST JAMES 5284.00SF  
50.33FR 105.00D

**Designation/Listing Status:** Listed (Priority 2)

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### **Property History**

**Date of Construction:** 1906

**Architect and/or Builder:** Robert G. Wilson (Contractor)

**Historic Associations:** City directories list John Toohey at this address in 1900. William Stone is listed here in 1903, Joseph Nelson in 1904, Robert Wilson in 1907 and William Nicholson in 1911. By 1915 the house was owned by George Copeland, his family owned this property until 1967. George Copeland was the principal of Alexandra School until 1918. He then worked at Mutual Life of Canada eventually becoming a branch manager. He was on several boards and was Vice-Chairman of the Board of Education from 1924-27 (Evens 2009: 13). This property was owned by Howard Hostetler for 20 years. This was followed by Trothen Insurance. After the insurance company moved out the property became student housing followed by several businesses. In 2012 this house was occupied by the Core Family Health Services (Evens 2009: 13).



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### **Property Description**

This “large late Victorian red brick dwelling was designed to enhance its raised elevation on a corner property. Anchored by a circular tower, topped by a conical roof, the architecture features a steeply pitched, slate roof, a sweeping classical columned verandah and an array of gables, dormers and bays” (Lutman 1982: 18).

The building at 825 Richmond Street displays elements of Queen Anne Revival architecture, it is a two and a half storey house with three storey tower, a front gable dormer near the centre of the roof and an offset gable on the north side of the front elevation. The building has a conical roof on the tower. A roofed veranda wraps around the front of this building. The first floor front elevation of this house has a central front door above concrete porch with a ramp. This door is a modern alteration to the house. The front door has glass sidelight and transom windows around it. There are several different size windows on the front elevation. The front elevation north of the door has a large bay with a window in each section of the bay. Windows have concrete sills that wrap around the bay. They also have concrete lintels. South of the main door the front elevation has a three section window, a large opening with three

narrow tall windows in it. The next windows on the front elevation are in the bottom section of the tower. All windows on this level are in two parts arranged vertically, a small window on top and larger one on the bottom.

The windows of the second floor on the front elevation are rectangular with plain concrete sills. A double window above the front door is surrounded in different brick than the rest of the house indicating a change and installation of a smaller window than had been there in the past. Windows in the gable of the roof and gabled dormer are matching Palladian windows. The gables are clad in fish-scale siding. The fascia is decorated. The cornice of the tower has dentils on it.

This building is on the corner of Richmond Street and St. James Street serving as an anchor to the block. The building at 825 Richmond Street is slightly closer to Richmond Street than other houses on the street. It is set back 1.5 metres from the Richmond Street property line and is approximately 14.5 metres from the edge of the street. The front yard is extensively landscaped. This building has a concrete walkway and steps from the front door down to the sidewalk with a concrete ramp extending in front of the house south towards St. James Street. This ramp wraps around the house to the rear yard which is used for parking.

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### **Heritage Attributes**

- Two storey scale and massing
- Three storey tower
- Arrangement of window and door openings on the front elevation
- Palladium windows in the gabled dormer and front gable.
- Dentils around the roof of the tower
- Concrete sills and lintels.
- Decorative woodwork on the fascia
- Red brick cladding

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London Advisory Committee on Heritage. 2006. City of London Inventory of Heritage Resources.
- Evens, Michael. 2009. London Cultural Heritage Resources Building and Property Evaluation Sheets, 825 Richmond Street.
- London City Directories

**Civic Address: 827 Richmond Street**

**Assessment Roll No:** 010511012000000

**Legal Description:** PLAN 28 PT LOT 2 50.50FR 105.00D

**Designation/Listing Status:** None

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### Property History

**Date of Construction:** c. 1886

**Architect and/or Builder:** Unknown

**Historic Associations:** The first person listed at this address in city directories is a Mr. Joshua Jackson in 1886; he owned this house through 1912. The house was vacant for a couple of years and was occupied in 1916 by a Mrs. J. Backus. By 1917, the house was occupied by O.M. Walter who resided here for many years.



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### Property Description

The building at 827 Richmond Street is a two and a half storey white brick building that demonstrates some Italianate stylistic features. This house has a hip roof with a central front gable. The front gable has a steep pitch. This front gable holds an arched attic vent with plain stone sill. Decorative brackets support the eaves. The second floor on the front elevation has three windows evenly spaced across the façade. The central window has blind shutters. Windows openings are arched with brick voussoirs.

The first floor on the front elevation has two windows and a front door. The front door is on the north side of the façade and is two steps above grade. The two windows are in the centre and south section of the façade. Windows and door line up with the windows in the second storey. First floor windows match the others, with gentle arch above and plain sills. A small roof extends across the width of the front elevation with a larger roof section over the front door supported by decorative brackets, this roof may be a later alteration to the original house. The front door of this house includes a single sidelight window on the south side of the door and is above a small concrete porch.

The building at 827 Richmond Street is in line with adjacent buildings along the street with a moderate setback. It is approximately 4 metres from the front property line and almost 17 metres from the edge of the street. A driveway extends the length of the property from Richmond Street into a parking lot at the rear of the building. This building is used as a doctor's office.

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**Heritage Attributes**

- Two and a half storey scale and massing
- Italianate style features
- Hip roof with central front gable
- Arched attic vent with stone sill in front gable
- Decorative brackets under the eaves
- Arrangement of window and door openings on the front elevation
- Gently arched windows with brick voussoirs
- Shutters on central window on second floor

**Contributing/Non-Contributing:** TBD

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**Sources**

- London City Directories

**Civic Address: 829 Richmond Street**

**Assessment Roll No:** 010511011000000

**Legal Description:** PLAN 28 LOT 3 8080.00SF 50.50FR 160.00D

**Designation/Listing Status:** None

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### Property History

**Date of Construction:** Before 1881, probably before 1875,

**Architect and/or Builder:** Unknown

**Historic Associations:** The 1875 City Directory for London listed John Cruckshank, a tobacconist, at what was likely this address. In 1881 Thomas Murphy is listed as a tenant at this address. In 1882 a Reverend W. Murphy is listed here, followed by Thomas Murphy in 1884. An Otto B. Graves was a tenant in 1886 -1887, followed by a Christopher Harvey in 1888-1890, and an H.P. Carmichael in 1891.



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### Property Description

The building at 829 Richmond Street is a two and a half storey white brick house with hip roof and central front gable. This house reflects some elements of Italianate architectural style. This house has a small single storey addition at the back with gable roof. The front elevation of this house is arranged in three bays on each floor. The front door is through a portico with a pediment. The porch roof is supported by tapered square pillars set on brick and concrete plinths. A railing extends from each column to the house.

The first floor front elevation consists of a front door and two windows. The front door has panelled sidelights on either side. Each window opening is vertically oriented with a segmented arch with brick voussoirs. Windows in this building have been replaced with modern windows. The windows appear to be single pane casemate windows.

The second floor front elevation consists of three windows, one in each section of the façade. The central window on the second floor is larger than the others. The side windows on the front façade match the windows from the first floor.

The central gable in the roof contains a single fixed pane square window centred on the gable. The gable window opening has a segmented arch with brick voussoirs.

Three window openings on the south side of the building appear to match the window openings on the front elevation. The rear

addition is clad in board and batten siding.

The building at 829 Richmond Street is along the northern side of its property with a driveway along the southern side. The house on this property is in line with others on the street with a moderate setback from the road. It is almost 5 metres from the front property line and almost 18 metres from the edge of the street. A walkway extends from the front steps straight to the sidewalk. Parking for this property is in the rear yard.

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**Heritage Attributes**

- Two storey scale and massing
- Arrangement of window and door openings on the front elevation
- Hip roof with central front gable

**Contributing/Non-Contributing:** TBD

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**Sources**

- London City Directories

**Civic Address: 831 Richmond Street**

**Assessment Roll No:** 010511010000000

**Legal Description:** PLAN 28 PT LOT 4 40X130 & R20X10 40.00FR

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** c. 1910

**Architect and/or Builder:** Unknown

**Historic Associations:** The contemporary addresses of 831 and 835 Richmond Street appear in city directories in 1910 and 1907 respectively. However an 833 Richmond Street existed as early as 1882 and vacant lots are listed between 833 Richmond Street and College Ave. 833 Richmond Street may have been part of the contemporary 831 or 835 Richmond.

**833 Richmond Street** was occupied by James L Barnwell from 1882-1886, Frank Wright in 1887 and 1888, Michael Donohue from 1890-1894, William Donohue from 1895 -1901, George Bellamy in 1902, Herbert Corbin in 1904 and James War in 1906. It is probable that the house these people lived in was torn down at this time and the property divided into the contemporary lots.

**831 Richmond Street** was first occupied by A.R. Carncross between 1910 and 1918 in 1919 A.R. (or A.E.) Carncross resided here into the 1920's.

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### **Property Description**

The building on 831 Richmond Street is a two and a half storey red brick building. This building has a nearly square layout and stone foundation. This building has a hip roof. The roof has a central hip dormer with a window in it on the front of the house. The north and south sides of the house have central hip dormers and the rear of the house has a large central gable dormer.

The front elevation of this building can be divided into three bays. The first floor has the front door in the south bay and windows in each of the other bays. The second floor has windows in each bay, all of different sizes. The front door is approached over a raised porch, six steps above grade. The front door and entry way extends out from the front of the building, which was an addition added between 1915 and 1922. The front door is arched with large sidelight windows on each side. The front entryway has a flat roof. The front door is wood with a six pane window in it.



Windows on the front elevation are in sets of two or three. This house has prominent lintels above all windows. It has large window openings. On the first floor the central bay has a three section window divided by mullions, each separate window is a 9/1 pane sash window. The northern bay on the first floor has a two section window. The second floor south bay has a double casemate window. The central bay has a three section window separated with mullions. The northern bay has a small double casemate window.

The building at 831 Richmond Street is in line with other buildings along the street and has a moderate setback from the road. It is almost 5 metres from the front property line and almost 18 metres from the edge of the street. It has a walkway extending from the front steps down to the sidewalk. Parking for this property is in the rear yard, it is accessed across the parking lot behind 835 Richmond Street.

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### **Heritage Attributes**

- Two and a half storey scale and massing
- Red brick cladding
- Prominent stone lintels above window openings
- Arrangement of window and door openings on the front elevation in pairs of two and three windows
- Central hip dormer in the roof
- Arched front door with large sidelight windows

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London City Directories

**Civic Address: 835 Richmond Street**

**Assessment Roll No:** 010511009000000

**Legal Description:** PLAN 28 LOTS 5,6 PT LOT 4 AMBASSADOR APTS 112.96X160 - R20X30 & R20X20 112.96FR

**Designation/Listing Status:** Designated under Part IV of the Ontario Heritage Act

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**Property History**

**Date of Construction:** 1907

**Architect and/or Builder:** Unknown

**Historic Associations:** The contemporary addresses of 831 and 835 Richmond Street appear in city directories in 1910 and 1907 respectively. However an 833 Richmond Street existed as early as 1882 and vacant lots are listed between 833 and College Ave at that time. 833 Richmond Street may have been part of the contemporary 831 or 835 Richmond Street.

**833 Richmond** was the residence for James L Barnwell from 1882-1886, - Frank Wright in 1887 and 1888, Michael Donohue from 1890-1894, William Donohue from 1895 -1901, George Bellamy in 1902, Herbert Corbin in 1904 and James War in 1906. It is probable that the house these people lived in was torn down at this time and the property divided into the contemporary lots including 835 Richmond Street.

**835 Richmond**, was initially occupied by Joseph W. Scandrett who lived here from 1908 until 1922. Scandrett owned a grocery business which was sold in 1922. Charles Bevens purchased the house and lived here for 11 years. Bevens was president of Carling Breweries. After he sold it this house was divided up into and became the Ambassador Apartments in the 1930's.



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## Property Description

The building at 835 Richmond Street is a two and a half storey apartment building that reflects elements of the Edwardian Classicism style of architecture. While the modillions under the eaves are a prominent feature of the design, the classicism relies heavily on near symmetry and on geometrical shapes for its impact. The bulbous oriel window as part of the frontispiece above the front entrance is echoed by a broad rounded bay on the south side of the building. The posts of a brick wall that once surrounded a courtyard terminate in stone spheres.

This two and a half storey red brick building has a rectangular layout with a small wing and rounded bay out the south side and another wing out the rear of the building on the west side. Brick quoins frame the building.

The front elevation of this building is nearly symmetrical the front door is approximately centred however the north side of front elevation has space for three windows while the south side has space for two. The building has a central frontispiece topped with a Dutch gable and curved bay window on the second floor. The front door is under a large portico with an arched roof supported by brackets. The corners of the house are framed in brick quoins. Stone lintels, sills and accents are used on the building. Stone frames the front door. The front door is a double door with sidelight and transom windows framing it. The front door is approached up eight stone steps.

This building has a two storey half turret on the south elevation. The roof is slate and has extended eaves. The underside of the eaves is tongue and groove enlivened with dentil work and supported by simple brackets. This house has a corbelled chimney.

Window treatments include projecting bay windows, tripartite windows and curved bay windows. This house has a belvedere on the south elevation.

835 Richmond Street is the south west corner lot of Richmond Street and College Avenue. The house on this lot has a setback from both streets slightly more than other houses on the streets. This building is set back approximately 5.5 metres from the front property line and 18.5 metres from the edge of the street. Mount Hope Long-Term Care centre is across College Ave from this house. The front of the house has a large curved drive from Richmond Street to College Avenue. Several parking spaces exist to the south of the building. However the rear yard is a parking lot for this building with access off College Ave. This building is on a large lot and has a larger lawn and garden than other buildings further south on Richmond Street or down College Avenue. This property also holds a coach house at the rear of the property and a brick wall that runs along College Avenue. The brick wall has iron gates and lantern bases.

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## Heritage Attributes

- Two and a half storey scale and massing
- Red brick cladding
- Edwardian Classicism style
- Frontispiece, highlighted by a Dutch gable, curved bay window and a large portico with an arched roof supported by brackets
- Brick quoins
- Stone for window sills, lintels and accents
- Half turret on the south elevation
- Slate roof
- Corbelled chimney
- Extended roof eaves of tongue and groove construction, enlivened with dentil work and supported by simple brackets
- Nearly symmetrical front elevation
- Oriel window above the front entrance
- Field stone on the front veranda and belvedere on the south elevation
- Brick wall along College Avenue with iron gates and lantern bases
- Coach house at the rear of the property

**Contributing/Non-Contributing:** TBD

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## Sources

- Lutman 1982
- Historic Designation By-Law L.S.P.-3295-51
- London City Directories

**Civic Address: 887 Richmond Street**

**Assessment Roll No:** 010530170000000

**Legal Description:** PLAN 57 PT LOT 1 N/S GROSVENOR 6230.00SF  
70.00FR 89.00D

**Designation/Listing Status:** Listed (Priority 3)

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### Property History

**Date of Construction:** 1907

**Architect and/or Builder:** Unknown

**Historic Associations:** John Townsend was the first resident of this house. Bert Wier purchased the property about 1920. He founded the real estate firm Bert Wier and Sons Ltd. (Lutman 1982: 19).

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### Property Description

The house at 887 Richmond Street is a two and a half storey red brick home with gable roof. This house has a gable facing south on the south side of the roof. It has a shed dormer on the north side of the roof. This house displays some stylistic influences from the Edwardian Classical styles of architecture. Edwardian Classical elements are the most pronounced and include the scale and massing with a covered porch with pediment over the front door, modillions supporting the eaves and division of the facade into symmetrical halves. Some influence of the Queen Anne Revival style are found in the bay window and various projecting sections of the house and in the lightly irregular roofline, especially around the back of the house as seen from Grosvenor Street.

The front elevation is divided in half with the southern half protruding closer to the street than the northern half. The southern half has a large three section window with segmented arch on the first floor and a single window in the centre of this section on the second floor. The northern half of the front elevation holds the front porch, front door and a second front door on the first floor and a bay window on the second floor. The front gable has two 4/1 sash windows. These windows are off centre. The woodwork of the gable end displays vertical and horizontal trim with sections of curved decorative trim.

The front porch roof with pediment over the front steps is supported by five smooth tapered columns. These columns rest on square bases on rusticated concrete block plinths. The columns have plain square capitals. A plain iron railing surrounds the porch between the concrete block plinths. The porch deck is wood.

The south wall of this house holds a chimney and a two storey bay with gable roof.



887 Richmond Street is a corner lot on the northwest corner of Richmond Street and Grosvenor Street. The house has a moderate setback from each street. This building is almost 4 metres back from the front property line and approximately 15 metres from the edge of the street. A walkway extends from the front steps directly to the sidewalk on Richmond. This house has a driveway and parking in the rear accessed off Grosvenor Street.

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### **Heritage Attributes**

- Two and a half storey scale and massing
- Modillions supporting the front eaves
- Arch above first floor window on the front elevation
- Pediment over the front steps on the porch roof
- Tall brick chimney on the buildings south side
- Covered front porch with pediment over the front steps
- Round tapered columns on rusticated concrete block plinths
- Iron railing around the front porch

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Lutman 1982
- London City Directories

**Civic Address: 893 Richmond Street**

**Assessment Roll No:** 010530169000000

**Legal Description:** PLAN 57 LOT 2 7800.00SF 60.00FR 130.00D

**Designation/Listing Status:** Listed (Priority 2)

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### **Property History**

**Date of Construction:** 1908-1909.

**Architect and/or Builder:** Unknown

**Historic Associations:** 893 Richmond Street was built for William Gorman, president of the Gorman-Eckert and Company. He moved in in 1910 and remained here until 1933 (Lutman 1982: 19).

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### **Property Description**

The building at 893 Richmond Street has been described as a “Rather ungainly Late Victorian, red brick dwelling” (Lutman 1982: 19). This is a two and a half storey red brick house. The house has a first floor covered porch that wraps around the south side of the building. This porch has a pediment above the front steps leading to the front door and is supported by paired Tuscan columns. The foundation of this house and the plinths supporting the porch columns are roughly dressed stone. The porch has a railing with plain handrail and round spindles between the stone plinths. The porch has decorative wood skirting.

This house has an irregular footprint with wing out the front and an addition on the back. This front wing has a gable roof. The front door and a triple arch window with cast stone trim and arches with exaggerated keystones on each. The first floor of the front elevation to the south of the front door has a window opening with two sash windows.

The second floor front elevation, has three sets of windows; a bay window above the front door, a set of sash windows with flat concrete lintel and plain concrete sill on the front wing and a single sash window above the porch roof with plain concrete lintel and sill. The front gable and has a two section oriel window in the centre of the gable end. The roof has a hip dormer with small six pane window as well. The northern side of the house has a small semi-circular bay on the first floor. This house has three brick chimneys.

The building at 893 Richmond Street has a moderate setback from the street and a walkway that extends from the front steps straight to the sidewalk. It is approximately 0.5 metres from the front property line and 12 metres from the edge of the street. This property has parking in the rear accessed from a rear lane. The house is in line with adjacent houses on the street.



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### **Heritage Attributes**

- Two and a half storey scale and massing
- Concrete lintels and window sills, cast stone trim including the arches and decorative keystones above the first floor window.
- Covered porch with pediment above the front steps
- Paired Tuscan columns on stone plinths
- Decorative wood skirting
- Irregular arrangement of window and door openings on the front elevation
- Bay window on the front elevation
- Oriel window in the front gable
- Three brick chimneys

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Lutman 1982
- London City Directories
- Fire Insurance Plans; 1891 Rev. 1907; 1912 Rev. 1915 and 1912 Rev. 1922.

**Civic Address: 895 Richmond Street**

**Assessment Roll No:** 010530168000000

**Legal Description:** PLAN 57 LOT 3 7800.00SF 60.00FR 130.00D

**Designation/Listing Status:** Listed (Priority 1)

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### Property History

**Date of Construction:** 1887-1888

**Architect and/or Builder:** Unknown

**Historic Associations:** This building is listed in city directories as unfinished in 1887. Fire Insurance Plans show that this house was a duplex and given the address numbers 895 and 897 Richmond Street. When the current 897 Richmond Street was built in the 1920's the civic address for both halves of this building was changed to 895 Richmond Street.



Walton "Walter" F. Hyman moved into the northern (897) half of this house in 1888 and remained through 1895. The southern (895) half of the house was vacant in 1888 but listed James Gordon in this half of the house shortly after that. John Houseman lived at this building from 1894 through 1900. Mrs. Mary McMillan lived here from 1896 through 1922. Daniel Bowen lived here from 1901 through 1914. Several others lived at these addresses for short periods of time throughout the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.

The house was home to the Sigma Kappa Sigma fraternity from 1929-1933. After this it was converted into apartments (Lutman 1982: 19).

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### Property Description

"A Georgian Revival-style home with a stone front, two bay windows on the ground floor and six symmetrically-placed, 12 pane windows on the second storey. The stone was used for the façade of the home with cheaper white brick used for the sides and back of the building" (Gibbs 1989: 123).

This two storey home with hip roof and chimneys on both sides and a slate roof. The slate is in three sections the top third of the roof is a conventional rectangular pattern, the central third is a fish scale pattern and the lower third is a rectangular pattern. The eaves of the roof are supported by decorative brackets in a frieze.

The second floor has decorated stone lintels above the windows.

On the first floor the bay windows are topped with copper roofing. The front door, centred on the front façade is set back into the front wall. It is framed with square piers and a broken pediment.

The building at 895 Richmond Street has a moderate setback from the street. It is approximately 2 metres from the front property line and 13.5 metres from the edge of the street. This house is in line with others on its block. This house has a walkway extending from the front door to the sidewalk. This is a residential building.

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### **Heritage Attributes**

- Georgian Revival style
- Two storey scale and massing
- Hip roof
- Flanking chimneys on either side of the building
- Stone front façade
- Symmetrical arrangement of window and door openings on the front elevation
- Frieze and brackets under the eaves
- Pattern of roofing slate, separated into three bands
- Square pilasters framing the front door with broken pediment on top
- Front door with transom

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Gibbs, Alice. 1948. *Brackets & Bargeboards: Walks in London*. Architectural Conservancy of Ontario, London Region Branch. London Ontario.
- Lutman 1982.
- London City Directories
- Fire Insurance Plans: 1891 Rev. 1907, 1912 Rev. 1915, 1912 Rev. 1922 and 1912 Rev. 1929

**Civic Address: 897 Richmond Street**

**Assessment Roll No:** 010530167000000

**Legal Description:** PLAN 57 PT LOT 4 36.00FR 130.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** Between 1926 and 1929

**Architect and/or Builder:** Unknown

**Historic Associations:** The address 897 Richmond Street appears in City Directories in 1888, however this address was given to the north half of what is now 895 Richmond Street. Fire Insurance Plans and the 1926 Geodetic Survey map indicate that this house was built between 1926 and 1929.



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### **Property Description**

The building at 897 Richmond Street is a one and a half storey red brick building. This house displays some elements of Tudor Revival style architecture in the steeply pitched gables and arched opening in front of one front door on the front elevation of the house. This house has a side gable roof.

This house has two doors on the front, one on each side of the building separated by a front gable end with two windows. The south door is across a porch with shed roof supported by brick pillars. This door has a porch two steps above grade. The north front door is in a gabled enclosed front porch with an arched opening on the front, access to this door is on the north side of the building. The arched opening into this porch has brick voussoirs. The lower half of the front wall on this porch is clad in stone. The centre of the front elevation has two windows evenly spaced. This house has a small gable dormer above the south front door. This house also has a central chimney.

The building at 897 Richmond Street has a moderate setback from the street. It is just over 0.5 metres from the front property line and almost 13 metres from the edge of the street. A walkway runs parallel to the front of the house with a central walkway extending perpendicular to the house down to the sidewalk. This house has a parking area in the rear yard accessed from a rear lane.

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### **Heritage Attributes**

- One and a half storey scale and massing
- Steeply pitched roof and gables
- Arched opening in the northern front porch with brick voussoirs
- Southern front porch with shed roof supported by brick pillars
- Arrangement of window and door openings on the front elevation

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Fire Insurance Plans 1912 Rev. 1929
- Geodetic Survey Map 1926

**Civic Address: 905-907 Richmond Street**

**Assessment Roll No:** 010530136020000

**Legal Description:** PLAN 57 PT LOTS 6 & 7 RP33R11448 PART 2 AND A 50 % INTEREST IN PART 3 22.05FR 40.00D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** c.1990

**Architect and/or Builder:** Unknown

**Historic Associations:** A house existed at 905 Richmond Street as early as 1894 and remained into 1921. It was a brick building according to Fire Insurance Plans. After 1921 this property may have been vacant until the current building was built in the 1990's.



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**Property Description**

The building at 905-907 Richmond is a raised two and a half storey four-plex built in a Georgian Revival Style. This building has a side gable roof with flanking brick chimneys at either end. The front elevation of the building has central front doors approached up straight side steps parallel to the front of the building. Two front doors are framed with wood trim and a pediment with a sunburst pattern in it. The bottom of the pediment has small dentils. The house has large front windows on the first floor, one on each half of the building. Each of these first floor windows is approximately half way between the front door and the side of the building. The second floor has six 1/1 sash windows evenly spaced across the façade. The roof has two gabled dormers. This house has a common bond brick pattern on the first floor and Flemish Diagonal pattern in red brick between windows on the second floor, this pattern give the building distinctive “X” pattern on the second floor. The front of the roof has two gable dormers with a single pane casemate window in each.

This building has a cornice with modillions below the eaves on the front of the house. The gable end on the north and south side of the building are clad in siding.

905-907 Richmond Street is the corner lot on the northwest corner of Richmond Street and Cromwell Street. This building has parking accessed from a rear lane. A walkway extends around the building and two walkways extend from near each corner of the building straight to the sidewalk on Richmond Street. This building is in line with others up the street with moderate setbacks from

both Richmond and Cromwell. The building is almost 1.5 metres from the front property line and just over 14 metres from the edge of the street.

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### **Heritage Attributes**

- Two and a half storey scale and massing
- Georgian Revival style
- Pediment above the front doors, with dentils along the bottom and a sunburst pattern in the triangle.
- Arrangement of window and door openings on the front elevation
- Gable dormers in roof
- Flemish diagonal pattern of brick on the second floor.
- Modillions below the eaves on the front elevation.
- Flanking brick chimneys

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Fire Insurance Plans: 1891 Rev. 1907, 1912 Rev. 1915, 1912 Rev. 1922, 1912 Rev. 1929 and 1912 Rev 1940.
- Ontario Municipal Board. 2005. Interim Decision PL040075, Decision Order No: 2044
- London City Directories

**Civic Address: 909 Richmond Street**

**Assessment Roll No:** 010530135000000

**Legal Description:** PLAN 57 PT LOT 7 0.12AC 40.00FR 130.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** c.1915,

**Architect and/or Builder:** Unknown

**Historic Associations:** A house existed on this property from 1894, however the 1915 Fire Insurance plan shows that this house has been removed. City Directories show a gap in occupation at this address in 1915/1916, which may indicate that the house was being rebuilt at this time. City directories list Mr. James Self Sr. occupying this address from 1894 through 1913. He is followed by an Edward McCann in 1914. After a gap in 1915-1916 Jennie Lashbrook is listed at this address.

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### **Property Description**

The house at 909 Richmond Street is a two and a half storey brick house faced in stucco with some timber frame construction elements visible in a second floor jetty. The framing visible on the jetty suggests nogging or infill between the timbers. This building demonstrates influences from the Arts and Crafts style of architecture in the half-timbering on a second storey gabled jetty and in exposed rafters under the eaves. The foundation cladding of this house is exposed brick. This house has a hip roof (almost pyramidal) with a front gable and gable in the southwest corner. The roof has two gabled dormers, one on the north side and one on the south side. A tall chimney is on the north side of the building.

The front elevation of this building has a front door set under a portico with semi-circular arched entrance and a three section window in a segmented arch opening on the first floor. The front porch has a rounded arch awning on the front of the building. The three windows are 6/1 sash windows separated with mullions.

The second floor has a jetty over the north front half of the building with vertical timbering and two 1/1 sash windows, this jetty has a gable roof. The jetty is supported by a bressumer beam and three curved jetty brackets. The jetty has five upright beams and a single

tie beam. The rest of the second floor holds two sash windows with segmented arch tops and plain sills. This house has two decorative brackets under the eaves on the front elevation.

A bay window protrudes out the south wall of the building on the second floor, above the front porch.

The house at 909 Richmond Street has a moderate setback from the road. It is on the front property line and almost 13 metres from the edge of the street. It is in line with other homes on the street and has parking in the rear yard accessed via a rear laneway. A walkway extends from the front steps down to the sidewalk on Richmond Street.

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### **Heritage Attributes**

- Two and a half storey scale and massing
- Arts and Crafts style
- Gable jetty on the front of the house with bressumer beam, five vertical beams, tie beam and three jetty brackets.
- Arched entrance to the front porch
- Rounded arch awning above front porch
- Exposed rafters under the eaves
- Arrangement of window and door openings on the front elevation
- Tall chimney
- Segmented arch window openings

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London City Directories
- Fire Insurance Plans: 1891 Rev. 1907, 1912 Rev. 1915 and 1912 Rev. 1922

**Civic Address: 911 Richmond Street**

**Assessment Roll No:** 010530134000000

**Legal Description:** PLAN 57 LOT 8 60.00FR 130.00D

**Designation/Listing Status:** Listed (Priority 2)

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### **Property History**

**Date of Construction:** 2006

**Architect and/or Builder:** Unknown

**Historic Associations:** The property previously contained an Ontario Cottage dwelling that was constructed in 1886. The building was demolished in 2005-2006 and replaced with the current duplex.

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### **Property Description**

The house on this property is a two-storey duplex constructed based on influences from an Ontario Cottage style. The east (front) façade of the house includes six bays that consists of first and second storey windows, and four apartment doors. A covered verandah porch supported by slim posts, including balustrades spans the entirety of the façade and includes two peaked gables above the apartment doors at the north and south ends of the building. A central peaked gable accented with a finial and minimal bargeboard detailing contributes to its sympathetic Ontario Cottage design. The windows, although contemporary to its modern construction, appear to be double-hung windows, accented with shutters and sympathetic sills, and flat arch lintels with a central keystone voussoir. The contemporary building shares some design details with the building it replaced.

The house on the property has a small setback fronting onto Richmond Street with recent landscape elements that were added following the construction of the house. This building is 1 metre from the front property line and 14 metres from the edge of the street. Two paved pathways provide access to the apartment doors from the sidewalks. A small garden located below the verandah balustrades lines the edge of the front porch and a small tree is located in the centre of the lot.



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**Heritage Attributes**

- Hip roof with central peak and associated detailing
- Window arrangement and details including double-hung windows, shutters, and sympathetic sills and lintels and voussoirs
- Covered verandah with balustrades

**Contributing/Non-Contributing:** TBD

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**Sources**

- London City Directories
- City Maps aerial photography [online]

**Civic Address: 915 Richmond Street**

**Assessment Roll No:** 010530133000000

**Legal Description:** PLAN 57 LOT 9 60.00FR 130.00D

**Designation/Listing Status:** Listed (Priority 3)

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### **Property History**

**Date of Construction:** 2006-2007

**Architect and/or Builder:** Unknown

**Historic Associations:** This property had a Side Hall Plan Cottage on it from 1883; this cottage was on this property until 2006 when it was replaced with the current building.

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### **Property Description**

The house on the this property is a two-storey duplex built with influences from an Ontario Cottage style. The east (front) façade of the house includes six bays that consist of first and second storey windows, and four apartment doors. A covered verandah porch supported by slim posts, including balustrades spans the entirety of the façade and includes two peaked gables above the apartment doors at the north and south ends of the building. A central peaked gable accented with a finial and minimal bargeboard detailing contributes to its sympathetic Ontario Cottage design. The windows, although contemporary to its modern construction, appear to be double-hung windows, accented with shutters and sympathetic sills, and flat arch lintels with a central keystone voussoir. The contemporary building shares some design details with the building it replaced.

The house on the property has a small setback fronting onto Richmond Street with recent landscape elements that were added following the construction of the house. The building is 1 metre from the front property line and just under 14 metres from the edge of the street. Two paved pathways provide access to the apartment doors from the sidewalks. A small garden located below the verandah balustrades lines the edge of the front porch and a small tree is located in the centre of the lot.



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**Heritage Attributes**

- Hip roof with central peak and associated detailing
- Window arrangement and details including double-hung windows, shutters, and sympathetic sills and lintels and voussoirs
- Covered verandah with balustrades

**Contributing/Non-Contributing:** TBD

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**Sources**

- London City Directories
- City Maps aerial photography [online]

**Civic Address: 925 Richmond Street**

**Assessment Roll No:** 010530116000000

**Legal Description:** PLAN 244 LOT 1 N/S CHEAPSIDE 50.00FR  
130.00D

**Designation/Listing Status:** None

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### Property History

**Date of Construction:** c.1904

**Architect and/or Builder:** Unknown

**Historic Associations:** Walter J. Blackburn, is listed in city directories at this address in 1904; he lived here through 1920 when the directories list Mrs. Blackburn at this address. Mr. Blackburn was an owner and editor of the London Free Press for many years.



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### Property Description

The building at 925 Richmond Street is a three storey brick house that has undergone several modifications over the years. This house was a two and a half storey until around 2005 when the roof was removed and additions were added to the north and south sides of the third floor. The moderately pitched roof was replaced at this time with a nearly flat roof. The third storey additions are clad in board and batten cladding.

This building has a small wrap around porch in the southwest corner of the building with skirt roof over the porch. This house has a double door on the front of an enclosed porch under a gable roof on the front of the building. The front door gable trim joins at a finial. The front elevation has a bay window and a sash window on the second floor. The third floor has three narrow sash windows under what remains of a gable. The remains of the gable consist of curved wooden brackets supporting some half-timbering.

Windows have stone or concrete lintels and sills. This house has a large single storey addition out the back.

925 Richmond Street is the corner lot at the northwest corner of Richmond Street and Cheapside Street. The house on this lot has a moderate setback from both streets and is in line with others in the block. It is approximately 1.5 metres from the front property line and just under 15 metres from the edge of the street. This property has a driveway accessed from Cheapside Street and has parking in the rear yard accessed via a rear lane.

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**Heritage Attributes**

- Wrap around front porch
- Brick cladding

**Contributing/Non-Contributing:** TBD

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**Sources**

- London City Directories
- London Maps air photos (online)

**Civic Address: 927 Richmond Street**

**Assessment Roll No:** 010530115000000

**Legal Description:** PLAN 244 LOT 2 PT LOT 3 51.00FR 130.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** c.1914

**Architect and/or Builder:** Unknown

**Historic Associations:** City directories list F.B. Ware at this address in 1914 through 1918. In 1919 Mrs. Ware is listed as the occupant of this house. In 1921 an H.T. or H.G. Fenlin is listed as the occupant, living here for several years.

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### **Property Description**

The house at 927 Richmond Street is a two and a half storey brick and frame building with stylistic influences from the Arts and Crafts style. The first floor of this building is clad in brick and the second storey is frame with green painted half-timbering and light green stucco infill. This house has a side gable roof with two gable dormers in the front of the roof and projecting eaves. The gable dormers are clad in cedar shingles with timbering and stucco infill above the gable windows.

This house has a central front door accessed via a central front porch with shallow pitched gable roof. The porch roof is supported by paired square wood pillars and brackets. The foundation for the porch is fieldstone with a fieldstone parapet and plinths supporting the porch columns. This front porch is a side entry porch with steps on the north side. This house has a number of different size and types of windows on the front elevation including two 1/1 sash windows in the centre of the house above the front porch. A pair of casemate windows on the south side of the second floor of the house, a pair of windows on the first floor near the south side of the house and three single pane fixed or pivot windows on the north side of the front elevation of the house. Each dormer has two sash windows separated by a mullion.

The house at 927 Richmond Street has a moderate setback from and is in line with others on the street. It is just over 2 metres from the front property line and approximately 14.5 metres from the edge of the street. This house has parking in the rear yard accessed via a rear lane. The front walkway extends straight to the sidewalk from the north corner of the house.



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### **Heritage Attributes**

- Two and a half storey scale and massing
- Pair of gable dormers in the roof
- Side gable roof
- Half-timbering on the second floor
- Brick cladding on the first floor
- Arrangement of window and door openings in the front elevation
- Central front door in a covered front porch
- Paired square wood columns and curved brackets supporting the porch roof
- Field stone foundation, parapet and plinths on the front porch

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London City Directories
- Fire Insurance Plans: 1891 Rev. 1907, 1912 Rev. 1915, and 1912 Rev. 1922.

**Civic Address: 929 Richmond Street**

**Assessment Roll No:** 010530114000000

**Legal Description:** PLAN 244 LOT 4 PT LOT 3 99.08FR 130.00D

**Designation/Listing Status:** Listed (Priority 2)

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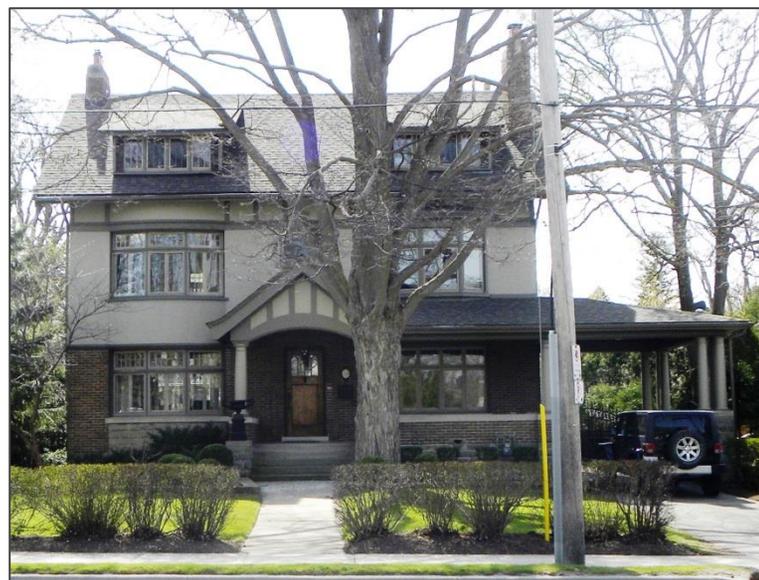
### **Property History**

**Date of Construction:** 1915

**Architect and/or Builder:** Unknown

**Historic Associations:** Built for Walter Inglis Wright, who operated Wright, Sons and Company; a wholesale distributor of hats, caps, furs, robes, rugs and waterproof clothing. In the 1920's the house was owned by the Blackburns, a family associated with the London Free Press and CFPL radio. Owned by Arthur S. Blackburn (died 1935) his nephew Walter J. Blackburn continued to live in the house. William Thompson bought the house in 1939 until 1943. Late 1950's a lawyer A. Edgar Jeffery acquired the property.

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### **Property Description**

The building at 929 Richmond Street is a two and a half storey brick and frame house demonstrating influences of the Arts and Crafts style. This house has a symmetrical façade with a brick first floor and stucco and some half-timbering on the second floor. The house has a side gable roof with two shed dormers on the front and chimneys flanking either side of the building. The house has a central front door under a gable roof front porch that wraps around the north side of the building into a porte-cochere with a skirt style roof. The porch roof is supported by smooth tapered columns resting on brick and rusticated concrete block bases. The front door is wood with four glass panes in a brick frame.

The porch gable over the front door and second floor elevation display Arts and Crafts style influences in the half-timbering trim. This house has three bow windows on the front, two on the second floor and one on the first floor in the southern quadrant of the front façade. Each dormer in the roof holds four small windows separated by mullions.

The house at 829 Richmond Street is in line with others on its block. This house has a moderate setback from the street. It is just over 2.5 metres from the front property line and just under 16 metres from the edge of the street. A driveway is along the north side of the property extending from Richmond to the side of the house. This property has access to a rear lane.

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### **Heritage Attributes**

- Two and a half storey scale and massing
- Arts and Crafts influences
- Symmetrical arrangement of window and door openings on the front elevation
- Central wood front door with four glass panes for a window
- Brick frame around the front door
- Covered front porch with gable roof over the front door and skirt roof around the porte-cochere on the north side of the building
- Smooth tapered columns supporting the porch roof on brick and rusticated concrete block bases

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Lutman 1982
- London City Directories

**Civic Address: 931 Richmond Street**

**Assessment Roll No:** 010530113000000

**Legal Description:** PLAN 244 PT LOT 5, PT LOT 6

**Designation/Listing Status:** Listed (Priority 1)

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### **Property History**

**Date of Construction:** c.1919

**Architect and/or Builder:** Unknown

**Historic Associations:** The house at 931 Richmond Street was constructed c. 1919 by Phillip Fetterly, who rented the house to a series of businessmen over throughout the 1920s and 1930s. Fetterly owned this property through 1937. After Fetterly moved out, the Gamma Phi Beta sorority acquired the property (Lutman 1982: 20).



In 1947, the property was purchased by Arthur Carty, a former writer for the London Advertiser and London Free Press. Carty is most notably known in London for his long—term involvement with the Catholic school board. Carty served as a trustee for the Roman Catholic Middlesex Separate School Board between 1938 and 1978. In his earlier days, he established the Carty News and Publicity Service at the end of the First World War with his uncle Edmund James Carty. In recognition of his long-time service to the Catholic Church and Catholic education, he was knighted by the pope as a Knight of Malta, and a Knight of St. Gregory, and the Sir Arthur Carty Separate School was named after him. In 2005, the London Middlesex Historical Society published a series of Carty's articles focussed on the History of London.

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### **Property Description**

Constructed in the Craftsman style, one of the most common representations of the Arts and Crafts Style in Canada, this 2 storey house is constructed of dark red/brown brick with a broad, sweeping low-pitched hipped roof with a roof dormer that consists of a small set of three windows. A roofed verandah spans the entirety of the first level of the house, and is accessed by the set of exterior steps that lead to the porch, that is accented by an elegant portico supported by short white Ionic colonettes. The sweep of the bellcast-like roofline is has exposed rafters that span the entirety of the roofline. The front elevation of the second floor of this house has four sets of windows. The southernmost set consists of four casemate windows. The southern central set, is three windows, two casemate windows around a fixed central window. The northern central set is an oriel window with a pair of 4/2 sash windows. The northernmost set of windows is a set of three narrow 4/2 sash windows separated by mullions.

The eight panel “slidetite” garage door was featured in a 1920s advertisement for the Richard’s Wilcox Canadian Co. Ltd. The attached garage consists of eight narrow panels, each highlighted with three narrow windows.

The house is situated on a lot fronting onto Richmond Street, with minimal rear yard. The front landscape of the house consists of numerous shrub lines and a paved driveway. The designed landscape contributes to the Craftsman and Arts and Crafts styles as the architectural components of the property are meant to be reflected as living elements of the landscape.

This house is approximately 1.5 metres from the front property line and 14.5 metres from the edge of the street.

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### Heritage Attributes

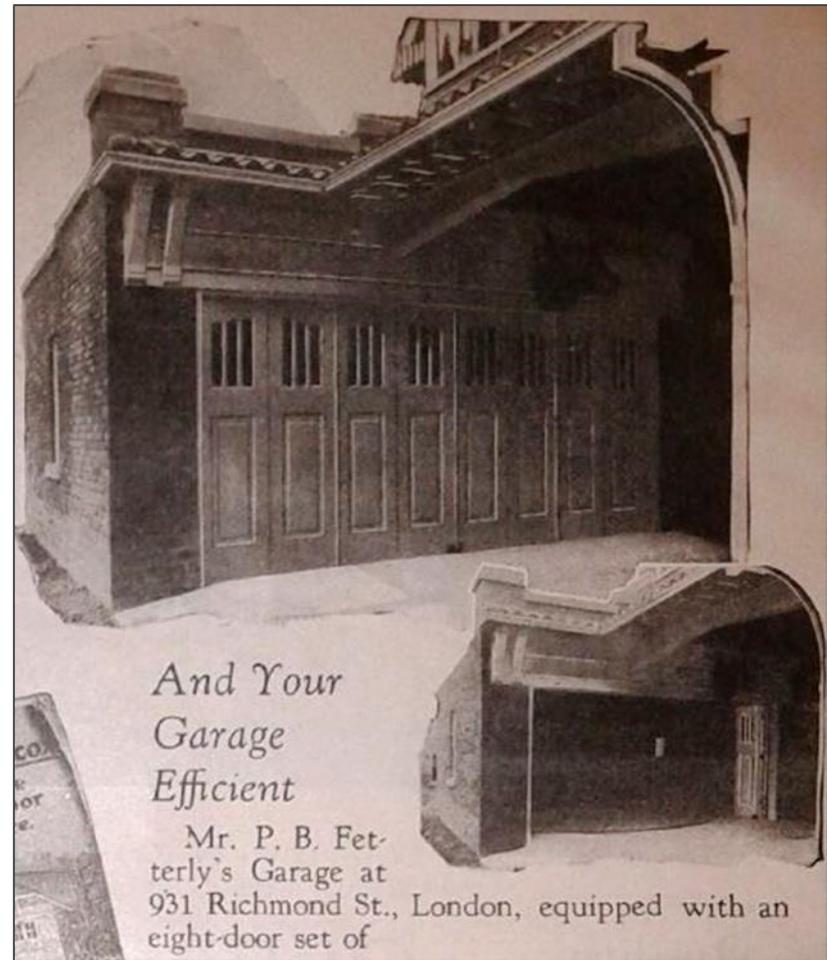
- Low-pitched sweeping roof profile and roof dormer;
- Remaining wood window original to the house;
- Covered verandah porch that spans façade;
- Portico over porch entrance and supporting brick columns, and posts;
- Eight panel “slidetite” garage door; and
- Landscaping elements that contribute to the natural character of the Craftsman style.
- Oriel window on the second floor

**Contributing/Non-Contributing:** TBD

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### Sources

- Lutman 1982
- Historical Series Scrapbook Vol. 1, Vol 2., Vol 7.
- Fong, Jasmine. 2012. Heritage Designation Report 931 Richmond Street.
- City Directories



**Civic Address: 1029 Richmond Street**

**Assessment Roll No:** 010530093000000

**Legal Description:** PLAN 244 LOT 7 N/S BRIDPORT 49.50FR  
130.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** c.1915

**Architect and/or Builder:** Unknown

**Historic Associations:** City directories listed J.D. Wright at this address in 1916. Wright lived here through 1918 followed by a Miss Annie Walters in 1919. In 1920 Herbert Spittal was listed at this address.



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### **Property Description**

The house at 1029 Richmond Street is a two and a half storey red brick house in the Edwardian Classical style. This house has a roofed front porch in the southeast corner of the building. The porch roof has a pediment over the front steps leading to the front door and is supported by tapered square piers. The porch has an enclosed brick parapet and is six steps above grade with a rusticated concrete block base.

The front elevation of this house has a number of different size windows. It has an octagonal bay on the first and second storey on the north side of the façade. Windows have plain sills and first floor windows have heavy stone or concrete lintels. The house has a plain cornice under the eaves of the roof and under the porch roof. The front gable end is clad in fish scale wood siding. The front door is framed with two sidelight windows, one on each side. The front door is wood with a large single glass window. The sidelights have four panes of glass oriented vertically with a wood panel at the bottom.

The south side of the building, visible from Bridport Street, has a small single storey wing near the back of the building. The south side of the building also has a hip gable dormer in the roof with window and a tall brick chimney. A single storey addition with flat roof clad in siding is on the back of the building.

1029 Richmond Street is the northwest corner lot at Richmond Street and Bridport Street. The house on this lot has a moderate setback from both streets. It is 4 metres from the front property line and 17.5 metres from the edge of the street. This property backs

onto a rear lane with parking accessed off the lane. A front walkway extends from the front steps of the porch straight to the sidewalk on Richmond Street. This house is in line with others on Richmond Street.

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### **Heritage Attributes**

- Two and a half storey scale and massing
- Roofed front porch with gable end over front steps
- Square tapered piers supporting front porch roof
- Fish scale siding in front gable end
- Arrangement of window and door openings on the front elevation
- Sidelight windows framing front door
- Wood front door with large window in it.

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London City Directories

**Civic Address: 1031 Richmond Street**

**Assessment Roll No:** 010530092000000

**Legal Description:** PLAN 244 LOT 8 50.00FR 130.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1922, a Fire Insurance Plan shows a wood frame house at this address with a note that it will be veneered.

**Architect and/or Builder:** Unknown

**Historic Associations:** W.E. Watson is listed in city directories at this address in 1923.

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### **Property Description**

The house at 1031 Richmond Street is a two and a half storey frame house with brick veneer in a running bond pattern. This house has a hip roof (almost pyramidal) with central front hip gable. This house has rusticated concrete block foundation, which extends to the foundation for the veranda. The house has a tall brick chimney on the south elevation.

The house has a roofed front veranda with flat roof. The front veranda has a brick parapet and two brick columns supporting the roof. Access to the veranda and front door is on the north side from the driveway. The parapet has concrete coping. The cornice of the veranda roof is plain.

The front elevation of the house has a front door and large front window on the first floor. Both door and window have a stone or concrete lintel above. The second floor on the front elevation has two evenly spaced window openings with plain sills. Second floor windows are paired 1/1 sash windows separated by a mullion. The front hip gable has a long horizontally oriented window. Second floor windows have undersized shutters.

The house at 1031 Richmond Street has a moderate setback from the street with driveway on the north side of the property. This house is in line with others along the street. It is almost 4 metres from the front property line and just over 17 metres from the edge of the street. A rear lane runs behind this property.



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### **Heritage Attributes**

- Two and a half storey scale and massing
- Brick veneer in a running bond pattern
- Veranda with flat roof, supported by two brick piers with a plain cornice and brick parapet with concrete coping
- Lintels above first floor door and window
- Hip roof with central hip gable
- Tall brick chimney
- Shutters on the second floor front elevation windows.

**Contributing/Non-Contributing:** TBD

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### **Sources**

- City Directories

**Civic Address: 1033 Richmond Street**

**Assessment Roll No:** 010530091000000

**Legal Description:** PLAN 244 LOT 9 50.00FR 130.00D

**Designation/Listing Status:** Listed (Priority 1)

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### **Property History**

**Date of Construction:** 1910

**Architect and/or Builder:** Unknown

**Historic Associations:** This house was first occupied by W.R. Brown a co-owner of Blashill & Brown between 1910 and 1914. He was followed by S. Arscott from 1915-1920.

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### **Property Description**

The house at 1033 Richmond Street is a two and a half storey brick and frame house in an Arts and Crafts style. The house features half-timbering across the second storey and front gable. This house has a red brick first floor. The second floor and gable is clad in half-timbering and stucco. The house has a covered front porch with pediment over the front steps. The porch extends across half of the front of the house and wraps around the house on the south side. The roof of the porch is supported by square fluted timber columns. The front door is off centre. The façade of this house has numerous windows in different sizes. There is a bay window on each level including in the gable end. The second floor has a small octagonal room in the southeast corner. The house has a triangle dormer on the south side of the roof.

Decorative details of the house include dentils on the front fascia, around the window trim and on the cornice and pediment to the porch roof; Shingle siding around the octagonal room and associated windows, fish scale shingles on the main roof, returned eaves on the front gable end and decorative moulding on the half-timbering.

This house is in line with other buildings on its street. This house has a moderate setback from the road. It is approximately 3.5 metres from the front property line and just under 17 metres from the edge of the street. A driveway extends along the south side of the property from Richmond Street to the rear of the property. A walkway extends from the front steps along the front porch to the driveway.



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**Heritage Attributes**

- Two and a half storey scale and massing
- Arts and Crafts style
- Covered front porch
- Arrangement of window and door openings on the front elevation
- Different bay windows on each level of the house
- Fluted square columns supporting the porch roof
- Dentils on the fascia and cornice of the porch
- Dentils around the window trim

**Contributing/Non-Contributing:** TBD

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**Sources**

- London City Directories

**Civic Address: 1035 Richmond Street**

**Assessment Roll No:** 010530090000000

**Legal Description:** PLAN 244 LOT 10 50.00FR 130.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** Between 1926 and 1929

**Architect and/or Builder:** Unknown

**Historic Associations:** Unknown

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### **Property Description**

The house at 1035 Richmond Street is a one and a half storey brick and frame house with influences of Arts and Crafts style architecture. This house has a largely rectangular footprint with small single storey wing out the south side and single storey wing out the back (west side). This house has a covered front porch with roof supported by brick columns. The front porch has a brick parapet with concrete coping integrated with the brick piers supporting the roof. The porch is four steps above grade and is covered in tile. This house has a brick chimney on the south elevation.

The roof is a front gable with two large dormers, one out the north and one out the south. The front gable end displays half-timbering and timber framing around the window. The gable end has a three section window centred on the building with mullions separating each window. First floor windows are hidden behind by vegetation.

This house is in line with other houses on the street. It is just under 3 metres from the front property line and approximately 16 metres from the edge of the street. A driveway is along the southern side of the property. A walkway extends along the front of the house from the front porch to the driveway. This house has access to a rear lane with small storage shed at the back of the property.

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### **Heritage Attributes**

- One and a half storey scale and massing
- Half-timbering on the front gable end
- Covered front porch with brick support columns
- Central triple window in the front gable with mullions
- Single storey south wing
- North and south gable dormers
- Brick chimney

**Contributing/Non-Contributing:** TBD



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## Sources

- Geodetic Survey of Canada. 1926 Map of the City of London, Ontario.
- Fire Insurance Plan 1912, Rev. 1929

**Civic Address: 1037 Richmond Street**

**Assessment Roll No:** 010530089000000

**Legal Description:** PLAN 244 LOT 11 50.00FR 130.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** Between 1926 and 1929

**Architect and/or Builder:** Unknown

**Historic Associations:** Unknown

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### **Property Description**

The house at 1037 Richmond Street is a two and a half storey red brick home. The house has a side gable roof with a shed dormer on the front. An attached single storey garage with flat roof is on the south side of the house. The garage is set back from the front of the house in line with the peak of the house roof.

The front elevation has a covered front porch with brick pillars supporting the front gable porch roof and brick parapet. A diamond motif is set in in the brick pillars' supporting the porch roof. The front door has tall, narrow sidelight windows on either side. The door is wood with an arched window made up of four glass panes in it. The first floor has a large three section window with concrete sill. The window consists of three 1/1 sash windows separated by mullions, the central window is wider than the flanking windows. The second floor has two pairs of 1/1 sash windows with concrete sills evenly spaced on the house. The dormer has two smaller double 1/1 sash windows. First and second floor windows have undersized, fixed shutters; the diamond motif is included in the window shutters.

This house has a moderate setback from the street. It is approximately 2.5 metres from the front property line and almost 16 metres from the edge of the street. This house has a driveway extending from the south side of the house at the garage to Richmond Street. A walkway runs across the front of the house from the front porch to the driveway. This house is in line with others on the street. A lane runs behind this property that this property has access to.



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**Heritage Attributes**

- Two storey scale and massing
- Arrangement of window and door openings on the front elevation
- Side gable roof
- Red brick cladding
- Covered front porch

**Contributing/Non-Contributing:** TBD

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**Sources**

- Geodetic Survey of Canada. 1926 Map of the City of London, Ontario.
- Fire Insurance Plan 1912 Rev. 1929

**Civic Address: 1039 Richmond Street**

**Assessment Roll No:** 010530088000000

**Legal Description:** PLAN 244 LOT 12 S/S VICTORIA 50.00FR  
130.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** Between 1929 and 1940

**Architect and/or Builder:** Unknown

**Historic Associations:** Unknown

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### **Property Description**

The house at 1039 Richmond Street is a two and a half storey frame house clad in siding. The house has a rectangular layout. This house faces Victoria Street. This house demonstrates elements of Georgian Revival architectural features in the side gable roof and symmetrical arrangement of windows and door. The eastern side of this house has a central brick chimney and two windows on each floor.

Window openings on the first and second floor are the same width but first floor windows are taller than second floor windows. The attic has small windows. The house has returned eaves. The house has shutters on all first and second floor windows. The front elevation has two windows on the first floor and three on the second. Windows are evenly spaced. The central second floor window is shorter than the other two. Windows have been replaced.

The front of the house facing Victoria Street has a central front door with small covered porch. The porch roof is a pediment supported by two smooth tapered columns. The porch is concrete five steps above



grade. The columns rest on the concrete porch. A plain cornice wraps around the porch pediment roof. The fascia of the pediment has small dentils.

This house has a cornice frieze under the eaves with dentils decorating it. This cornice is along the front and back of the house and around the returned eaves. The fascia on the gable ends is plain.

This lot is a corner lot on the southwest corner of Victoria and Richmond Streets. The house faces Victoria Street with a curved walkway extending from the front door to the sidewalk on Victoria Street. Parking for this house is at the side of the house accessed off a laneway. This house is approximately 6 metres from the Richmond Street property line and 19 metres from Richmond Street. It is approximately 3.5 metres from the Victoria Street property line and approximately 18 metres from the edge of Victoria Street.

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### **Heritage Attributes**

- Two and a half storey scale and massing
- Georgian Revival style
- Symmetrical arrangement of window and door openings
- Window shutters
- Cornice frieze
- Returned eaves
- Pediment above front porch with dentils on the fascia
- Two smooth tapered columns supporting the porch pediment, and two half columns on either side of the front door

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Fire Insurance Plans; 1912 Rev. 1929 and 1912 Rev. 1940

**Civic Address: 1049 Richmond Street**

**Assessment Roll No:** 010530016000000

**Legal Description:** PLAN 217 PT LOT 1 N/S VICTORIA 28.50FR  
80.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** c.1917

**Architect and/or Builder:** Unknown

**Historic Associations:** This house was first occupied by an H.R. Kemp from 1917-1919. This was followed by C.E. Sanders from 1920-1922 and Wallace Crawford in 1923.

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### **Property Description**

The house at 1049 Richmond Street is a one and three quarter storey house with gable roof and slightly projecting shed dormer on the south side. This house has a rectangular footprint with the narrow end facing Richmond Street. This house is clad in stucco.

The front elevation has a front door over concrete stoop covered with an arched awning supported on brackets. The front elevation on the first floor has a large window opening with a three section window. The first floor window consists of two fixed pane glass panels on either side of a 1/1 sash window. The front elevation has two evenly spaced 1/1 sash windows on the second floor. Window openings on this house are plain. The front gable has scalloped imbrication on the gable and decorated bargeboard.

The south elevation has a plain keyhole window close to the front door and two sets of windows one on each floor in the centre of this side of the house. Near the rear on the south elevation is a concrete porch and enclosed side door. The porch has a plain white metal railing.

1049 Richmond Street is on the northwest corner of Richmond and Victoria Streets. The house has a moderate setback from each street. It is approximately 0.5 metres from the Richmond Street property line and just over 14 metres from the edge of Richmond Street. The house is approximately 1 metre from the Victoria Street property line and 15 metres from the edge of Victoria Street. This house is close to the northern edge of its property. Parking is in the rear yard accessed via Victoria Street. The house has a front walkway extending from the front door straight to the sidewalk on Richmond Street.



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**Heritage Attributes**

- One and three quarter storey scale and massing
- Arrangement of window and door openings on the front elevation
- Keyhole window opening on the south elevation
- Decorated gable end and fascia on the front of the house
- Arched awning and brackets over the front door

**Contributing/Non-Contributing:** TBD

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**Sources**

- London City Directories

## ST. GEORGE STREET

**Civic Address: 165 St. George Street**

**Assessment Roll No:** 010500102000000

**Legal Description:** PLAN 65 PT LOT 1 PT LOT 2 N/S OXFORD E  
THE SAXONY

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1960

**Architect and/or Builder:** Unknown

**Historic Associations:** Unknown

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### **Property Description**

This three and a half storey apartment building is one of the Modern structures located within the Study Area. It is clad with polychromatic modern buff brick and its street-facing façade consists of symmetrical windows with aluminum-covered lintels. A pair of windows is also located at grade level. This building has a hip roof.

A large mature tree is located at the front of the apartment building, and a narrow paved laneway provides access to the side and rear of the building. This building is approximately 0.5 metres from the front property line and almost 15 metres from the edge of the street.

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### **Heritage Attributes**

- None

**Contributing/Non-Contributing:** TBA

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### **Sources**

- N/A



**Civic Address: 171 St. George Street**

**Assessment Roll No:** 010500101000000

**Legal Description:** PLAN 65 PT LOT 1 S/S SYDENHAM PLAN 65 PT LOT 1 N/S OXFORD E 48.50FR 66.00D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** Between 1955 and 1965

**Architect and/or Builder:** Unknown

**Historic Associations:** Unknown

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**Property Description**

A buff brick two storey building with flat roof. The front door is close to the north side of the front elevation. The door has a single sidelight on the north side of the door. The front door is covered with a small flat awning. The front elevation of the building has a single large window on the first floor and two windows on the second floor. The second floor windows are different sizes, the window above the door is smaller than the other.

This apartment has a moderate setback from the street with parking on the north side and at the rear of the property. It is approximately 1 metre from the front property line and 15.5 metres from the edge of the street. This building has a shared drive with the adjacent property to the north.

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**Heritage Attributes**

- None

**Contributing/Non-Contributing:** TBD

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**Sources**

- Air Photos 1955 and 1965



**Civic Address: 175 St. George Street**

**Assessment Roll No:** 010500100000000

**Legal Description:** PLAN 65 PT LOT 1 S/S SYDENHAM 46.50X66 & R10X20 46.50FR

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** Between 1955-1965

**Architect and/or Builder:** Unknown

**Historic Associations:** Unknown

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### **Property Description**

A two storey Modern brick apartment building. Double door at grade on the front of the building. The door is in the northern half of the front elevation. The inside of the building has three levels, a half basement, a raised first floor and a second floor. This building appears to be divided into three separate apartments.

The front elevation of the building has three horizontally oriented windows, one on each floor. The front elevation also has a large vertically oriented window above the front door.

This building has a moderate setback from the street with a walkway from the door to the sidewalk. It is just over 0.5 metres from the front property line and 15 metres from the edge of the street. The building is close to the north side of the property.

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### **Heritage Attributes**

- None

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Aerial Photographs 1955 and 1965



**Civic Address: 176 St. George Street**

**Assessment Roll No:** 010500146000000

**Legal Description:** PLAN 162 PT LOT 5 PT LOT 6 N/S OXFORD E 50.00FR  
106.25D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1909

**Architect and/or Builder:** Unknown

**Historic Associations:** This house was first lived in by Mr. Robert McCurdy.

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### **Property Description**

The house at 176 St. George Street is a two and a half storey Edwardian building. The building is a red brick rectangular structure. It has a front veranda. This house has a front gable roof with medium pitch. The front gable has wood shingle style and fish-scale imbrication and a palladian window. The second floor on the front elevation is symmetrical with two vertically oriented sash windows. These window openings have plain concrete sills and brick segmented arches.

The first floor front elevation has a door near the south side of the façade and a single large window off centre to the north side of the façade. The front door and first floor window openings have segmented arches. The front door has a transom light.

The roof of the front veranda is supported by smooth tapered columns that rest on square wood plinths on brick foundation plinths. The veranda has a flat roof and wraps around the south side of the building. The railing is plain wood with square spindles. An engaged column supports the veranda roof on the north side of the front elevation of the building. The deck of the veranda is wood and the skirt is a plain lattice.

This house has a moderate setback from the street. It is on the front property line and is 12 metres from the edge of the street. It is adjacent to a laneway on the north side. The south side of the house is a parking lot for buildings fronting on Oxford Street East. A large mature tree is in front of the house.



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### **Heritage Attributes**

- Two and a half storey scale and massing
- Front gable roof
- Wood shingle and fish-scale imbrication in the gable
- Red brick exterior cladding
- Arrangement of window and door openings on the front elevation
- Veranda spanning the width of the building
- Palladian window in the front gable

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London City Directories

**Civic Address: 177 St. George Street**

**Assessment Roll No:** 010500099000000

**Legal Description:** PLAN 65 PT LOT 1 S/S SYDENHAM 30.00FR  
66.00D

**Designation/Listing Status:** None

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### Property History

**Date of Construction:** c.1914

**Architect and/or Builder:** Unknown

**Historic Associations:** This house was first lived in by E.A. Fowler in 1914. For the next several years, until 1921, different people occupy the house after which Fowler moves back in. Mr. Fowler is listed as a carter and expressman in city directories.



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### Property Description

The house at 177 St. George Street is a two storey home with shallow pitched front gable roof. The first floor of this house is clad in painted brick and the upper floor is clad in horizontal siding. This house has a covered front veranda. The veranda is approached up three wood steps and has a wood deck. The veranda roof is supported by two square tapered piers on rusticated cast stone plinths. The veranda has a railing with square spindles. The first floor on the front elevation of the house has a front door and single window. Door and window openings have segmented arches. The second floor has two sliding windows. It appears that the second floor of this house may have undergone renovations.

The house at 177 St. George Street has a moderate setback from the street and is on a narrow lot. It is on the front property line and is set back 14 metres from the edge of the street. The house has a driveway on the north side of the building. A walkway extends from the front steps straight down to the sidewalk.

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### Heritage Attributes

- First floor front elevation arrangement of front door and window openings
- Covered veranda with tapered square piers on rusticated cast stone plinths
- Two storey scale and massing

**Contributing/Non-Contributing:** TBD

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**Sources**

- London City Directories

**Civic Address: 178 St. George Street**

**Assessment Roll No:** 010500148000000

**Legal Description:** PLAN 162 PT LOT 5 PT LOT 6 S/S SYDENHAM  
35.00FR 70.00D

**Designation/Listing Status:** None

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### Property History

**Date of Construction:** c. 1900

**Architect and/or Builder:** Unknown

**Historic Associations:** This house was first occupied in 1901 by Donald J. McLeod, followed by John A. Rose Jr. in 1902. In 1903 Frank E. Harley moved in, living here until 1914. This was followed by Mrs. J.W. Marsh for a couple of years and Mr. W.E. Bradshaw and J.W. Russel in 1922.

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### Property Description

The house at 178 St. George Street is a one and a half storey house in light grey stucco. The house has a steeply pitched front gable roof with small shed dormers out both sides. This house has a covered veranda. The veranda roof is supported by five smooth tapered columns. The front elevation on the first floor has a front door and larger window. The second floor has two vertically oriented windows with shutters.

The vergeboard has a row of small dentils. The apse board has sunburst designs in each corner while the field projects a checkerboard effect caused by alternating rows of projecting and recessed blocks of wood. The bottom of the apse board has a pleated fan pattern. The centre of the apse board has a vent at the middle of the field.

The southern elevation of this building has four windows, two small windows closer to the front and a set of larger double windows near the rear.



This house has a similar setback from the street as most other homes on the street. It is on its front property line and is 14 metres from the edge of the street. This house has a laneway to the south and parking is alongside the laneway on the south side of the house. This house has large trees and mature shrubbery in the front garden filling the front yard of the house. The front garden is behind a black metal fence with gate. The rear of this property, visible from the adjacent laneway, is screened with a wood fence with wide boards and a scalloped curve along the top. A walkway extends straight from the front steps to the sidewalk.

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### **Heritage Attributes**

- One and a half storey scale and massing
- Front veranda
- Smooth tapered columns supporting the veranda roof
- Arrangement of window and door openings on the front elevation of the house
- Steeply pitched front gable roof
- Small dentils on the vergeboard
- The apse board with a sunburst pattern in each corner, a fan pattern in the centre near the bottom and the checkerboard fill of alternating wood blocks

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London City Directories

**Civic Address: 180 St. George Street**

**Assessment Roll No:** 010500149000000

**Legal Description:** PLAN 162 PT LOT 5 PT LOT 6 S/S SYDENHAM  
30X54.25 & R28X10 30.00FR

**Designation/Listing Status:** None

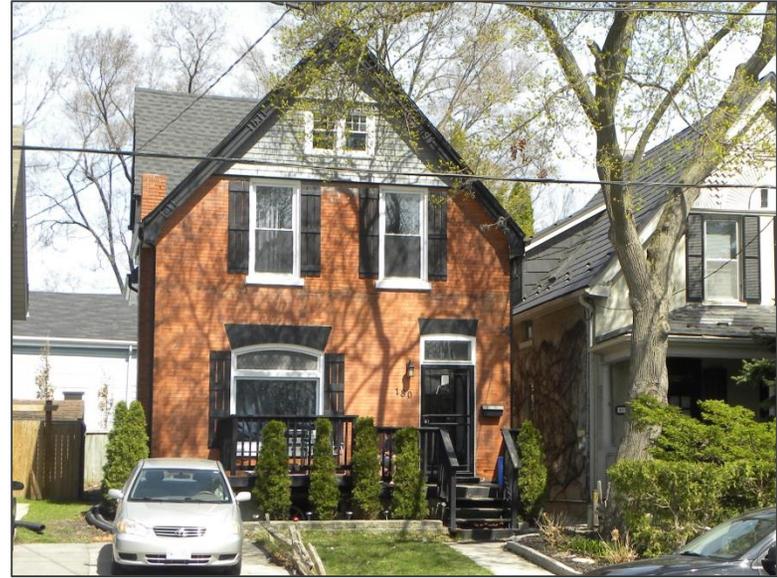
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### Property History

**Date of Construction:** 1908

**Architect and/or Builder:** Unknown

**Historic Associations:** Mr. Jerdon lived at this address from 1908 through 1914. Mr. H.F. Hindmarsh lived here from 1916-1918 followed by Lieutenant Thomas Mason in 1919-1920 and Mr. N.P. Pope beginning in 1921.



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### Property Description

The house at 180 St. George Street is a two and a half storey red brick house that reflects influences of the Queen Anne Revival style. It has a front gable roof with a gabled dormer to the north side. This house has a rectangular layout.

The front door to this house is in the south bay of the front elevation. The front door has a transom window and segmented arch with brick voussoirs that is painted dark brown. The first floor of this house also has a large segmented arch window with brick voussoirs on the front elevation.

The second floor has two vertically oriented sash windows with plain concrete sills. The attic gable has a pair of small sash windows separated by a mullion. The gable is clad in wood shingle imbrication and has some decorative bargeboard above the windows. The fascia of the roof also has decorative woodwork.

The first and second floor windows have small wood shutters. The house has an open porch in front. The deck and railing of the porch are wood with plain square spindles and plain handrail. The porch is five steps above grade.

This house has a moderate setback from the street and is in line with adjacent buildings along the street. It is approximately 1 metre from the front property line and 15 metres from the edge of the street. This house has a walkway extending from the front steps from the porch in front of the main door to the sidewalk and a small parking space on the north side of the front yard.

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**Heritage Attributes**

- Two and a half storey scale and massing
- Red brick exterior cladding
- Bargeboard in the front gable
- Wood shingle imbrication in the front gable
- Arrangement of window and door openings on the front elevation
- Transom light above the front door opening
- Segmented arches with brick voussoirs above first floor window and door openings

**Contributing/Non-Contributing:** TBD

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**Sources**

- London City Directories

**Civic Address: 181 St. George Street**

**Assessment Roll No:** 010500098000000

**Legal Description:** PLAN 65 PT LOT 1 S/S SYDENHAM 42.83FR  
66.00D

**Designation/Listing Status:** Listed (Priority 1)

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### **Property History**

**Date of Construction:** 1886

**Architect and/or Builder:** Unknown

**Historic Associations:** City directories show William Henderson at this address from 1886 to 1891, George Henderson in 1892-1893 and William Henderson again in 1894. For the rest of the 19<sup>th</sup> century and through the early 20<sup>th</sup> century many different people live at this address suggesting that the house was rented.

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### **Property Description**

This is a two storey frame house with front gable roof. An addition out the south side of the house was added in 2014-2015 and has a shed style roof. The front door is approximately centred on the front of the house and is under a covered porch with gable roof. The porch roof is supported by two tapered square pillars on red brick plinths. The house is clad in siding.

The front elevation of the house has the door approximately in the centre of the house. The front door opening is surrounded by plain trim. The door has a transom window above it. The door has a large frosted glass window in it. The first floor on the front elevation to the north of the front door has two sash windows. The first floor on the front elevation to the south of the front door is part of the addition added to the house in 2014-2015. This elevation has two sash windows. The second floor has two sash windows.

The north side of the building has three windows on each level. The centre windows are small and the windows on each end are larger vertically oriented windows. Windows on this house are framed in plain trim.

181 St. George Street is on the southwest corner lot at St. George and Sydenham Streets. The house has a moderate setback from the street matching most other houses on these streets. This house is just over 1 metre from the St. George Street property line and 15.5 metres from the edge of St. George Street. A walkway extends straight from the front door to the sidewalk on St. George Street. A driveway is at the back of the house off Sydenham Street.



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**Heritage Attributes**

- Two storey scale and massing
- Front gable roof
- Arrangement of door and window openings on the older part of the front elevation.

**Contributing/Non-Contributing:** TBD

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**Sources**

- London Advisory Committee on Heritage. City of London Inventory of Heritage Resources. 2006.
- London City Directories
- London Maps aerial photographs [online]

**Civic Address: 182 St. George Street**

**Assessment Roll No:**010500150000000

**Legal Description:** PLAN 162 PT LOT 6 S/S SYDENHAM 30.00FR  
53.12D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** Between 1926 and 1929

**Architect and/or Builder:** Unknown

**Historic Associations:** Unknown

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### **Property Description**

The house at 182 St. George Street is a one and a half storey brown brick home with a side gable roof. The roof has a large central gable dormer with four windows. The windows in the gable dormer are set beneath a tie beam and half-timbering. The windows are sash windows set in pairs; each pair is separated with a mullion. The roof of this house extends over the front veranda and is supported by brick pillars. The house has a brick chimney on the north side. This house has a shed style dormer on the rear of the roof.

The front veranda is approached up seven steps. The steps are concrete, the veranda has a rusticated cast stone foundation with a brick parapet and brick piers. The parapet has concrete coping. The deck is wood. An arched wood beam supports the roof.

The front elevation of this house has a small fixed window with concrete sill next to the front door. The front door has a rectangular window in it. The front elevation also has a large window opening with a three sash window in it. Each window is separated with a mullion. The central window is wider than each flanking window.

This house is on a narrow and shallow lot. This house is slightly closer to the street than adjacent houses on its street. It is on the front property line and approximately 13 metres from the edge of the street.



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### **Heritage Attributes**

- One and a half storey scale and massing
- Brown brick cladding
- Central front gabled dormer with tie beam and half-timbering
- Set of paired sash windows in the front gable separated with mullions.
- Arrangement of front door and windows on first floor of the front elevation.
- Side gable roof extending seamlessly over the veranda
- Brick chimney
- Rusticated cast stone foundation

**Contributing/Non-Contributing:** TBD

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### **Sources**

- 1926 Geodetic survey map
- Fire Insurance Plan 1922 Rev 1929

**Civic Address: 216 St. George Street**

**Assessment Roll No:** 010511080000000

**Legal Description:** PLAN 162 PT LOT 5 PT LOT 6 N/S SYDENHAM  
47.00FR 70.00D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** 1909-1910

**Architect and/or Builder:** Unknown

**Historic Associations:** This house was built for John Puddicombe.

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**Property Description:**

This is a two and a half storey buff brick home (it appears grey or brown depending on lighting conditions and viewing angle). This house has a truncated pyramidal roof with a gable on the northwest (St. George Street) side, facing west, and another gable on the southeast (Sydenham Street) side, facing south. The house has a hip dormer on the St. George Street side and a large shed dormer on the back. This house has had additions added to it over the years.

The front elevation of the house faces St. George Street. The front gable has a triple sash window in it, the central window is wider than the flanking windows. The gable has fish scale imbrication and decorative woodwork including dentils and fretwork above the window opening. The fascia of the gable is lined with dentils. The second floor front elevation has two windows and a door on it, the door is in the centre of the façade and opens to a rooftop balcony over one of the ground floor additions. The window openings have concrete sills and lintels. The door has a concrete lintel.

The south elevation of the house, facing Sydenham Street, can be divided into two bays. The eastern bay under the gable projects from the house. The Sydenham Street elevation holds a triple oriel window on the ground floor. Each window is separated with a mullion and is divided vertically with a muntin into two sections, the lower section is larger than the upper section. the frame for the oriel window is wood and has a three pannel piece below the window, a flat roof above the window and dentils under the roof trim. The second floor of this bay has a single sash window with concrete sill and lintel. The western bay on the Sydenham Street elevation has an exterior brick chimney and a small fixed window with concrete sill and lintel.



The additions to this house include an enclosed porch on the St. George Street elevation with a hip roof and clad in siding, a single storey addition with flat roof and clad in buff brick on the St. George Street side of the house and a larger two storey addition with flat roof on the back of the house. The rear addition has outdoor amenity space on the roof and exterior stairway providing access.

216 St. George Street is a corner lot on the northeast corner of St. George Street and Sydenham Street. This house is on its St George Street property line and is 14 metres from the edge of St. George Street. This house has parking on both streets. Both street sides of the house line up with adjacent houses.

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### **Heritage Attributes**

- Two and a half storey scale and massing
- Buff brick
- Decorative trim and woodwork in the front gable
- Fish-scale imbrication in the front gable
- Triple oriel window on the Sydenham Street elevation with wood panels under the windows and dentils around the cornice above the windows, and including the mullions and muntins dividing the windows
- Tall brick chimney on the Sydenham Street side of the building

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London City Directories

**Civic Address: 218 St. George Street**

**Assessment Roll No:** 010511081000000

**Legal Description:** PLAN 162 PT LOT 5 PT LOT 6 N/S SYDENHAM  
43.58FR 70.00D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** Between 1907 and 1910

**Architect and/or Builder:** Unknown

**Historic Associations:** Built for Rev. R.J. Bowen. City directories list an unfinished house at this address in 1907, however no one is listed as living here until Rev. Bowen in 1910. He lived at this address for many years.



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**Property Description**

The house at 218 St. George Street is a two and a half storey white brick house with steeply pitched hip roof and off centre front gable and skylight. The brick is in a running bond pattern. The front elevation of this house is symmetrical. It has a central front door flanked by a window on each side on the first floor. The front elevation on the second floor has three windows, one large vertically oriented rectangular window on each side and a smaller square window in the centre. The gable in the roof has a double window centred on it. Door and window openings have plain concrete sills and lintels.

The front door is approached via a covered porch that spans approximately two thirds of the front of the house encompassing the front door and one main floor window. The house has a transom located over the main entry doorway.

The front porch of this house is six steps above grade and supports its roof with three Tuscan columns on rusticated cast stone plinths. Two half columns in the Tuscan style hold up the porch roof against the house and rest on the porch deck. The porch has a flat roof supported by header beams across the columns. The steps, handrail and skirting of the front porch are cedar. The railing has round metal spindles.

The house has a brick chimney in brown brick on the south elevation.

This house has a moderate setback from the street and is in line with other houses on the street. It is on the front property line and is approximately 13 metres from the edge of the street. This house has a shared driveway with 216 St. George Street. A walkway extends straight from the front porch steps down to the sidewalk.

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### **Heritage Attributes**

- Two storey scale and massing
- Hip roof with front gable
- Symmetrical arrangement of window and door openings on the front elevation
- White brick cladding
- Covered front porch with Tuscan columns supported on rusticated cast stone plinths.

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London City Directories

**Civic Address: 219 St. George Street**

**Assessment Roll No:** 010511038000000

**Legal Description:** PLAN 65 PT LOTS 1&2 S ST JAMES & N SYDENHAM 70X66 & R50X33 & R30X11 70.00FR

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** 1960

**Architect and/or Builder:** Unknown

**Historic Associations:** This property was once part of 160 Sydenham Street. 219 St. George Street is in the 1960 City Directory as Brentwood Apartments. This property is in 2016 part of the Four Feathers Housing Co-operative, a not-for-profit with the goal of providing and operating housing for low and modest income families and individuals of native ancestry.

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**Property Description**

The house at 219 St. George Street is a split level, two and three storey apartment building. This building is clad in polychromatic brick, the third storey addition on the back is slightly different colours of brick than the front section. This building has a hip roof and horizontally oriented windows. The main door is on the north side of the building. The front elevation is mostly blank wall with three windows, one on each level including the basement. These windows are close to the north edge of the building. The north wall of the building reads as the front. The main door is flanked by irregularly spaced windows on each level.

This building has a similar setback from the street as other houses along the street. It is almost 0.5 metres from the front property line and just under 15 metres from the edge of the street. The front yard of this building has several mature trees obscuring it from the street. The house has a driveway that extends under the rear addition along the north side of the property and abuts against the



driveway of 221/223 St. George Street.

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**Heritage Attributes**

- None

**Contributing/Non-Contributing:** TBD

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**Sources**

- London City Directories

**Civic Address: 220 St. George Street**

**Assessment Roll No:** 010511082000000

**Legal Description:** PLAN 162 PT LOT 5 PT LOT 6 N/S SYDENHAM  
31.00FR 70.00D

**Designation/Listing Status:** None

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### Property History

**Date of Construction:** c.1909

**Architect and/or Builder:** Unknown

**Historic Associations:** City directories list the first occupant of this house as Mr. W.T. Mortimer in 1909, who remained for a year. Mr. Mortimer is also listed as the first occupant of 221 St. George Street. He may have built and sold houses in rapid succession.

In 1910 a Mr. George Fraser lived here through 1917. J.M. Sillman lived here for 1918 and 1919. A Mr. James W. Brown lived here after 1920.



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### Property Description

The house at 220 St. George Street is a two and a half storey buff brick building displaying influence of Edwardian architecture. This house has a hip roof with off centre front gable and a tall chimney. The front elevation of this building consists of a front door accessed over a covered veranda. The veranda has a flat roof and is supported by three individual smooth tapered columns and two engaged columns. The front three columns rest on rusticated cast stone block plinths and the two engaged columns are set on the veranda deck. The veranda deck and steps are wood. The railing of this veranda is plain with round spindles. The veranda roof is supported by a header beam. Decorative brackets are part of the cornice above the two columns that flank the steps and a series of seven modillions are between these columns. The cornice has small dentils between the central and northern column.

The front elevation has a front door with transom and large sash and transom window on the first floor. The window and door opening have a concrete lintels that have been painted a dark colour, to contrast with the light brick. The second floor has two windows. The window above the front door has a semi-circular arched top, cast stone voussoirs and a plain concrete sill. The other window is a sash window with concrete lintel and sill.

The gable in the roof has dentils on the fascia and wood shingle imbrication and decorative fretwork in the pediment. The front gable has a pair of windows separated by a mullion.

This house is similar to the house at 222 St. George Street next door. It has a similar scale and setback as others along the street. This house is on its front property line and is approximately 13.5 metres from the edge of the street. It has a narrow driveway on the south side and an interlocking brick walkway and driveway extension from the front steps to the sidewalk.

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### **Heritage Attributes**

- Two and a half storey scale and massing
- Brick cladding
- Off centre front gable with fish-scale imbrication and fretwork.
- Hip roof
- Second floor arched window with voussoirs
- Veranda with flat roof, supported on smooth tapered columns on rusticated cast stone block plinths and with a railing with round spindles
- Plain sills

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London City Directories

**Civic Address: 221 St. George Street**

**Assessment Roll No:** 010511037000000

**Legal Description:** PLAN 65 PT LOT 1 PT LOT 2 S/S ST JAMES  
49.83FR 99.00D

**Designation/Listing Status:** None

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### Property History

**Date of Construction:** 1905

**Architect and/or Builder:** possibly Mr. W.T. Mortimer

**Historic Associations:** City directories from 1905 list Mr. W.T. Mortimer, a contractor, at 225 St. George Street. The 225 St. George Street address exists for three years and disappeared in 1908 when Mr. Mortimer is listed at 221 St. George Street. He is also listed as the first occupant of 220 St. George Street in 1909. He may have built and sold homes in rapid succession. Mr. A.B. Powell lived in this home from 1909 into the 1920's.



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### Property Description

The house at 221 St. George Street is a two and a half storey white brick house. The house is rectangular in plan with a projecting wing on the south side. The house has a hip roof with cross gable dormers. Front and south gables are clad in siding. The north gable has a window in it. This house also has a large single storey addition on the back that is given the address 223 St. George Street.

The front veranda spans the width of the house. The veranda has a shed roof has a small gable over the front steps, with a sunburst pattern in the woodwork. The veranda roof is supported by five smooth tapered columns that extend from the floor of the veranda to the roof. The porch is concrete, with a concrete foundation and is four steps above grade. The veranda has a low railing with heavy round decorative spindles. The cornice of the veranda has dentils under the eaves and larger brackets above the front steps.

The front elevation of this house has three windows: a large rounded arch window on the first floor and two vertically oriented sash windows on the second floor. Windows have plain sills and brick voussoirs. The second floor window openings have a segmented arch with square windows inserted. The front door is topped with a transom window.

The north wall of this house has an exterior stair to the second floor and door. The south wall has a small arched window on the first floor and small square window above it on the second floor. The south wing has two windows, one on each floor. These windows have slight brick arches on top and plain sills.

This house has a moderate setback from the street. It is on the front property line and approximately 14 metres from the edge of the street. This house has a driveway and parking on the south side and partially in front of the house including in front of the front steps.

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### **Heritage Attributes**

- Two and a half storey scale and massing
- Front veranda that spans the width of the front elevation of the house, with gable off centre over the front steps
- Veranda cornice with dentils
- Sunburst pattern in the veranda gable
- Veranda low railing with heavy round decorative spindles
- Smooth tapered columns supporting the veranda
- Brick voussoirs over the windows, including the semi-circle arch over the first floor front elevation window and small south elevation window
- Hip roof with cross gable on north and south sides
- Gable dormer on the front of the building
- Arrangement of windows and door on the front elevation
- Transom light over the front door

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London City Directories

**Civic Address: 222 St. George Street**

**Assessment Roll No:** 010511083000000

**Legal Description:** PLAN 162 PT LOT 5 PT LOT 6 N/S SYDENHAM  
30.00FR 70.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** c.1909

**Architect and/or Builder:** Unknown

**Historic Associations:** This house was vacant in 1909, likely still being built. In 1910 Mrs. E. Chalmers lived here followed by Mr. George White in 1911 and Mrs. Chalmers again in 1912 and 13. In 1914 a Mr. F.J. Grant moved in through 1922. In 1923 a Mr. Benjamin Brick occupied this house.

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### **Property Description**

The house at 222 St. George Street is a two and a half storey, white brick building. This house has a hip roof with off centre front gable dormer and a tall chimney. The front elevation of this building consists of a front door with small covered porch. The porch is concrete with concrete steps, the porch roof is a gable (not original) supported by two small metal posts integrated into a metal railing. The front elevation has a window and the door on the first floor, two windows on the second floor and small double windows in the attic gable.

The front elevation has two vertically oriented rectangular windows, one above the other and a vertically oriented arched window above the door. Windows have simple concrete sills. The rectangular windows have concrete lintels and the arch above the third window is concrete voussoirs. The gable in the roof has a dentils on the fascia. The gable end is clad in wood imbrication and fretwork. This house has a single storey addition out the rear.

This house has a moderate setback from the street and is adjacent to a laneway (north side). It is on the front property line and is just under 14 metres from the edge of the street. It has a similar appearance as the house to the south and similar scale as other homes on the street.



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**Heritage Attributes**

- Two and a half storey scale and massing
- White brick cladding
- Off centre front gable
- Hip roof
- Second floor arched window with voussoirs
- Plain concrete sills and lintels

**Contributing/Non-Contributing:** TBD

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**Sources**

- London City Directories

**Civic Address: 226 St. George Street**

**Assessment Roll No:** 010511085000000

**Legal Description:** PLAN 162 PT LOT 5 PT LOT 6 S/S ST JAMES  
41X75 & R1X35 41.00FR

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1908

**Architect and/or Builder:** Unknown

**Historic Associations:** City directories list C.R. Woodward at this address starting in 1908. C. R. Woodward may have worked in a family business, Watt & Woodward, a wine and spirit retailer.

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### **Property Description**

The house at 226 St. George Street is a one and a half storey white brick house in a Queen Anne Revival style. The house has an “L” shape plan. The house has a cross gable roof.

This house has a concrete front stoop six steps above grade. The stoop covers part of the front of the house and wraps around the south side to a second entrance. Both front door and secondary door match with a single transom window above each. The door openings have segmented arches in brick. The stoop in the front of the house is clad in white brick with a brick parapet matching the brick of the house and the south side of the stoop is concrete with a metal railing.

The front elevation of this house consists of a front door, main floor window and upper floor double window. Windows have shutters and plain sills. The main floor window opening has a semi-circle brick arch with radiating voussoirs. The window is a sash and transom window with a rounded arch transom window in stained glass. The second floor window is in an approximately square opening with a pair of sash windows separated with a mullion. The south side of the house has a small circular window between the front and the wing. The south face of the wing has two window openings, a larger segmented arch opening with brick voussoirs on the first floor and a smaller segmented arched opening with brick voussoirs on the second floor.

The fascia of the house has applied decorative woodwork on the fascia bargeboard and pediment.



This house has a moderate setback from the street. It is just under 0.5 metres from the front property line and approximately 14.5 metres from the edge of the street. It is adjacent to a laneway, parking for this house is in the rear of the property off the laneway. This property has a concrete front walkway extending from the sidewalk towards the front of the house. The walkway splits and curves south towards the front steps and driveway and curves north, across the front of the house and around the north side.

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### **Heritage Attributes**

- One and half storey scale and massing
- White brick cladding
- Arrangement of window and door openings on the front elevation
- Brick voussoirs over windows and doors
- Stained glass rounded arch window on the facade
- Circular window on the south elevation
- Decorated bargeboard on the fascia and in the pediment of the front gable
- Concrete front porch that wraps around the side of the house
- Matching front and secondary door openings including transom lights above each

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London City Directories

**Civic Address: 230 St. George Street**

**Assessment Roll No:** 010511019000000

**Legal Description:** PLAN 28 PT LOT 1 N/S ST JAMES 40.00 FR 100.00D

**Designation/Listing Status:** Listed

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### Property History

**Date of Construction:** 1898

**Architect:** Moore & Henry, Architects

**Historic Associations:** This house was built to a design commissioned by its first owner, George Loveless, from the architectural firm, Moore & Henry, Architects. In his obituary, Loveless was described "one of the most well-known and prosperous farmers in London Township." Although his father died before this house was built, he is worth mentioning as the leader of the well-known Tolpuddle Martyrs. Loveless lived here only briefly, until his death in 1901. His wife Annie lived in the house until 1909, when Loveless's son, also George, inherited the home. Initially a grocer, he eventually joined his brother, Thomas A. Loveless in The London Crockery Co., later the London China Shop, on Dundas Street, which became a family business. George lived here until his death in 1940, but from 1933 on the city directories show "Misses Loveless," probably George's sister Louisa, as the head of the household here. The Loveless family ended its tenure here in 1942, when the house was sold to A. Peterson, a road master for the Canadian National Railway. From 1966-2014, the house was owned first by Hermann Rieger, a painter, and then, from 2011 on, by his wife Burgi. It was Rieger who painted the house, filling much of the wall, including much of the protruding side wall with a distinctive pattern of painted half-squares. Some of these remain, below the large front window.

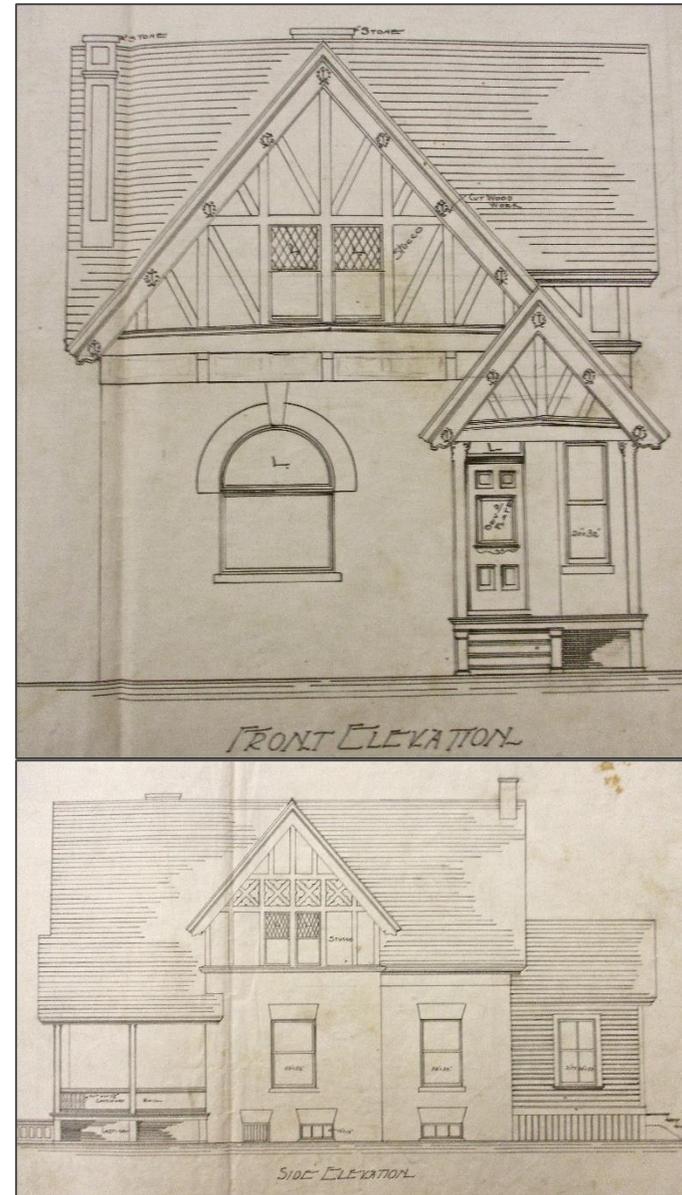
John M. Moore was the head of a prestigious and prolific firm that had its roots in the 1850s firm of Robinson and Leather; he later served as London's mayor. At the time this house was built, he was working with Fred Henry, who most likely designed the building and produced the elevations shown below. The



firm was taken over by his second son, Oliver Roy Moore, after J.M. Moore's death in 1930, though O. Roy had taken on increasing responsibility in the decade before. The Loveless house is the earliest in a cluster of houses immediately to the east that were built or re-designed by the firm during the next quarter-century; the others are at 200, 202, 204, and 199 St. James Street and at 189 College Street. With some, the connection with the firm involves a long History of land ownership by the Moore family in this area. With others, as for George Loveless, the connection likely depended on reputation or, perhaps, by some familiarity with the family because of their holdings here.

### Property Description

This 1-and-1/2-storey brick house, with a gable roof and an intersecting cross gable along the south side, and with a round-arched central window in the front with a door to the right, is in many ways typical of what was coming to be a popular vernacular form. There are numerous refinements, however, such as the way in which the porch roof merges with the roof of the house, the correlations in design between the front gables of house and porch, and the continuations in line between the bottom of the side gable treatment and the eaves of the building's back wing. There are a number of ways in which the house now differs from the architectural drawings (shown above), some apparently because alterations in the design were made before the house was constructed and some because of more recent changes. The front gable design is still very similar to that of the drawing, except that, in the drawing, the upper sashes of what are now 1/1 sashes in the paired windows were filled with small diamond-shaped panes. The vergeboards of the gable are decorated with mouldings parallel to their steep slopes, interrupted at even intervals by an unusual motif: small, vertically placed, parallelograms. Both house and gable contain vertical, horizontal and angled timbers, those on the porch forming a V that reaches down into the border beneath. Both have a horizontal border along the bottom with a top ridge etched with dentils and terminating in a shallow point. Below the slightly protruding gable is a panelled



cornice featuring three sturdy brackets. The round-arched window on the wall below no longer has stained glass in its transom; like all windows in the house, it has a wood sill and is surmounted by brick voussoirs. The side gable features vergeboards like those in front, and resembles the architectural plan in using strictly horizontal and vertical timbers, but it omits the highly decorative squares featuring more decorative half-timbering. And here, too, the suggested leaded windows were never implemented or were eliminated over time. In the south walls, the spaces used by windows match those of the drawings, but the northernmost is smaller. The one-storey frame structure shown on the drawing at the back of the house is now clad in brick. Some other changes are of relatively recent vintage: the original wood posts of the porch have been replaced by posts featuring open metalwork designs, and parts of the brick wall have been covered with modern siding resembling clapboard or with wood shingles.

This house is approximately 1.5 metres from the St. George Street property line and 15.5 metres from the edge of the street.

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### **Heritage Attributes**

- Form (1-and-1/2-storey, gable-roofed building with cross gables on the south side), mass, and scale
- Gable vergeboards featuring parallel mouldings with small parallel trapezoids at even intervals
- Other gable decoration: half-timbering, paired 1/1 windows, and bottom borders with dentils and a shallow pediment shape
- Large window on the front wall surmounted by a round arch
- Spacing and sizes of all windows
- Remaining 1/1 windows
- Wood sills and brick voussoirs
- Wood frames and surrounds of windows
- 1-storey brick wing at back of house
- Brick foundation

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Komarnitsky, Nicholas A. "Heritage Designation Report: 230 St. George St." Dec. 2014. Unpublished student report.
- Land Records for Registered Plan 28, at the Middlesex County Land Registry
- London City Directories
- Obituary of George Loveless, Sr., Historical Series Scrapbook Vol. 8, p. 3., Ivey Family London Room, London Public Library
- Tausky, Nancy Z., and Lynne D. Distefano. Victorian Architecture in London and Southwestern Ontario: Symbols of Aspiration. 101, 102,353-362, 382-385.

**Civic Address: 232 St. George Street**

**Assessment Roll No:** 010511020000000

**Legal Description:** PLAN 28 PT LOT 1 PT LOT 2 42.00 FR 100.00D

**Designation/Listing Status:** Listed

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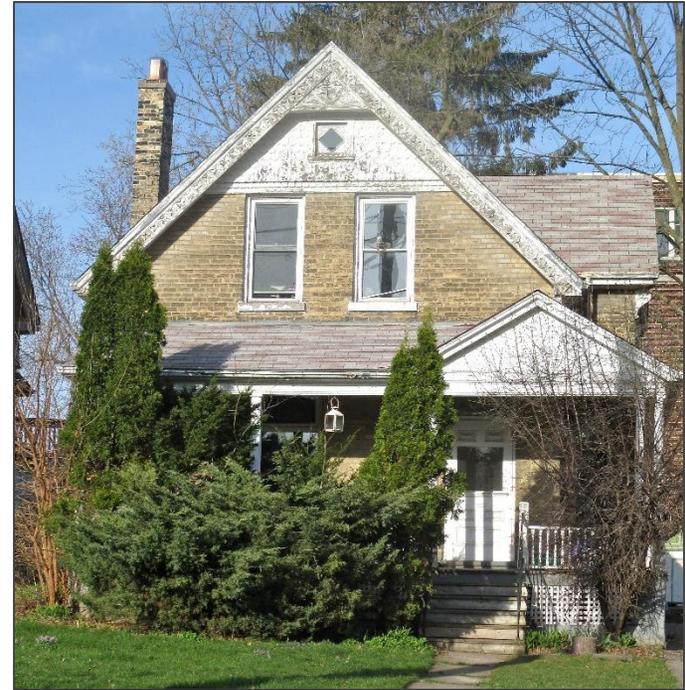
**Property History**

**Date of Construction:** 1903-1904

**Builder:** Possibly William T. Mortimer

**Historic Associations:** 232 St. George Street was first listed in the city directory in 1903-04. The strong similarities between the buildings at 232, 234, 236 and 238 St. George Street make it almost certain that they were built by the same person. William Mortimer, the first resident of 234 St. George Street and a carpenter by trade, may have been that builder.

The house at 232 St. George Street was listed as "unfinished" in the 1903 directory. By 1904, William J.G. Pennington, a clerk with the Bank of British North America, was resident there.



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**Property Description**

All four of the homes at 232, 234, 236, and 238 St. George Street are 1-and-1/2-storey, Queen Anne Revival cottages. All have a gable roof with the main, intricately decorated, gable facing the street: all feature a cross gable facing south and surmounting a projecting wing; all have either a cross gable or a dormer facing north; and each has a shed-roofed verandah across the front, three of them with a cross gable over the south end, where the front door is located. Each features an ornamental window on the north side: two of the houses have a keyhole window, while 232 and 234 St. George Street one finds a narrow window with a round-headed arch. While none of the houses is the same, and 238 St. George Street has suffered extensive renovations, the buildings provide an interesting study in the examination of an architectural theme and variations.

The house at 232 St. George Street displays one of the simpler gable treatments. Both the west and south gables feature a bargeboard lined with quatrefoils, a projecting apex board that also features a quatrefoil design, and a field below that decorated with scalloped wood shingles, now holding a small window, and bordered with dentils along its bottom rim. The east side gable is similarly adorned, but with a Star of David in the apex board and on the sides of brackets at the lower corners of the bargeboard. The north gable is also decorated with intricate woodwork, and extends over a wing with a shallower projection than that on the east

side. The wooden, decorated field of the gables extends only about half-way down their height. Below these, the house is clad with local, buff-coloured brick. In the front gable are two 1/1 sash windows. On the ground floor is a broad plate glass window with a segmental-arched stained glass panel above and a panelled wood door with a glass insert and a stained glass transom that shows the street number of the house. All windows have wood sills. The verandah stretches around the south corner here, creating an L-shaped porch. An unusually wide gable in the porch roof stretches from the north side of the door to the south end of the porch; like the fields of the gables, it is covered with scalloped shingles and lined at the bottom with a row of dentils. The house has a brick foundation, and a tall, buff brick chimney above the north wall.

The houses along this part of St. George Street have a broad boulevard and a comfortable setback east of the public sidewalk. This house is on its front property line and is approximately 14.25 metres from the edge of the street. Although Plan 28W allows for a laneway running behind these properties, it has long disappeared and its location is now part of the land belonging to 200 St. James Street and 189 College Avenue. Each of the four buildings mentioned here therefore has a driveway along the south side of the house. At 232 St. George Street, the drive leads to what appears to be a parking area behind the house; a garden shed stands beyond the end of the driveway, in the southeast corner of the property.

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### Heritage Attributes

- Form (1-and-1/2-storey, gable-roofed building with cross gables on both sides), mass, and scale
- Decorative woodwork in gables and bargeboards, such as the carved quatrefoils and Stars of David, scalloped shingles, brackets, and dentils
- Panelled wood door, with glass insert and stained glass transom containing the street number of the house
- Shed-roofed verandah stretching across the front of the house and around part of the north side
- Cross gable in verandah roof, over the front door; scalloped shingles and dentils in gable decoration
- Turned verandah posts, sitting on narrow wood plinths
- 1/1 sash windows and window with stained-glass upper sash
- Classical balusters of verandah balustrade
- Latticework surrounding space below verandah floor
- Tall brick chimney on north wall
- Buff-coloured brick walls and foundation
- Narrow, round-arched window in the south wall
- Brick voussoirs, outlined with red mortar
- Wood window sills

**Contributing/Non-Contributing:** TBD

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### Source

- London City Directories

**Civic Address: 234 St. George Street**

**Assessment Roll No:** 010511021000000

**Legal Description:** PLAN 28 PT LOT 2 PT LOT 3 4000.00SF 40.00 FR 100.00D

**Designation/Listing Status:** Listed

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**Property History**

**Date of Construction:** 1902

**Builder:** Possibly William T. Mortimer (see below)

**Historic Associations:** 234 St. George Street was first listed in the city directory in 1902. The strong similarities between the buildings make it almost certain that they were built by the same contractor. William Mortimer, the first resident here at 234 St. George Street and a carpenter by trade, may have been that builder.

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**Property Description**

All four of the homes at 232, 234, 236, and 238 St. George Street are 1-and-1/2-storey, Queen Anne Revival cottages. All have a gable roof with the main, intricately decorated, gable facing the street: all feature a cross gable facing south and surmounting a projecting wing; all have either a cross gable or a dormer facing north; and each has a shed-roofed verandah across the front, three of them with a cross gable over the south end, where the front door is located. Each features an ornamental window on the north side: two of the houses have a keyhole window, while 232 and 234 St. George Street one finds a narrow window with a round-headed arch. While none of the houses is the same, and 238 St. George Street has suffered extensive renovations, the buildings provide an interesting study in the examination of an architectural theme and variations.

This house has the most elaborate gable treatments in the row of four very similar homes. Its bargeboard is decorated with parallel and perpendicular wood strips and with roundels; roundels also frame the arch board with its semi-circular sunburst motif. The arch board is supported by a combination of brackets and modillions; below that, a Palladian window, with stained glass panels remaining in two of the lights, is centred in a field covered with shaped shingles. On the south gable, the wood shingles extend below the line of the eaves. On the ground floor facade are (1) a sash window with a stained glass transom above and (2) a wood door with moulded panels, a glass insert, and a stained-glass transom above. A narrow, round-arched window is situated on the north side of



the house, and a 1/1 sash window on the west wall of the south wing. All windows have wood sills, and brick voussoirs, outlined by red mortar, support the walls above them. The shed-roofed verandah reaches across the main facade; the cross panel over the front door is decorated with a grid of wood squares. The porch roof is now supported by posts with a circular profile sitting on a square, fluted plinth; the verandah features spindlework under the eaves, railings with a vaguely classical profile, and latticework to line the space below the porch floor. The bright colours in which the porch steps and the front door have been painted gives the front of the house a playful quality fitting for its present use as a Montessori school.

The houses along this part of St. George Street have a broad boulevard and a comfortable setback east of the public sidewalk. This house is set back approximately 1 metre from the front property line and 15.5 metres from the edge of the street. Although Plan 28W allows for a laneway running behind these properties, it has long disappeared and its location is now part of the land belonging to 200 St. James Street and 189 College Avenue. Each of the four buildings mentioned here therefore has a driveway along the south side of the house. The drive at 234 St. George Street ends at a wood fence next to the house; beyond the fence one can see a play set that carries on the bright colours of the front steps.

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### Heritage Attributes

- Form (1-and-1/2-storey, gable-roofed building with cross gables on both sides), mass, and scale
- Decorative woodwork in gables and bargeboards, such as the modillions, sunburst motif, shaped shingles, brackets, modillions, and wood grid
- Shed-roofed verandah stretching across the front of the house, with cross gable over the front door
- Buff-coloured brick cladding
- Palladian window with remaining stained glass panels
- 1/1 sash windows
- Stained glass transoms on the first-floor facade
- Narrow, round-headed window on the south wall
- Wood window sills
- Spacing and sizes of windows
- Wood window frames and surrounds
- Brick voussoirs outlined with red mortar
- Panelled front, wood door, with glass insert
- Cross gable in verandah roof, over the front door
- Turned posts and fluted wood plinths
- Spindlework across top of porch
- Porch balusters
- Grillwork over space below porch floor
- Rusticated concrete block foundation

**Contributing/Non-Contributing:** TBD

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### Source

- London City Directories

**Civic Address: 236 St. George Street**

**Assessment Roll No:** 010511022000000

**Legal Description:** PLAN 28 PT LOTS 3 & 4 40.00 FR 100.00D

**Designation/Listing Status:** Listed

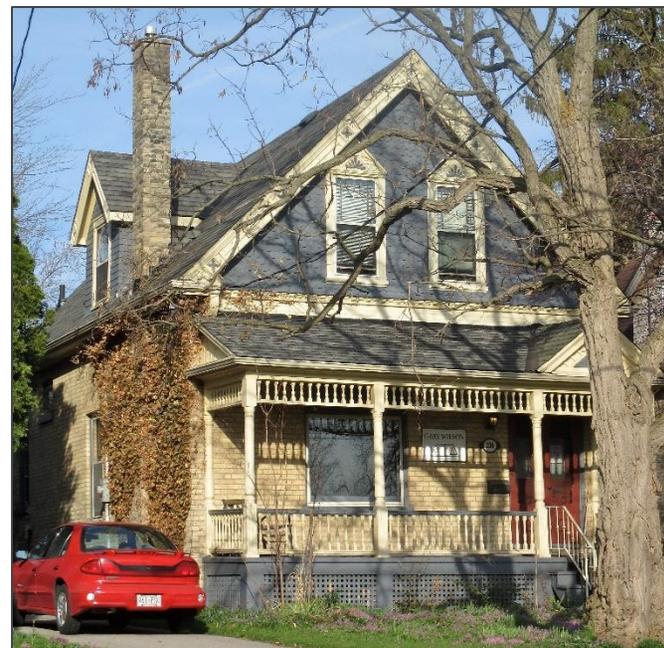
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### **Property History**

**Date of Construction:** 1900

**Builder:** Possibly William T. Mortimer (see below)

**Historic Associations:** Between around 1898 and 1904 four almost identical houses were built in a row along the east side of St. George Street (see the photograph below): 238 St. George Street was first listed in the city directory for 1898-99, 236 in 1900, 234 in 1902, and 232 in 1903-04. The strong similarities between the buildings (see Property Description below) make it almost certain that they were built by the same contractor, and it is tempting to think that William Mortimer, the first resident at 234 St. George Street and a carpenter by trade, may have been that builder.



The first occupant of this house was Arthur James Glazebrook, an economist, born in England in 1861, who moved with his family to Ontario in the 1870s and went on to have a remarkable Canadian career in the fields related to politics and economics. After working for the Federal Bank of Toronto and then the London and County Bank in England, he returned to Canada where he became part of the Bank of British North America, working for relatively brief stints in St. John, Halifax, Montreal, Toronto, and London (after 1897). His stay in the subject house was very brief, in that he left the bank in 1900 to become an exchange broker in Toronto, where, thanks to his contacts with brokers in New York City, he was able to supply banks with continuous information about stock market rates: according to his obituary in *The Canadian Journal of Economics and Political Science*, he "was an exchange market in himself" prior to further communications between banks and New York and 1914. He helped to produce the Round Table, for which he wrote articles on economic problems in Canada, and was instrumental in 1919 in forming the Bankers' Educational Association, aimed at informing the populace about economic issues. In 1925 he joined the Department of Political Economy at the University of Toronto, where he lectured until 1937.

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## Property Description

All four of the homes at 232, 234, 236, and 238 St. George Street are 1-and-1/2-storey, Queen Anne Revival cottages. All have a gable roof with the main, intricately decorated, gable facing the street: all feature a cross gable facing south and surmounting a projecting wing; all have either a cross gable or a dormer facing north; and each has a shed-roofed verandah across the front, three of them with a cross gable over the south end, where the front door is located. Each features an ornamental window on the north side: two of the houses have a keyhole window, while 232 and 234 St. George Street one finds a narrow window with a round-headed arch. While none of the houses is the same, and 238 St. George Street has suffered extensive renovations, the buildings provide an interesting study in the examination of an architectural theme and variations.

Here, the bargeboard of the front gable, uses a series of parallel and perpendicular wood strips to delineate rectangles of various shapes and sizes, some of which frame an elaborate Greek Cross design. However, instead of the usual projecting and highly decorated apse board (which are found on the south gable), this entire gable contains a flat plane faced with scalloped wood shingle, with a row of moulded dentils along the bottom rim, and otherwise interrupted only by two 1/1 sash windows with unique trim. Over each window is a gable shape lined with a round moulding, then a row of circular cutouts, and, just above the window, an applied fan-shaped ornament. This is complemented by a frame of small-paned windows around the top and sides of the upper sashes. As at 234 St. George Street, the shingling of the south gable reaches down to the level of the west gable eaves. On the ground floor facade are a larger plate glass window with a stained glass transom and a double leaf front door with moulded panels and glass inserts; a handsome, storm door featuring small, robust fielded panels and an imaginatively framed window appears to be a relatively new addition to the building. All windows have wood sills. The shed-roofed verandah reaches across the main facade; the cross panel over the front door is decorated with rows of wood squares bordering a sunburst design. The roof is supported by turned posts sitting on a square, fluted plinth; the verandah features spindlework with elaborately turned spindles across the top, balusters of the height and profile original to the porch, and latticework to line the space below the porch floor. Rather than a gable over a shallow protruding wing, this house features a north-facing dormer, and a tall brick chimney rises along the north wall.

The houses along this part of St. George Street have a broad boulevard and a comfortable setback east of the public sidewalk. This house is on its front property line and is approximately 14 metres from the edge of the street. Although Plan 28W allows for a laneway running behind these properties, it has long disappeared and its location is now part of the land belonging to 200 St. James Street and 189 College Avenue. Each of the four buildings mentioned here therefore has a driveway along the south side of the house. At 236 St. George Street, the driveway leads to a garage adjacent to the back garden.

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## Heritage Attributes

- Form (1-and-1/2-storey, gable-roofed building with cross gables on both sides), mass, and scale
- Decorative woodwork in the gables, including the ornamented bargeboards, the scalloped shingles in the fields of the gables, and the row of dentils lining the lower rims
- Buff-coloured brick walls and foundation
- 1/1 sash windows in the front gable, with gable-shaped lintels decorated with a round moulding, applied strips of wood containing circular cut-outs, and an applied fan-shaped in low relief
- Stained glass transoms on the first-floor facade
- Narrow, round-arched window on south wall
- Wood window sills
- Double-leaf front, wood door, with panelling and glass inserts
- Spacing and sizes of windows
- Wood window frames and surrounds
- Shed-roofed verandah stretching across the front of the house, with cross gable over the front door
- Spindlework beneath verandah eaves
- Turned posts and fluted plinths supporting verandah roof
- Porch balusters and railing
- Grillwork covering space beneath porch floor
- Tall brick chimney
- Rusticated concrete block foundation

**Contributing/Non-Contributing:** TBD

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## Source

- London City Directories
- Obituary, "Arthur James Glazebrook," *The Canadian Journal of Economics and Political Science/ Revue canadienne d'Economie et de Science politique*. 1941

**Civic Address: 238 St. George Street**

**Assessment Roll No:** 010511023000000

**Legal Description:** PLAN 28 PT LOT 4 40.00 FR 100.00D

**Designation/Listing Status:** Listed

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### Property History

**Date of Construction:** 1898-1899

**Builder:** Possibly William T. Mortimer (see below)

**Historic Associations:** 238 St. George Street was first listed in the city directory for 1898-99. William Mortimer, the first resident at 234 St. George Street and a carpenter by trade, may have been the builder.

The first resident here was Wilet S. Niles, who had been listed in the city directory of the year before as the first occupant at 139 St. James Street. In the directory for 1896-1897, Niles was listed as a commercial traveller for one of the city's many wholesale firms.



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### Property Description

All four of the homes at 232, 234, 236, and 238 St. George Street are 1-and-1/2-storey, late Queen Anne Revival cottages. All have a gable roof with the main, intricately decorated, gable facing the street: all feature a cross gable facing south and surmounting a projecting wing; all have either a cross gable or a dormer facing north; and each has a shed-roofed verandah across the front, with a cross gable over the south end, where the front door is located; each is built of local, buff-coloured brick. Together, they comprise an interesting exercise in exploring a theme and variations.

The foundation and most of the distinctive wood detailing on the house at 238 St. James Street has been covered with vinyl siding, the brick walls have been painted white, and the former verandah has been turned into a closed-in sunroom, though one can still see through the sunroom windows something of the elliptical, stained glass window on the original facade. Any former gable on the shed roof of the verandah is now gone. One can nevertheless discern many resemblances between this house and its neighbours. The building's shape matches that of the house next door at 236 St. George Street: instead of a cross gable, there is a dormer window facing north. The apex boards of both the west and south panels retain a detailed design comprising a checkerboard pattern, sunburst motifs, a row of fielded diamond shapes, and a sawtooth bottom border. Ornamental brackets are found near the ends of

the bargeboards. The porch posts, which now frame the sunroom windows, are the turned posts that once framed the open spaces of the verandah. Original apertures appear to remain in their original positions on the front and sides of the building, including the keyhole window on the south side. Windows have wood sills and brick voussoirs.

The houses along this part of St. George Street have a broad boulevard and a comfortable setback east of the public sidewalk. This house is set back approximately 0.25 metres from the front property line and 14.5 metres from the edge of the street. A number of cypress trees in the front garden at 238 St. George Street largely obscure the house. Although Plan 28W allows for a laneway running behind these properties, the lane has long since disappeared and its location is now part of the land belonging to 200 St. James Street and 189 College Avenue. Each of the four buildings mentioned here therefore has a driveway along the south side of the house. At 236 St. George Street, the driveway leads to an early one-car, wood garage with hinged doors featuring small-paned windows in its upper sections.

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### **Heritage Attributes**

- Form (1-and-1/2-storey, gable-roofed building with cross gables on both sides and a front verandah, now enclosed), mass, and scale
- Decorative woodwork in the apex boards of the gables, including the checkerboard, sunburst, and sawtooth designs, as well as the row of fielded diamond panels.
- Brick cladding
- 1/1 sash windows in the gables and at places on the brick walls
- Stained glass transoms on the original first-floor facade
- Keyhole window
- Wood window sills
- Andy original doors
- Spacing and sizes of apertures
- Wood window frames and surrounds
- Shape of the shed-roofed verandah/sunporch stretching across the front of the house
- Turned posts and wood plinths now supporting the sunporch roof
- Wood garage with hinged doors and small-paned windows

**Contributing/Non-Contributing:** TBD

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### **Source**

- London City Directories

**Civic Address: 240 St. George Street**

**Assessment Roll No:** 010511024000000

**Legal Description:** PLAN 28 PT LOT 5 50.00 FR 100.00D

**Designation/Listing Status:** Listed

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### Property History

**Date of Construction:** 1909-1910

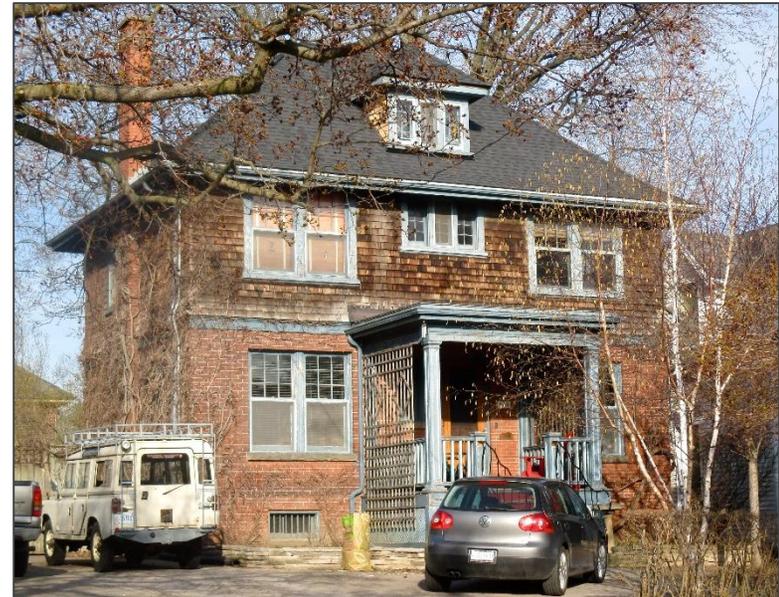
**Architect or Builder:** Unknown

**Historic Associations:** This house first appears in the city directory for 1909-1910, at which time it was inhabited by Frank Harley, who ran a grocery store, F. Harley & Son, at 487 Richmond Street. The two proprietors were Frank and Robert Harley.

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### Property Description

This eclectic four-square house benefits from its application of various architectural traditions. The symmetry of the facade, the front porch, and the paired 9/1 windows are influenced by the American Colonial Revival, while the facing of wood shingles around the second floor seems inspired by the Shingle Style. The hipped roof with a front hipped-roof dormer is typical of four-square houses, but the unusual height of the roof, along with the slight flaring at the corners, is somewhat reminiscent of the English Arts and Crafts movement. Its eclecticism, deriving from a period when the clever blending of traditions was widely endorsed, proves a benefit here. The design of the house is carefully considered. The shorter window above the front door, for example, echoes the design of the dormer: both feature a row of three windows, each containing six panes. Similarly, the slight flaring at the base of the shingled upper storey reflects that of the roof. The roof of the house and the roof of the dormer have wide overhangs. The wide board along the eaves of the dormer, roof, and porch is emphasized by a board of the same width separating the two storeys -- although this pattern is somewhat obscured by the eaves troughs. The first storey and foundation are clad in red brick veneer, a fact indicated by the lack of voussoirs over the ground-storey windows. While the upper-floor windows have wood sills, those of the first floor feature rusticated stone sills. The flat roof of the porch is supported by four posts with wood mouldings and with a square profile; the same profile is found in the spindles of the railing and the same profile and mouldings are displayed in the four shorter posts that terminate the railing. Typically for the period, the panelled front door is somewhat off-centre and balanced by a small window to the north. The unique wrought iron railings now along the sides of the front steps, with their purposely eccentric curves, elaborate on the Arts and Crafts character of the house in a distinctly modern way.



The houses along this part of St. George Street have a broad boulevard and a comfortable setback east of the public sidewalk. This house is on its front property line and is set back approximately 14 metres from the edge of the street. Although Plan 28W allows for a laneway running behind these properties, the lane has long since disappeared and its location is now part of the land belonging to 200 St. James Street and 189 College Avenue. At 240 St. George Street, therefore, a wide drive surfaced with paving stones runs to a fence along the north side of the house and swerves to allow parking in front of the house as well. This parking lot in front of the house is partially shielded from the street by a landscape of trees and bushes along the front sidewalk.

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### **Heritage Attributes**

- Form (2-storey house with steep, high hipped roof, featuring a substantial roof ridge and interrupted by a hipped-roof dormer), mass, and scale
- Facing of wood shingles on the second floor
- Wood-shingled walls of dormer
- Red brick facing of ground storey and foundation
- Paired 6/1 sash windows and rows of three six-paned windows
- Wood and stone window sills
- Spacing and sizes of apertures on the front facade
- Wood window frames and surrounds
- Panelled wood front door, with door frame and surround
- Broad overhangs of house and dormer roofs
- Wood boards along eaves and marking the division between storeys
- Front porch, with square posts and spindles
- Tall brick chimney along the north side of the house

**Contributing/Non-Contributing:** TBD

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### **Source**

- London City Directories

**Civic Address: 242 St. George Street****Assessment Roll No:** 010511003000000**Legal Description:** PLAN 28 PT LOT 6 S/S COLLEGE RP33R6169  
PART 1 50.43 FR 100.00D**Designation/Listing Status:** Listed

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**Property History****Date of Construction:** 1863**Architect or Builder:** Unknown

**Historic Associations:** With the exception of Thornwood and the Thornwood coach house, this is the oldest house north of St. James Street and one of the oldest in the study area. The London city directory for 1863 lists Michael Connor on Thomas Street (later College Street) between, and a comparison of street numbers in later directories, movements of later inhabitants of the street, assessment rolls, and land records shows that he remained on the site until at least 1890. He is initially described as a labourer and later as a "fitter" or "engine fitter" for the Great Western Railway.



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**Property Description**

The building at 242 St. George Street, on the corner of College Street (once Thomas Street), is a three-bay Ontario Cottage, with a hipped roof, a door in the centre bay (albeit one that is slightly off-centre), a single sash window to each side, and now a steep cross gable over the front door. The basic cottage form and many architectural elements of the building appear consistent with its early date: the eared window frames with lintels suggestive of a pediment, for example, as well as the corner boards, and the deep, plain cornice. Many aspects of the building indicate a process of alteration and amalgamation, however. The roof is steeper than one would normally find in a 1863 house. The double-leaf front door, with a transom above, shows elements of the Eastlake Style popular from the late 1870s to the 1890s. The deep side of the house, visible along Cromwell Street, features a long, shallow cross gable, now centred in what might be considered the Cromwell Street facade. Cross gables were usually placed on cottages to provide light to an attic or half-storey, but the Cromwell Street gable has no windows, and the paired windows in the St. George Street facade are very tiny. There are a number of apertures (including a door) along the Cromwell side of the house, but they seem placed in a curiously random way (all in the back three/fifths of the long side), and although all feature eared and pedimented surrounds similar to those facing St. George Street, all differ in details, and the windows are of different sizes and styles (one

Venetian window and two 1/1 windows of slightly varying sizes). The centred front porch, with its shallow gabled roof, compressed Doric columns and high concrete block plinths, dates from the early 20th century. Moreover, the house now has a foundation of rusticated concrete blocks, which indicates, at least, that the house has been raised. It appears that the asphalt shingles that now cover the building give the building an attractive unified appearance while relegating many aspects of the home's architectural evolution to a mysterious past. One even wonders if it initially faced Cromwell Street; it seems curious that its earliest addresses were on Cromwell Street when St. George Street was even then a more major thoroughfare.

The houses along this part of St. George Street have a broad boulevard and a comfortable setback east of the public sidewalk; the boulevard and setback from the sidewalk are both narrower along Cromwell Street. This house is on its front property line and is approximately 14.25 metres from the edge of the street. Although Plan 28W allows for a laneway running behind these properties, the lane has long since disappeared and its location is now part of the land belonging to 200 St. James Street and 189 College Avenue. At 242 St. George Street, therefore, parking space is provided within the setback, towards the east end of the property and facing the east end of the house and a wood plank fence separating it from a back garden.

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### Heritage Attributes

- Form (Ontario cottage, with hipped roof and cross gables facing both west and north facades), mass, and scale
- Spacing and sizes of windows on the west facade
- Window frames and surrounds with eared frames featuring pediment-shaped lintels, found on the west facade and the easternmost window on the north facade
- Spacing and sizes of the windows on the west facade and the easternmost window on the north facade
- Front porch with shallow gable roof, compressed Doric columns, concrete block plinths, and railing over square-profiled spindles
- Inner and outer wood double-leaf doors on the west facade
- Transom above front door on west facade
- Surround and frame of front door complex
- Plain cornice board around house
- Wood corner boards
- Plain wood board around foundation
- Concrete block foundation

**Contributing/Non-Contributing:** TBD

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### Source

- Assessment Rolls for the City of London
- Land Records for Thomas Street and St. George Street, London Registry Office
- London City Directories

**Civic Address: 291 St. George Street**

**Assessment Roll No:** 010510007000000

**Legal Description:** PLAN NIL PT LOTS 24, 25 GROSVENOR APTS  
170.00FR 254.00D

**Designation/Listing Status:** None

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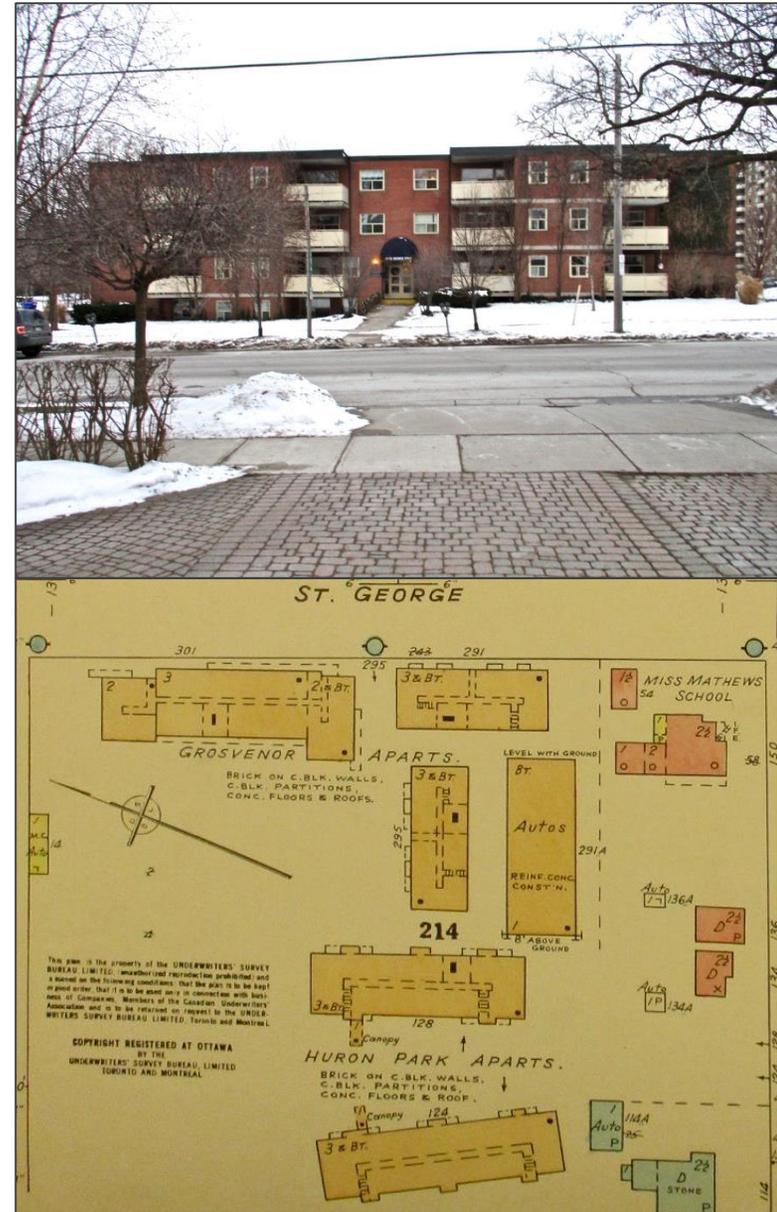
### Property History

**Date of Construction:** 1962

**Developer:** Realty Development Company of London

**Historic Associations:** After Huron College moved its campus in 1951 from Rough Park to its present location on the north side of Western Road, the Realty Development Company of London purchased the site. The development company built apartment buildings of a type popular in London over the next two decades: rectangular brick buildings with flat roofs and balconies with solid metal walls.

The first apartments built on the site were two 4-storey apartment buildings, called the Huron Park Apartments, at 124 and 128 St. James Street, which opened in 1957 and 1959 respectively. The 3-storey Grosvenor Apartments, at 291, 295, and 301 St. George Street were completed by 1962. (The positions of these sets of buildings are shown in the 1958 Fire Insurance Plan, corrected to 1970.) The Grosvenor Gate Apartments at 9 and 1 Grosvenor Streets were complete in 1964 and 1970, respectively. Most of the earlier apartment buildings have been demolished, as have the homes formerly along St. James Street and Bishopstowe (later Matthews Hall) on the corner of St. James and St. George Street. The four remaining buildings are now marketed under the umbrella of Esplanade Apartments.



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## Property Description

All of the Esplanade Apartment buildings have much in common:

- muted red to red-brown brick facings,
- flat roofs,
- large window units (usually square, each containing three panes, a larger pane above and two smaller panes beneath), grouped into pairs of two within the larger composition,
- protruding planes encompassing wall space and balconies,
- balconies protected by solid walls, usually made of metal.

The two remaining former Grosvenor Apartments now sit surrounded by drives, parking lots, and extensive lawns, making all sides of the buildings at 291 and 295 St. George Street on public view. The three and a half storey building at 291 St. George Street is three storeys in height at the north end, but, as the ground slopes towards the south and west, the exposed basement forms a fourth floor. The building is faced with a muted red brick, intermixed at intervals with somewhat darker bricks in the same hues, though the foundation storey in the back reveals the concrete foundation. Windows around the sides and back of the buildings are either paired or spaced in groups of two. The long, symmetrical facade faces St. George Street and is dominated by two protruding planes, each containing wall space holding two windows and, at the corner of each protrusion, a balcony with a metal "railing." A concrete course marks the floor levels within these protruding planes. Between these planes, the centre front door seems to sit in a slightly recessed embrasure, with two windows on each of the floors above. The entranceway comprises a six-pane door surrounded by a transom and skylights, all protected by a hemispherical roof. The plain walls of the far end sections of the facade anchor its design.

This building is almost on the St. George Street property line and is set back almost 15 metres from the edge of St. George Street.

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## Heritage Attributes

- None

**Contributing/Non-Contributing:** TBD

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## Sources

- Becher, H.C.R. "Diary."
- London City Directories
- Middlesex County Registry Office, London Land Records, Lots 24, 25.
- Talman, James R., and Ruth David Talman. *Western, 1878-1953*. London, Ont.: UWO, 1953. 7, 18-20.

**Civic Address: 295 St. George Street**

**Assessment Roll No:** 010510001000000

**Legal Description:** PLAN NIL PT LOTS 24, 25 GROSVENOR APTS  
170.00FR 254.00D

**Designation/Listing Status:** None

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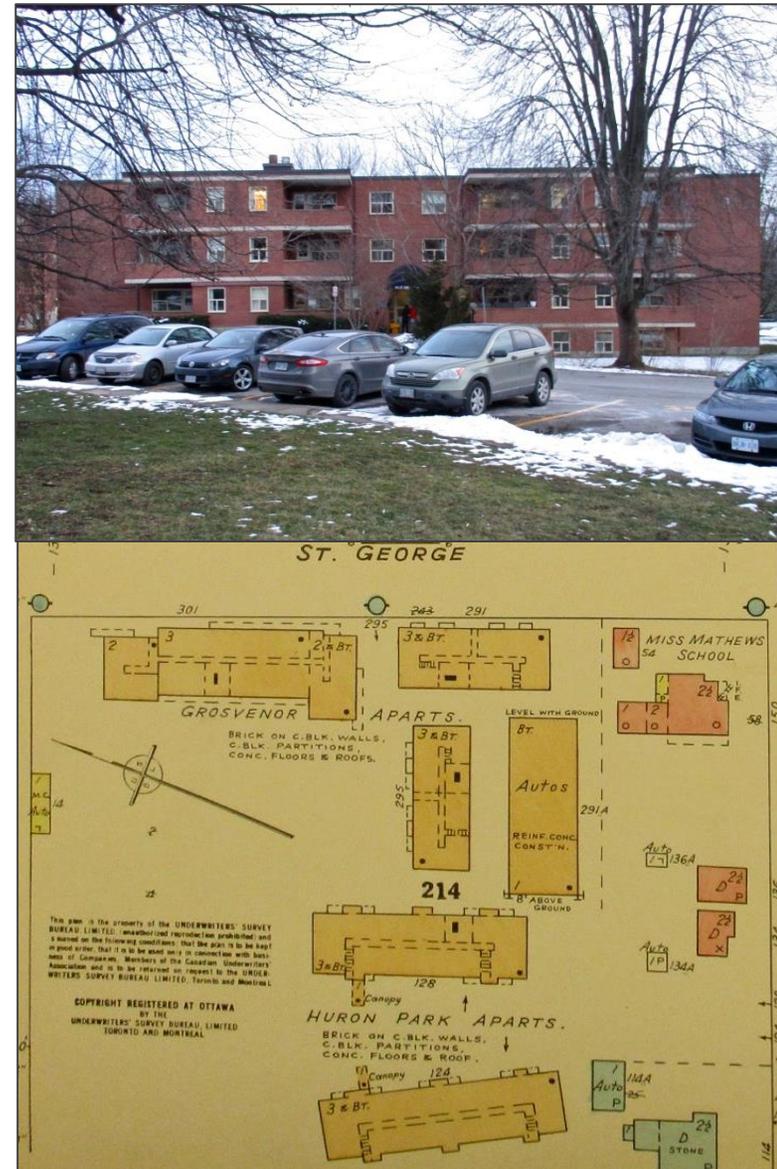
### Property History

**Date of Construction:** 1957

**Developer:** Realty Development Company of London

**Historic Associations:** After Huron College moved its campus in 1951 from Rough Park to its present location on the north side of Western Road, the Realty Development Company of London purchased the site. The development company built apartment buildings of a type popular in London over the next two decades: rectangular brick buildings with flat roofs and balconies with solid metal walls.

The first apartments built on the site were two 4-storey apartment buildings, called the Huron Park Apartments, at 124 and 128 St. James Street, which opened in 1957 and 1959 respectively. The 3-storey Grosvenor Apartments, at 291, 295, and 301 St. George Street were completed in 1955-1956. (The positions of these sets of buildings are shown in the 1958 Fire Insurance Plan, corrected to 1970.) The Grosvenor Gate Apartments at 9 and 1 Grosvenor Streets were complete in 1964 and 1970, respectively. Most of the earlier apartment buildings have been demolished, as have the homes formerly along St. James Street and Bishopstowe (later Matthews Hall) on the corner of St. James and St. George Street. The four remaining buildings are now marketed under the umbrella of Esplanade Apartments.



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## Property Description

All of the Esplanade Apartment buildings have much in common:

- muted red to red-brown brick facings,
- flat roofs,
- large window units (usually square, each containing three panes, a larger pane above and two smaller panes beneath), grouped into pairs of two within the larger composition,
- protruding planes encompassing wall space and balconies,
- balconies protected by solid walls, usually made of metal.

The two remaining Grosvenor Apartments are now surrounded by drives, parking lots, and extensive lawns, leaving all sides of the buildings at 291 and 295 St. George Street on public view. The three and a half storey building at 295 St. George Street faces south. It is three storeys in height on the northeast corner of the facade, but, as the ground slopes towards the south and west, the basement storey becomes exposed. The building is faced with a muted red brick, intermixed at intervals with somewhat darker bricks in the same hues. Windows around the sides and back of the buildings are either paired or spaced in groups of two. As at 291 St. George Street, the long, symmetrical facade is dominated by two protruding planes, each containing wall space holding two windows and, at the corner of each protrusion, a balcony; here, however, the balcony "railings" are former by a solid brick wall, giving this facade a more unified appearance. A concrete course marks the floor levels within these protruding planes. Between these planes, the centre front door seems to sit in a slightly recessed embrasure, with two windows on each of the floors above. The entranceway comprises a six-pane door surrounded by a transom and skylights, all protected by a hemispherical roof. The plain walls of the far end sections of the facade anchor its design.

This east side of this building is set back approximately 31 metres from the St. George Street property line and 45.5 metres from the edge of St. George Street.

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## Heritage Attributes

- None

**Contributing/Non-Contributing:** TBD

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## Sources

- Becher, H.C.R. "Diary."
- London City Directories
- Middlesex County Registry Office, London Land Records, Lots 24, 25.
- Talman, James R., and Ruth David Talman. *Western, 1878-1953*. London, Ont.: UWO, 1953. 7, 18-20.

**Civic Address: 301 St. George Street**

**Assessment Roll No:** 010510004000000

**Legal Description:** PLAN NIL PT LOTS 25-27 S/S GROSVENOR 328X100 AND R 158X20 0.82AC 328.00FR

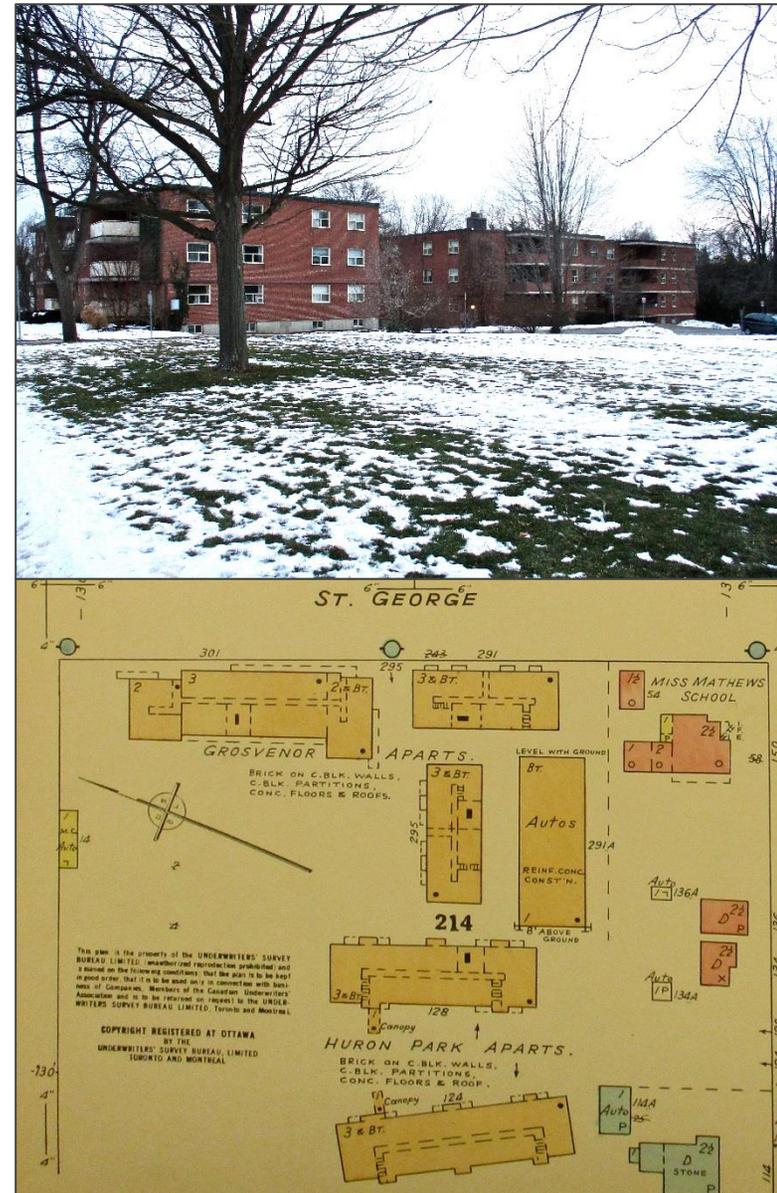
**Designation/Listing Status:** None

**Property History**

The accompanying photograph shows the space once occupied by an apartment building at 301 St. George Street, part of the apartment complex described below. Two of the remaining Grosvenor Apartments, 291 and 295 St. George Street, are shown to the south, in the background.

After Huron College moved its campus in 1951 from Rough Park the Realty Development Company of London purchased the entire site, except for two lots facing St. James Street that had already been sold for private homes and the large residence at the corner of St. James and St. George Streets, then the home of the Bishop of Huron. The development company presumably saw great potential for apartment rentals in the housing shortage of the post-WWII years; over the next two decades, it filled the former Huron College Campus with apartment buildings of a type popular in London during those years: rectangular brick buildings with flat roofs and balconies with solid metal walls.

The 3-storey Grosvenor Apartments, at 291, 295, and 301 St. George Street were completed in 1955 and 1956. (The positions of these sets of buildings are shown here a detail from the 1958 Fire Insurance Plan, corrected to 1970.) For some time, 301 Grosvenor Street housed the offices of the Realty Development Company on its ground floor



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**Property Description**

301 St. George Street is a nearly square parcel of property covered in grass and a few trees. Part of driveway for the Grosvenor Gate Apartments crosses the southwest corner of this parcel.

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**Heritage Attributes**

- None

**Contributing/Non-Contributing:** TBA

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**Source**

- Becher, H.C.R. "Diary."
- London City Directories
- Middlesex County Registry Office, London Land Records, Lots 24, 25.
- St. George-Grosvenor HCD Study, section 3.4.2.3
- Talman, James R., and Ruth David Talman. *Western, 1878-1953*. London, Ont.: UWO, 1953. 7, 18-20.

**Civic Address: 315 St. George Street**

**Assessment Roll No:** 010531174000000

**Legal Description:** PLAN NIL PT LOT 28 N/S  
GROSVENOR E/S TALBOT 75.00FR 150.00D

**Designation/Listing Status:** None

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### Property History

**Date of Construction:** 1939

**Architect and/or Builder:** Unknown

**Historic Associations:** W. Grant Fisher is listed in the 1939 and 1940 city directories as resident in this house; in 1940 he is shown as an employee of Harley, Easton, Fisher & McDonagh, stockbrokers.



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### Property Description

This gable-roofed, two storey brick house has a three-bay, symmetrical facade, featuring three identical 8/8 sash windows in the upper storey and a centre door and two 8/8 sash windows on the ground floor, all apertures on the lower storey placed directly below those above. Two gabled dormers, each filled with a 6/6 sash window and in line with windows beneath, pierce the relatively steep gable roof. All windows have wooden sills. Panelled spandrels are placed below the ground floor windows, creating a visual tie with the panelled, wooden front door. The door features a stone threshold reached via a low front stoup and a rather plain but broad architrave. Potentially working shutters flank all windows in the brick facade.

Two rather contradictory aspects of this Georgian Revival home make it particularly striking: (1) its delicate, refined, round-arched transom filled with a bevelled wood fan motif and outlined by two rows of voussoirs formed by brick headers, and (2) the robust, bright, multi-coloured brick itself, which in several ways seems aimed at recalling a rustic look. The brick hues range from a yellow-tan colour, sometimes with green overtones, to a terra cotta; black clinker - brick headers protrude at random intervals.

A two-car garage extends from the north wall of the house. It features the same brick as that facing the house and a gabled roof with the same pitch; the fielded panels of its doors are like those of the front door and the ground-floor spandrels and shutters; and the top of each door terminates in a wide segmental arch, outlined with brick headers.

A hedge borders the part of the front garden west of the sidewalk, itself separated from the street by a generously sized boulevard. The house backs onto the slope descending to Gibbons Park.

This house is approximately 5 metres from the front property line and 20 metres from the edge of the street.

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**Heritage Attributes**

- Form, mass, and scale of both house and garage
- Brick facing of house and garage, in hues ranging from yellow-green to terra cotta, with uneven surface shapes
- Brickwork, with voussoirs formed by headers and randomly protruding headers
- Spacing of windows and doors
- 8/8 and 6/6 sash windows
- Wood sills, frames, muntins and rails of windows
- Panelled spandrels beneath ground-floor windows
- Louvered and/or panelled shutters
- Panelled front door
- Stone threshold and stoup below front door
- Brick chimney on west side of house

**Contributing/Non-Contributing:** TBD

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**Source**

- London City Directories

**Civic Address: 319 St. George Street**

**Assessment Roll No:** 010531173000000

**Legal Description:** PLAN NIL PT LOTS 28, 29 E/S TALBOT  
75.00FR 150.00D

**Designation/Listing Status:** Listed

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### Property History

**Date of Construction:** 1929-1930

**Architect and/or Builder:** Unknown

**Historic Associations:** Alma Louise Fisher bought this house from Katherine Becher in September 1928 and, following a common precedent, officially sold it to her husband, William G. Fisher, in 1933. The son of a Supreme Court Justice, Robert G. Fisher, William established himself as a stockbroker. He joined the firm of Jones, Easton, & McCallum in 1928, just before having this house built, and later came to co-own the firm (re-named Easton, Fisher, & Company) along with Herbert S. Easton. He was a long-time member -- and sometime President -- of the London Hunt & Country Club, and a Director of such disparate organizations as the Forest City Knitting Club and the London & Western Trust Company. After William died in 1982, Alma continued to live here until her own death in 1987.



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### Property Description

This two-storey, red brick Georgian Revival house is a textbook example of the genre. It has a gable roof, with the ridge parallel to the roof line, and a five-bay, symmetrical facade, with the centre bay slightly wider than the rest. Each bay holds an 8/8 window on each storey, with the exception of the centre bay, where the centre entranceway and a classical porch are located. All windows have wood sills and are flanked by wooden shutters. The entranceway features a panelled wood door, sidelights with panelled bases and small panes, and an elliptical transom with radiating dividers between the panes. In front of the entranceway, four fluted Doric columns support an entablature with dentils at the cornice level underlying the front porch. Matching dentils border the top of the house cornice. The individual bricks are made to stand out by the relatively thick layers of white mortar between them, and soldier courses accent the top of each window and line the concrete foundation. A brick chimney rises along the north wall.

St. George Street rises from Oxford Street to a peak near Cromwell Street, then descends beyond Victoria Street. This house is on the edge of the descent from towards Oxford Street, so the front garden is slightly sloped and the drive and garage south of the

house are somewhat lower than the house itself. In front, a broad boulevard and a generous front lawn separate the house from the street. This house is approximately 5 metres from the St. George Street property line and 20 metres from the edge of the street. The back garden reaches to the wooded slope descending to Gibbons Park.

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### **Heritage Attributes**

- Form, including the cuboid form and gable roof, with the ridge parallel to the street), mass, and scale of house
- Red brick facing of house, with wide applications of mortar between bricks
- Soldier courses along the tops of each window and along the concrete foundation
- Five-bay, symmetrical facade, with slightly wider centre bay.
- Spacing of 8/8 windows on the facade and sides of the house
- Wood rails and muntin bars
- Wood window frames and surrounds
- Wood sills
- Shutters flanking windows
- Entranceway with panelled door, sidelights, and elliptical transom
- Front porch with fluted Doric columns, deep entablature, and cornice featuring dentils
- Dentils around cornice of house
- Brick chimney on north side of house

**Contributing/Non-Contributing:** TBD

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### **Source**

- Dal Bello, "Cultural Heritage Resources Evaluation Form: 319 St. George Street," Student report submitted to Michelle Hamilton, Public History, UWO, now in the office of the London Heritage Planner
- Land Records, Middlesex County Registry Office
- London City Directories

**Civic Address: 320 St. George Street**

**Assessment Roll No:** 010530179000000

**Legal Description:** PLAN 57 LOT 25 PT LOT 17 PT LOT 22 PT LOT 24 70.00FR

**Designation/Listing Status:** Listed

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### **Property History**

**Date of Construction:** 1901

**Architect or Builder:** J.M. Moore and Fred Henry

**Historic Associations:** This house was built for Charlton P. Butler, then Manager of the Agricultural Savings and Loan Company. He later became President of the company, which joined the Ontario Loan and Debenture Company in 1911. The house was later occupied by Rectors of St. Paul's Cathedral, among them Reverend R. Charles Brown and Reverend Kenneth B. Keefe, who also served as a Dean at Huron College.

Fred Henry, who worked with J.M. Moore from 1892 to 1907, was a skilled designer, and this house displays his work.



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### **Property Description**

This house shares elements of most Queen Anne Revival houses in London, but the house forms an unusually broad and deep and example of the form, and it features numerous unique and finely crafted details. The house has intersecting gable roofs, one facing south, one west, and one projecting from the west gable; the house has an irregular footprint, reflecting this roof shape. The brick walls are built of local, buff-coloured brick, and the positioning of windows follows a common pattern: there are two 1/1 sash windows on the second floor of the most forward wall, with a large round-arched window on the first floor (though here the rectangular window below the arched transom is divided, following Venetian proportions, into three lights); a front door is located just south of the protruding wall under the most westerly gable. The detailing that makes this house so impressive is perhaps most strikingly found in the gables. As mentioned above, one west gable seems superimposed on the one behind. That in front is clad with shaped shingles on a wall that curves inward towards a deeply recessed window featuring leaded glass; the shallow wood sill beneath protrudes outward, supported by a gracefully curved apron. The partial gable seen behind features a shingled apex board flush with the bargeboard, in which is inserted a round-arched vent, outlined by wood trapezoids (in the shape of stone voussoirs).

The area below the apex board is deeply indented and half-timbered, with a shallow, long, leaded window fitted in between the timbers. A deep, bracketed cornice provides a visual separation between the broad, overhanging eaves from the brick walls. The front entranceway now contains wide sidelights and a deep transom, all, like the doorway, featuring small panes divided by vinyl bars. Compressed Doric columns, residing on brick plinths, support a shallow gable roof, with slender return eaves, that leads outward from the front door. The eaves do not return along a gable wall, however; the porch is open to the ridged roof. A tall, corbelled, brick chimney rises along the original north wall. A two-storey addition off the north wall now provides sunrooms on each level, 4/4 sash windows surround the upper storey. On the ground floor is a wide French door, with deep, richly moulded divisions between the sidelights and transom; panelled pilasters flank each side. The doors open onto a tiled deck, bordered with a wrought iron fence featuring diamond shapes along the top and stylized leaf designs at intervals. The house has a stone foundation.

The boulevard is relatively wide, and the front gardens are generous in depth. This house is approximately 1.5 metres from its front property line and 15.5 metres from the edge of the street. 320 and 322 St. George Street are situated on a rise, so that steep lawns and steps approach the level stretch where the houses are. Part of the attraction this site would have had for its early owners would have been the view they enjoyed over the North Branch and Becher's Island, before to the erection of buildings across the street. On the south side of this home is a driveway that leads to a double garage now attached to the back part of the house.

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### Heritage Attributes

- Form (2-and-1/2-storey house with a roof of steep intersecting gables and with an irregular footprint), mass, and scale
- Window complex with round-arched transom over three-light window with Venetian proportions
- French doors, with heavily moulded wood additions separating sections of the sidelights and transom
- Oval window with pale, stained glass pattern, on the south side of the house
- Panelled pilasters along north and south edges of first-floor sunroom
- Spacing and sizes of windows and doors
- Original wooden door and window frames and surrounds
- Decorative woodwork in superimposed front gables, including scalloped wood shingles, curved walls, shallow wood window sill with shaped apron, half-timbering, bargeboards with mouldings, and suggested wood voussoirs around the round-arched vent
- Two-storey north addition containing a sunroom on each level
- Leaded windows in gables
- 1/1 sash windows
- Corbelled brick chimney
- Stone foundation
- Brick voussoirs
- Walls of local, buff-coloured brick
- Rusticated stone window sills
- Wood shingles facing north addition
- 4/4 window of second-storey sunroom

**Contributing/Non-Contributing:** TBD

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**Source**

- London City Directories
- London Fire Insurance Plans
- Lutman, John H., and Christopher Hives. *The North & the East*. 23
- Architectural drawings for 320 St. George Street, Murphy-Moore Fonds, Western Archives, Western University

**Civic Address: 321 St. George Street**

**Assessment Roll No:** 010531172000000

**Legal Description:** PLAN NIL PT LOT 29 E/S TALBOT AND PART TALBOT CLOSED IRR 70.00FR

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1972

**Architect and/or Builder:** McGuigan & Co.

**Historic Associations:** Dr. William J. Walker, a dentist, commissioned this house. He practiced from the basement storey and lived in the upper two storeys of the house. He later moved two doors away, to 325 St. George Street.



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### **Property Description**

This house generally presents a closed face to the street, opening up at the back where many windows, now in three storeys, overlook the garden leading down the slope towards Gibbons Park. From the front, one sees what appears to be a very stylized suggestion of a Colonial house: a one-storey building with a steep, flared, hipped roof, a centre front door surmounted by a round-arched window, and one-storey protruding wings on each side that hint at an enclosed courtyard.<sup>3</sup> The architect and/or previous owners seem to have used the brick "fences" found here to experiment with the concept of a courtyard. Short fences extending from the two protruding wings define space for a small garden and walkway between them, a kind of miniature *cour d'honneur*. Another brick fence that encloses most of the front garden, skirting along the sides and front of the property, encloses a working courtyard in a modern sense: cars drive through to reach the garage attached to the southern one-storey projection.

This house is approximately 7.5 metres from the St. George Street property line and 22.5 metres from the edge of the street.

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<sup>3</sup>Courtyards facing the street entrance were popular adjuncts of Classical domestic architecture in both Renaissance and Georgian times, mainly used when the main facade faced towards the back garden. They generally served one of two purposes, to house agriculture-related facilities when the estate was used for farming, as at Mount Vernon, or to create a *cour d'honneur*, such as that at Edith Wharton's The Mount. Wharton explains its function: "As an extension of the house into the natural landscape, the forecourt serves as a transition . . . into the entrance hall, as a way to usher visitors into the house." The structures defining the courtyard frequently extend from the main building.

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**Heritage Attributes**

- Form, including the front view of a seeming one-storey building with a flared hipped roof and the two protruding wings), mass, and scale of house
- Modern buff-coloured brick facing of the house
- Centre front door with round-headed transom
- Door frame and surround

**Contributing/Non-Contributing:** TBD

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**Source**

- Interview with Diana Coates, resident at 321 St. George Street
- London City Directories

**Civic Address: 322 St. George Street**

**Assessment Roll No:** 010530180000000

**Legal Description:** PLAN 57 LOT 26 ONTARIO HERITAGE ACT 60.00FR 130.00

**Designation/Listing Status:** Designated under Part IV of the Ontario Heritage Act, City of London By-law No. L.S.P.-3243-687

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**Property History**

**Date of Construction:** c. 1893

**Architect or Builder:** Unknown

**Historic Associations:** The first resident here was James Carlyse, apparently retired from his former position as Chief Engineer of the Royal Navy. Living with his father was Carlyse Jr., a junior mechanic for E. Leonard Co., Ltd, then providing engines and boilers throughout Canada. The building has since housed a number of other distinguished residents. Among them were (1) Walter F. Hyman (c. 1908 and following), a clerk at the Hyman Tannery, which was founded by his father Ellis Hyman, owner of Elliston, later the Beck House, on the northeast corner of Richmond and Sydenham Streets; (2) William Kingstone (1917-1939), who eventually came to own the prosperous company manufacturing wooden cigar boxes that he renamed William Kingstone Ltd., and whose wife remained in the house a few years after his death in 1939; and (3) Huron Davidson Q.C., who resided here in the 1940s and 1950s.

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**Property Description**

This two and a half storey, buff-brick house has had several sympathetic additions, but even the original, Queen Anne Revival house had a varied roofline and footprint. The house has a steeply pitched hipped roof, with a hipped-roof dormer on the south side and with cross gables to the south and west displaying ornate wood trim in the gable faces. Brackets, two at a corner, and one over the window appear to uphold the dormer roof. Each gable exhibits a bargeboard with raised geometrical shapes and an apex board featuring a checkerboard design in which are arranged rows of small medallions. In the recessed area below the apex board are paired sash windows with moulded jambs from which rise ornamental brackets that, along with a row of modillions, appear to support the apex board. The field of each gable is clad with diamond-shaped wood shingles, a row of round knobs stretches along its bottom. High brick chimneys rise along the north and south sides of the house, as well as the back. Broad, overhanging eaves appear to be supported by modillions. The front facade contains large windows in three different configurations: a round-arched sash



window, paired windows linked by a single segmental arch, with decorative mouldings along the common jamb and a pierced wood design in the space beneath the brick voussoirs of the arch; and a three light window surmounted by a three-light transom with a rectangular arch. All windows have in common rows of brick voussoirs with groups of three rusticated bricks at the centre and both ends of the rows; Rusticated brick courses outline the voussoirs on the upper windows and extend across the facade at the lintel level on the upper storey; two rusticated brick courses extend around the house at both sill levels. All front windows now display rows of vertical muntins in their upper sections, as does the transom over the front door. The wood entranceway has sidelights with a single narrow pane, which is roughly matched by the three vertical panes in the panelled wood door. The house has a rusticated, cut stone foundation.

Among the sympathetic additions to the house is the handsome, classical front porch, dating from the Edwardian period, and the sunroom on the south side of the house. The flat-roof of the porch is supported by grouped, fluted, Doric columns; the roof is now bordered by wrought iron railings in a design shared by a railing in front of a front deck. A shallow hipped roof covers the sunroom, which is clad in buff brick, surrounded by windows bordered by rows and columns of small panes, and, like the original house, features a high, rusticated cut stone foundation, though the stones of addition are generally shallower and longer than those of the house. There is also a one storey addition at the back, clad with reclaimed bricks.

This streetscape benefits from a relatively deep setback, and the front gardens are comfortably generous in depth. 320 and 322 St. George Street are situated on a rise, so that steep lawns and steps approach the level stretch where the houses are placed. Part of the attraction this site would have had for its early owners would have been the view they enjoyed over the North Branch and Becher's Island, before to the erection of buildings across the street. On the south side of this home is a driveway that leads to a double garage now attached to the back part of the house. This house is approximately 1 metre from the St. George Street property line and 15 metres from the edge of the street.

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### **Heritage Attributes**

- Form (two and a half storey house with a roof of steep intersecting gables and with an irregular footprint), mass, and scale
- Wood decorative motifs in gables, including bargeboards with geometric designs, apex board with checkerboard design featuring small roundels, paired sash windows, brackets, modillions, diamond-shaped shingles, and knobs
- Dormer with hipped-roof held by brackets
- Three high,
- brick chimneys
- Broad eaves with modillions
- Windows on facade: round-arched, paired windows beneath segmental arch, three-light window with three-light transom with rectangular arch

- Moulded centre jamb and pierced wood work beneath segmental arch
- Vertical panes, divided by wood muntins, in upper sections of windows
- Sizes, shapes, and positioning of windows
- Wood window and door frames and surrounds
- Front entranceway with sidelights, each containing one narrow glass pane, panelled wood door containing three narrow glass panes, and transom with deep row of narrow panes, divided by wood mullions
- Local, buff-coloured brick facing
- Brick voussoirs, with groups of rusticated bricks in the centre and at edges
- Rock-faced bricks around voussoirs, second-floor lintel course, and sill courses
- Wood sills
- Rock-faced, cut stone foundations of house and sunroom
- Front porch with flat roof and grouped, fluted, Doric columns
- Sunroom with shallow hipped roof, buff brick cladding, windows featuring a large pane surrounded by rows and columns of small panes

**Contributing/Non-Contributing:** TBD

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### **Sources**

- City of London By-law No. L.S.P.-3243-687
- London City Directories
- London Fire Insurance Plans
- Lutman, John H., and Christopher Hives. *The North & the East*. 23
- Tausky, Nancy Z. *London: From Site to City*. Illus. Louis Taylor. 52

**Civic Address: 323 St. George Street**

**Assessment Roll No:** 010531171000000

**Legal Description:** PLAN NIL PT LOTS 28, 29 E/S TALBOT 65.00FR  
150.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1952

**Architect and/or Builder:** Unknown

**Historic Associations:** Annie Steele, the widow of Frank Steele, was the first resident here.

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### **Property Description**

This finely proportioned Georgian Revival home resembles its neighbour at 319 St. George Street in a number of ways. Both have a gable roof, with the ridge parallel to the roof line, and a five-bay, symmetrical facade, with the centre bay slightly wider than the rest. This house is deeper than its neighbour, and has a shallower roof. This house is clad in rug brick, in various shades of red-to-black hues that blend to suggest a deep red., and the use of white mortar to hold the bricks emphasizes the outline of each one. Soldier courses run along the top of each of the first-storey windows and also along the top of the foundation. The upper-storey windows abut the cornice, which is lined with dentils. Each window is a 6/6 sash, each features a smooth stone sill, and each is flanked by wood shutters. The striking front entranceway features a panelled door with bevelled glass inserts, flanked by fluted Doric pilasters and surmounted by a broken pediment enclosing an urn. A garage is attached to the north side of the house.

The house sit on top of the escarpment rising above Gibbons Park, and its back yard descends towards the treed slope of the escarpment. Because the house sits at the top of the hill rising from Oxford and Victoria Streets, the eastern part of its lot is level, and the formal garden in its front yard, with small, square or rectangular plots defined by bushes and stones, enhances the Georgian quality of the house.

This house is approximately 7 metres from the St. George Street property line and 22 metres from the edge of the street.



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### **Heritage Attributes**

- Form, including the cuboid form and shallow gable roof, with the ridge parallel to the street), mass, and scale of house
- Red-to-black rug brick facing of house, with applications of distinct white mortar between bricks
- Soldier courses along the tops of each window and along the foundation
- Deep brick chimney on south side of house
- Five-bay, symmetrical facade, with slightly wider centre bay.
- Spacing of 6/6 windows on the facade
- Wood rails and muntin bars
- Wood window frames and surrounds
- Wood sills
- Shutters flanking windows
- Entranceway featuring a panelled wood door with bevelled window inserts, fluted Doric pilasters flanking the door, and, above the door, a broken pediment enfolding an urn
- Dentils around cornice of house
- Attached garage

**Contributing/Non-Contributing:** TBD

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### **Source**

- Interview with Judith Rodger, one of the home's present owners
- London City Directories

**Civic Address: 324 St. George Street**

**Assessment Roll No:** 010530181000000

**Legal Description:** PLAN 57 PT LOT 27 30.00FR 95.00D

**Designation/Listing Status:** Listed

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### Property History

**Date of Construction:** c. 1911

**Architect or Builder:** Unknown

**Historic Associations:** The 1910-1911 London city directory listed a new house on this property. By 1912, James Colerick, of Colerick Brothers was living there. James was a partner, along with his brother Charles, in Coleric Brothers, wall paper, pictures and picture frames, painters and decorators, then located at 212 Dundas Street.

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### Property Description

This 2-storey, late Edwardian house has a nearly square footprint, a steep hipped roof with a ridge along the depth of the house, and a front cross gable. There is a slight projection of the wall under the front gable. The wall of the gable itself, on the other hand, is deeply recessed behind the plane of the eaves and an apex board displaying a sunburst design; the gable contains a small-paned window, surrounded by a field shingled with scalloped slate tiles. The brick walls of the house are faced with pressed red brick, and the house has a rusticated concrete block foundation. On the projecting wall are a window on each floor, each now featuring vinyl-framed panes. The northern part of the wall now holds a door and an adjacent window on each floor. The upper door leads to a Juliette balcony and is abutted by another vinyl-framed window. The lower door is surmounted by a transom and is now surrounded by fluted wood entablature. Next to the lower door is a small rectangular window that was likely designed to contain ornamental glass. Except for the front door, all apertures feature deep rusticated stone lintels and shallower and more emphatically rusticated stone sills. The house has a rock-faced concrete block foundation.

There are relatively wide boulevards along this streetscape, and the front gardens are comfortably generous in depth, although 324 and 326 St. George Street are closer to the road than their immediate neighbours to the west. Because there is no lane behind this house and little space to either side, most of the front yard has been covered with patio stones to create a parking area there. Trees and shrubs line this paved area on both sides and along much of the sidewalk. Stone-covered front steps now curve up to the front



door, a wood door with a large window framed with a modified egg-and-dart design, now featuring, on top of the glass, an ironwork design that matches that of the railing along the steps and around the porch.

This house is approximately 4 metres from the St. George Street property line and 18 metres from the edge of the street.

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### **Heritage Attributes**

- Form (2-storey house with steep hipped roof and front cross gable over slightly projecting wall), mass, and scale
- Components of gable: window, apex board with sunburst design, and scalloped slate tiles
- Pressed red brick facing of walls
- Shapes, proportions, spacing, and sizes of all apertures
- Wood window frames and surrounds, except for the front door
- Rusticated stone sills and lintels
- Wooded, ground-floor, front door with modified egg-and-dart moulding around glass insert
- Transom over ground-floor front door
- Rusticated concrete block foundation

**Contributing/Non-Contributing:** TBD

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### **Source**

- London City Directories
- London Fire Insurance Plans

**Civic Address: 325 St. George Street**

**Assessment Roll No:** 010531170000000

**Legal Description:** PLAN NIL PT LOT 30 E/S TALBOT 65.00FR  
150.00D

**Designation/Listing Status:** None

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### Property History

**Date of Construction:** 1952;

**Architect and/or Builder:** Unknown

**Historic Associations:** The first occupant in this house was Lloyd W. Sipherd, then Dean of the School of Business Administration at the University of Western Ontario. He lived on this property until 1957, when Thomas Kingsmill, President of Kingsmill's, Ltd., the long-lived department store on Dundas Street, took up residence here.



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### Property Description

This one-storey, ranch-style house sits behind a two car garage and thus well distanced from a broad boulevard and public sidewalk. Both house and garage have hipped roofs, covered with wood shingles, and both are clad in unusually long bricks in a blend of light orange and tan hues. The building has very wide eaves, so that the brick chimney rising along the front wall pierces through the overhanging roof. North of the chimney are paired, large plate glass windows, with a metal frame around the windows and a series of horizontal metal slats forming a deep sill. Immediately to the south of the chimney are high, double-leafed doors with horizontal panels; a smaller, three-light window next to the garage has metal frames, a smooth stone sill, and, underneath, a long, rock-faced stone planter.

This property sits well back from the street, but, instead of backing onto the wooded slope of the escarpment like its neighbours, this property backs on to a section of the yard from the west-facing house at Thornwood (329 St. George Street). This house is approximately 11.5 meters from the St. George Street property line and 26.5 metres from the edge of the street.

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**Heritage Attributes**

- Form (including the one-storey shape of the house and the garage), mass, and scale
- Hipped roofs of house and garage
- Wood-shingle cladding of roofs
- Deep overhangs of roofs
- Unusually long bricks, in hues of light orange and tan, that form the facing of the house and garage
- Front chimney, rising through roof overhang
- Plate glass windows with metal frames
- Metal slats below larger window
- Stone sill and planter beneath shallower window
- Double leafed front door with horizontal panels

**Contributing/Non-Contributing:** TBD

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**Source**

- London City Directories

**Civic Address: 326 St. George Street**

**Assessment Roll No:** 010530151000000

**Legal Description:** PLAN 57 PT LOT 27 S/S CROMWELL 30.00FR 95.00D

**Designation/Listing Status:** Listed

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### Property History

**Date of Construction:** 1911-1912

**Architect or Builder:** Architect unknown; the builder may have been George W. Kennedy

**Historic Associations:** Because builder George W. Kennedy was the first resident here, he may have been responsible for the construction of the house.

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### Property Description

This 2-storey, pressed red-brick house shows the influence of Edwardian Classicism in its Doric porch columns, the dentils around the cornices of both levels of the two-storey porch, a relatively simple roofline, and a heavier, more muted, use of wood decoration. The house has a hipped roof covered with scalloped slate tiles in colours ranging from pale grey to slate blue. A gable, cantilevered over the broad bay window below, has a bargeboard decorated with roundels and wood strips in geometrical configurations, an apex board featuring carved sunburst designs, and a deeply recessed field below that holds paired 1/1 sash windows surrounded by a plain frame and resting on a wood sill. Relatively large brackets rise from the three window jambs to give visual support to the apex board, while a row of smaller brackets abuts them. The field of the bargeboard is lined with the slate tiles like those elsewhere in the roof; towards the bottom of the gable, the tiles slant out to the plane of the apex and bargeboard. Each of the three visible angles of the octagonal bay contains a 1/1 sash window on each storey of the house. All windows on the house have rusticated stone sills, and those on the north and west walls have deep rusticated stone lintels. Behind the two-storey porch, on both levels, are a door and, to the south, a small rectangular window. Both doors are surmounted by transoms, that on the



upper floor very shallow and that above the main front door featuring the address number in gilt numbers. The flat-roofed porch roof is supported by Doric columns, abbreviated paired columns, resting on high, concrete block plinths on the ground floor and single columns above. The cornice on each storey feature a row of dentils.

Because the house is on a corner, the north side of the building is highly visible. The relatively long north wall makes no pretensions. It features a tall, red brick chimney, but the windows are placed according to utilitarian rather than aesthetic principles. The most striking feature of the building, however, is the single-car garage built into the house, sharing its brick wall and high concrete foundation. The garage has a stepped parapet gable and a panelled door.

East of the garage is a wide metal gate, wide enough to allow vehicles to pass though, and east of that a metal fence held in place by red brick posts. Within the yard bordered by the post is a high hedge offering privacy to the back garden. There is a relatively wide boulevard along St. George Street and the front gardens there are comfortably generous in depth, although the setback at 324 and 326 St. George Street is shallower than that of the two homes to the south. Along Cromwell Street, however, the house is quite close to the sidewalk, so that the garage and the distinctive treatment of the edge of the back garden add a distinctive flair to the Cromwell streetscape. This house is approximately 1 metre back from its front property line and 15 metres from the edge of the street.

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### Heritage Attributes

- Form (2-storey house with a hipped roof and protruding octagonal bay on front facade), mass, and scale
- Scalloped slate tiles covering roof
- Front cross gable, with ornamental woodwork, paired 1/1 sash windows, and field of scalloped slate tiles
- Two-storey porch supported by single Doric columns on the upper floor and shorter, paired Doric columns on the ground floor
- Pressed, red brick facing of walls
- 1/1 sash windows
- Spacing and sizes of all windows
- Wood frames and surrounds of windows
- Rusticated stone sills and lintels
- Brick voussoirs on back of house
- Front entranceways with an original doors and transoms over doors
- Gilt numbering in transom over ground-floor transom
- Concrete block plinths under ground floor columns
- Concrete foundation
- 1-car garage sharing brick wall and foundation with house
- Panelled door and stepped parapet wall frontng garage
- Hipped roof over garage door
- Tall brick chimney

**Contributing/Non-Contributing:** TBD

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**Sources**

- London City Directories
- London Fire Insurance Plans

**Civic Address: 328 St. George Street**

**Assessment Roll No:** 010530146000000

**Legal Description:** PLAN 218 PT LOT 28 N/S CROMWELL 75.00FR  
95.00D

**Designation/Listing Status:** Listed

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### Property History

**Date of Construction:** 1898-1899

**Architect or Builder:** Unknown

**Historic Associations:** The first resident here was Reuben North, a foreman at Ebenezer North, Manufacturer of Portland Cement, Concrete Stone, Culvert and Sewer Pipes, located at the intersection of Piccadilly and Talbot Streets.



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### Property Description

The hipped roof of this 1-and-1/2-storey Queen Anne Revival cottage at the corner of Cromwell and St. George Streets is interrupted by two cross gables, presenting a gabled facade to each of its exposed sides. Much of the decorative woodwork in both facades has been covered by clapboard, but the row of pointed squares at the base of the projecting apex boards still remains, as do the supporting brackets and the decorative frames of the paired windows in the gables. The walls of the house are faced with local, buff-coloured brick, with courses of slightly darker rusticated brick extending under the front gable and around the building at the lintel/impost and sill levels and also along the top of the brick foundation. A deep brick chimney rises along the north side of the house. The front gable surmounts a slightly projecting wall in which is placed a large plate-glass window with an elliptical, stained glass transom. Radiating out from and reflecting the elliptical arch is a striking composition of plain and rusticated brick voussoirs: voussoirs composed of alternating stretchers and headers and also of alternating plain and rusticated surfaces are also arranged in alternating lengths, so that a dentilled effect is created around the inside arch of the voussoirs; around the outer edge, enclosing the entire complex, is an arch of the rusticated bricks. The transom over the front doorway also holds stained glass. The present front door exhibits 6 rows and 3 columns of small panels, with a pane of clear glass inserted in place of one of the panels. The Cromwell Street side of the building holds its own architectural sources of interest. Below the side gable is a bay window in which windows are inserted in all three faces. An oval window is surrounded by brick voussoirs with a group of three rusticated bricks at 90-degree angles. At the east end of the house is an addition of re-claimed bricks, in which the rusticated courses of brick are continued.

A relatively deep boulevard extends along the east side of St. George Street, but this house is set somewhat closer to the sidewalk than are its neighbours. The house is approximately 2.25 metres from the St. George Street property line and 16.5 metres from the edge of the street. Both the boulevard and the setback are narrow along Cromwell Street. Because the house is set quite close to both streets, residents there are able to take advantage of the generously-sized lot. Driveways run off both St. George and Cromwell Streets, although the former seems little used. A wood fence north of the house protects a sizeable, tree-filled side yard.

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### **Heritage Attributes**

- Form (1-and-1/2-storey cottage with hipped roof and two cross-gables), mass, and scale
- Bay window on south side of house
- Oval window on south side of house
- Remaining decorative woodwork in gables'
- Stained-glass transoms over front window and front door
- Spacing and size of all apertures found on the south and west sides of the building.
- Wood window frames and surrounds
- Facing of local, buff-coloured brick
- Brick voussoirs over windows
- Rusticated brick in lintel, sill, and foundation courses

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London City Directories
- London Fire Insurance Plans

**Civic Address:** 329 St. George Street,  
Thornwood

**Assessment Roll No:** 010531164000000

**Legal Description:** PLAN NIL PT LOTS 29, 30, 32 LOT 31 PT  
TALBOT CLOSED RP 33R10625 PARTS 1 TO 6 ONTARIO  
HERITAGE ACT 2.63AC 240.00FR

**Designation/Listing Status:** Designated, By-law No. L.S.P.-  
3308-193

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### Property History

**Date of Construction:** 1852

**Architect:** Probably H.C.R. Becher

**Historic Associations:** Henry Corry Rowley Becher bought much of the land between the present course of the North Branch, Grosvenor, Victoria, and Richmond Streets while still a young man and built a house on the highest point, looking south towards London and west over the former oxbow in the river and the river flats. He went on to become a prominent lawyer in London who was also very active in the social and political circles of the city and the country. He built his first house at Thornwood in 1845; when it burned in 1952, he built the main body of the present house, and during a lifetime of valuing his estate he entertained numerous important visitors, including the the Prince of Wales, Sir John A. Macdonald, Sir Robert Borden, Sir Casimir Gzowski. His heirs continued his tradition of hospitality: Winston Churchill visited and planted a birch tree on the property, which still stands. Becher was constantly improving his home. He added the verandah a year after the house was built; he erected the Gothic Revival coach house in 1858 (see Inventory entry for 335 St. George Street); his diary



records that in 1877 he dug a pond and "added to the house," the addition constituting either a further addition to the north or the east or both, and a further addition to the east was added still later. The Becher family remained in the house until 1984 (For a more detailed discussion of Becher and Thornwood, see, particularly, sections 3.4.2.1 and 6.1.2.1).

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### **Property Description**

The house at Thornwood shows a great deal of architectural sophistication in both practice and theory. It incorporated two architectural trends of the time, one dependent on Georgian ideas of decorum and one on ideas about the Picturesque and architectural Truth. One can see the influence of the former here in the south facade, which once faced the drive into the property from Grosvenor Street. Although the positioning of the frontispiece breaks strict ideas of symmetry, the position of the front entranceway is clearly announced by the architecture and the original building presents a near symmetry from this angle. The windows are evenly spaced, even with their stone Gothic labels. Moreover, the brickwork on the south side of the building is laid in a Flemish bond while elsewhere the more common (and easier) garden bond is used; bricks were produced on Becher's property. Other elements of the architecture allude to the Picturesque. The building is sited to take advantage of its view over the river flats: it is placed close to the edge of the escarpment, with a two-storey bay offering views from the drawing room and master bedroom through all three angles. Moreover, with its varied outline and once-prolific use of "gingerbread," the building offered, and still offers, an intriguing view from the flats (now Gibbons Park). The Gothic Revival style itself was linked to the picturesque, and it is evidenced here through the decorated bargeboards, the stone labels over the windows, the irregular composition of the "finished" building, with its various heights and intersecting gables, and the details of the frontispiece: the finial and drop, the stepped crest over the second story window, and the remarkable front entranceway, with pointed arches used in the sidelights and in the design of the front door itself, and with an arcade of Tudor arches portrayed within a moulded Tudor arch created within the rectangular glass transom. The verandah, which stretches around the south and west sides of the house, features a series of Tudor arches, forming the spandrels between the octagonal posts and its hipped roof.

The present owners have maintained the tradition of building around the now much reduced but still sizeable property. They have incorporated a pool, designed to fit in with its nearby woodland surroundings, a conservatory, and a pool house (pictured below), to sympathize with the Gothic Revival style of the main house and coach house.

This house is approximately 16.5 metres from the St George Street Property Line and 31 metres from the edge of the street.

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## Heritage Attributes

- Form, mass, and scale
- White (buff-coloured) brick construction
- Fieldstone foundation
- Steeply pitched gables on the facade and east and west elevations
- Irregular roofline
- Verandah on the facade and west elevation made of chamfered post supports connected by Tudor arches with pendant attachments
- Full-height gabled entrance bay including a finial and drop
- Carved crest incorporated into the stepped stone arch over the second-storey window in the frontispiece
- Sculpted bargeboards
- Five chimneys
- Front entranceway, with Gothic and/or Tudor arches in the sidelights, the carving in the front door, and the carving in the transom over the door
- Spacing and sizes of all windows
- Wood window frames, surrounds, sills, muntins, and rails
- Nineteenth-century additions, including finials and drops, bargeboards, and segmental-arched windows with brick voussoirs and wooden sills
- Positioning of house, on a plateau at the top of a slope looking down towards London and close to the edge of the cliff overlooking the one-time oxbow and the river flats
- Natural terrain on and near the cliff
- Views of house over Gibbons Park and from Gibbons Park

**Contributing/Non-Contributing:** TBD

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## Source

- Canadian Register of Historic Places
- City of London By-law No. L.S.P.- 3308-193
- Interviews with Leslie Brock, one of the present owners
- Land Records regarding Becher's estate, Middlesex County Registry Office
- London City Directories
- Sections 3.4.2.1 and 6.1.2.1 of this report
- Tausky, Nancy Z. London: From Site to City. 48

**Civic Address: 330 St. George Street**

**Assessment Roll No:** 010530147000000

**Legal Description:** PLAN 218 PT LOT 29 N/S CROMWELL 27.00FR 130.00D

**Designation/Listing Status:** Listed

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**Property History**

**Date of Construction:** 1907-1908

**Architect or Builder:** Unknown. It is possible that Andrew Robson was involved in the building.

**Historic Associations:** This house was listed as "unfinished" in the 1907 city directory. By 1908 it was occupied by Andrew Robson, a carpenter

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**Property Description**

This vernacular, cuboid house has a gable roof with the gable facing the street. The house retains touches of the Edwardian flair for decorative detail in the protruding apex board, filled with octagonal wood shingles and supported by a row of small brackets, but little else now indicates the period's penchant for rich ornamentation. The building is faced with local, buff-coloured brick. The facade features paired 1/1 sash windows on the second floor and, on the first floor, a plate-glass window and a front door, both with transoms that probably once held stained glass. The front door is panelled, with a round-arched glass insert. All windows have wood sills, and most are surmounted by brick voussoirs. A tall brick chimney rises along the north wall. Prominent alterations to the house include the present front porch and a large addition at the rear, which is faced with modern siding.

A relatively deep boulevard extends along the east side of St. George Street, but the houses along this block have quite small setbacks beyond the sidewalk. This house is on the St. George Street property line and is approximately 14.25 metres from the edge of the street. Here, a driveway made of paving stones runs along the north side of the house and some distance in front of it.

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**Heritage Attributes**

- Form (1-and-1/2-storey, cuboid house with gable roof), mass, and scale
- Decorative apex board in the gable, exhibiting octagonal wood shingles and a row of small brackets
- Buff-coloured brick facing



- Spacing and sizes of windows and door with transom
- Wood sills
- Brick voussoirs
- Wood window frames and surrounds
- Panelled wood front door with round-arched window insert
- Brick chimney on north side of house

**Contributing/Non-Contributing:** TBD

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**Source**

- London City Directories

**Civic Address: 332 St. George Street**

**Assessment Roll No:** 010530148000000

**Legal Description:** PLAN 218 PT LOT 29 ONTARIO HERITAGE ACT  
40.00FR 130.00D

**Designation/Listing Status:** Designated, By-law No. L.P.L.-3158-261

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### **Property History**

**Date of Construction:** 1893-1894

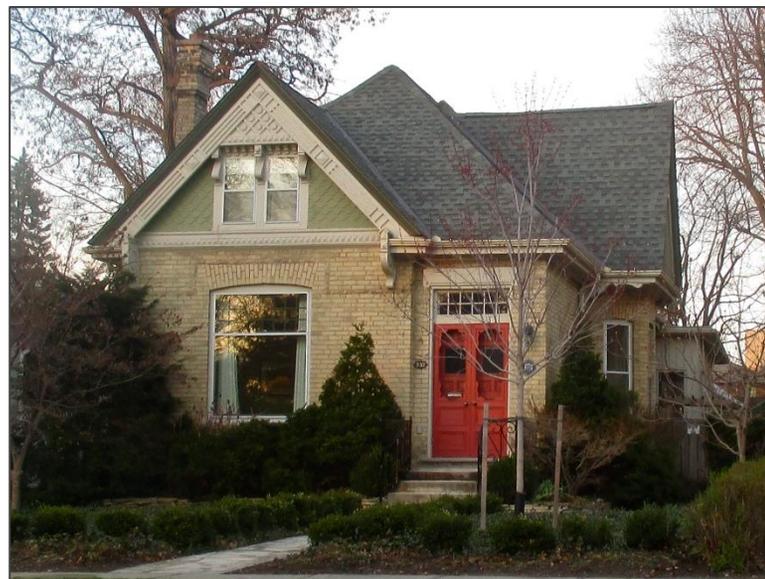
**Architect or Builder:** Unknown.

**Historic Associations:** The London city directory for 1893 noted unfinished houses between Louisa (later Cromwell) Street and Cheapside Street. By 1895, William McCloud (sometimes spelled Mcleod) was living here and was working as a carriage maker for J. Turner. McCloud later became High Constable in the County of Middlesex. He remained resident here until the mid-1940s.

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### **Property Description**

This 1-and 1/2-storey Queen Anne Revival cottage strongly resembles its neighbour at 328 St. James Street, though some details differ and more original features are evident here. Both cottages have hipped roofs interrupted by two cross gables, one facing west and one south. The gable faces contain more of their decorative woodwork here: bargeboards with geometrical designs, an apex board displaying a grid with small roundels in its squares, two sizes of brackets supporting the apex board, the larger attached to the jambs of the paired windows below, octagonal wood shingles in the field of the gable, and rows of pointed squares delineating the bottom of both the apex board and the gable as a whole. Large ornamental brackets appear to support the corners of the gable. The walls of the house are faced with local, buff-coloured brick, while a course of rusticated brick frames the voussoirs above the front window and extends across the projecting wall under the front gable. A deep, corbelled brick chimney rises along the north side of the house. The front gable surmounts a slightly projecting wall in which is placed a large plate-glass window with a deep transom now divided into small squares. Voussoirs above the transom are arranged with alternating headers and stretchers so as to form a straight line across the top, and they are outlined with red mortar. The transom over the front doorway is now also divided into small panes, possibly influenced by the rows and columns of square panels in the double leaf wooden doors that fill the front entrance (these are now partially covered by somewhat whimsical storm doors). Below the side gable is a bay window in which windows are



inserted in all three faces. At the east end of the house are two one-storey additions, one of reclaimed brick and one board-and-batten.

A relatively deep boulevard extends along the east side of St. George Street, but the houses along this block have quite small setbacks beyond the sidewalk. This house is approximately 1.75 metres from the St. George Street property line and 16 metres from the edge of the street. This front garden enhances the cottage character of the house by an imaginative approach to landscaping: the plots on both sides of the sidewalk leading to the house are bordered with boxwood and filled with periwinkle, sometimes mixed with other flowers and trees. Parking is accessible at the back of the property, off a lane that leads along the north side of the house.

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### **Heritage Attributes**

- Form (1-and-1/2-storey cottage with hipped roof and two cross-gables), mass, and scale
- Bay window on south side of house
- Decorative woodwork in gables'
- Spacing and size of all apertures found on the south and west sides of the building.
- Wood window frames and surrounds
- Double-leafed, wood front door with small square panels
- Facing of local, buff-coloured brick
- Corbelled brick chimney
- Brick voussoirs over windows, some outlined with red mortar
- Rusticated brick in lintel course
- Original window sills

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Designation By-law No. L.S.P.-3158-361
- London City Directories

**Civic Address: 335 St. George Street**

**Assessment Roll No.:** 010531163050000

**Legal Description:** PLAN NIL PT LOTS 31 & 32 RP33 REAR 14614 PT1

**Designation/Listing Status:** Designated, By-Law L.S.P. 3308-193.

The property 329 St. George St. is the former coach house of the Thornwood Estate at 329 St. George Street. The designating by-law for 329 St. George Street along with a Heritage Agreement from 1994, was carried forward to apply to the Coach House property when it was separated from 329 St. George Street. The By-law was transferred with consent in July 2001.



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**Property History**

**Date of Construction:** 1858

**Architect and/or Builder:** Probably designed by H.C.R. Becher, who apparently designed the 1852 house at Thornwood as well (see section 3.4.2).

**Historic Associations:** The building was constructed as what prominent London barrister Henry C.R. Becher termed his "stable" (H.C.R. Becher's 'Diary,' Oct. 11, 1858), a part of Thornwood, Becher's extensive estate (see 329 St. George Street). This building originally housed coaches and horses; later it served as the gardener's house (at which time a greenhouse extended from the front of the protruding centre bay), then as a home for one descendant's family, and finally as a rental property.

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**Property Description**

In 1852, H.C.R. Becher erected a picturesque Gothic Revival residence to replace an earlier mansion that had been destroyed by fire. The one and a half storey buff brick coach house he erected six years later was a practical means of housing horses and coaches, but also an architectural fantasy, using variations on Gothic and Tudor Revival architectural influences to enhance picturesque themes. The front facade, which once faced to towards the property's original Grosvenor Street entrance, now faces its side yard rather than the road. The front facade has a protruding frontispiece with a steep gabled roof featuring a sculpted bargeboard; the end gable facing St. George Street boasts a similar bargeboard. Doors and windows are surmounted by Tudor arches of various widths, heights, and degrees of curvature. Voussoirs comprised of alternate brick headers and stretchers

emphasize the arches of all apertures. Even the original entrance for coaches (now a broad window) boasts a striking Tudor arch. A brick "lean-to" on the northeast corner of the building appears to be original to the structure.

In the course of adapting the building from a coach house to a residence, numerous changes have been made at various stages to the interior of the building and some to the exterior (especially on the north side). These include introducing some new windows and revising the large entrances required for coaches and horses, extending the original "lean-to" to the west end of the building, and adding new wood doors, with iron hinges and studs, on the south and east facades of the building. All alterations have been introduced in a manner sympathetic to the original building.

The only access to Thornwood is now from St. George Street, so the coach house now sits just north of the main entrance and an attractively paved and bordered parking area. Bay bushes pruned into spheres form a storeybook border along the path leading to the house, while a variety of trees and well-designed gardens surround it. All contribute to the concept of a picturesque cottage setting that satisfactorily complements the building at their centre. The Thornwood estate as a whole forms a rather exotic interruption in the streetscape of later houses to either side.

This house is approximately 4.5 metres from the St George Street property line and 19 metres from the edge of the street.

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### **Heritage Attributes**

- The form and massing of the structure, with its steep gable roof and cross gable, with the original shallower roofline of the wing to the north
- Steeply pitched central gable with wooden fretwork trim projecting over a rectangular bay
- The buff brick walls and their bonding pattern
- Gothic arched windows with brick voussoirs and wood sills
- All pointed arches and brick voussoirs surmounting apertures, including those forming the segmental arch discernible in the brickwork of the east wall, where the doorway originally designed for horses has been reduced to a single window.
- The robust, sculpted bargeboards in gable ends, covering the projecting verges
- The relatively new wooden doors, with iron hinges and studs
- Context and historical relationship to Thornwood Estate at 329 St. George Street
- Location on top of the bluff overlooking the Thames River Valley and Gibbons Park

**Contributing/Non-Contributing:** TBD

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## Sources

- Becher, H.C.R., "Becher Diary," Unpublished MS, Western Archives, Western University.
- Interview with Peter Becher, descendent of H.C.R. Becher, October 31, 2015
- Interview with owner, Leslie Brock, November 19, 2015
- Schedule "B" to By-law No. :L.S.P.-3308-193
- Tausky, Nancy. *London: From Site to City*. 10.

**Civic Address: 369 St. George Street**

**Assessment Roll No:** 010531163000000

**Legal Description:** PLAN NIL PARTS CHEAPSIDE PT LOT 32 E/S TALBOT 140X251X275X140&33X 80X90 105X260AND35X275 IRR 140FR

**Designation/Listing Status:** Listed

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**Property History**

**Date of Construction:** 1927-1930; expanded and altered, 1937

**Architects:** 1927, Leonard Gordon Bridgman; 1937, O. Roy Moore

**Historic Associations:** This house is important because of its associations with the Duffield family, which played an important role in London's commercial and social history, and because it exhibits the work of two of the area's prominent architectural firms. The two photographs shown here allow a comparison between the house as it appears today, after the Moore renovations, and as it was initially planned by Bridgman.

The house was built for William Lindley Duffield and his wife, Audrey. William L's grandfather, William Duffield, had started one of the first oil refineries in Oil Springs c. 1857, established the first oil refinery in London in 1860, and formed the London Gas Light Company, which he merged with the City Gas Company in 1883, thereafter serving as its president. His son James Cummings Duffield succeeded William as president of the gas company; because of his interest in theatre, he also bought Spettigue Hall, the striking Second Empire building in



downtown on Dundas Street, to serve his theatrical interests; the building is now known as Duffield Hall. William L. succeeded both his father and his older brother as head of the City Gas Company, and remained in a position of control even after its merger with the Union Gas Company of Canada. He also served as a Lieutenant in the 63rd Battery of the Canadian Army in 1917 and 1918, as a Director of the London, Western and Crown Trusts Co., and as vice-chairman of the University of Western Ontario Board of Governors. He was a member of the London Hunt and Country Club, the Toronto Club, and the Mocha Shrine, among other social organizations. His house remains in the Duffield family.

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### **Property Description**

This sprawling North American Tudor Revival house demonstrates its stylistic heritage partly through its red brick (here variously hued rug brick) facing and the employment of a number of specifically Tudor motifs: e.g., the heavy rectangular arch with dripstones placed on a patchwork of variously sized stone quoins around the front door; the segmental arch complex of three leaded glass windows, in a pattern of small diamond-shaped panes, with a Juliette balcony; and the segments of half-timbering. Arguably the strongest feature of Bridgman's design, however, concerned its overall composition rather than its details: it illustrates in numerous intriguing ways the concept that medieval and Renaissance buildings owed part of their charm to the changes they had accrued over time. Bridgman's house suggested such changes in multiple ways: through various shapes and levels of roof line, whereby, say, the hipped roof abruptly becomes lower and turns into a gable roof towards the north end of the building and the long sloping line of half the central gable seems to interrupt a hipped roof already in place, and the stuccoed and half-timbered wall fragments are placed so as to suggest a former wall that has somehow been interrupted. The composition of the facade is house is nevertheless unified by the soldier courses at eaves levels and around windows, as well as the consistency of 6/1 or 6-paned windows in Bridgman's design. The roof was originally covered with wood shingles and the north chimney was taller, shortened by Moore's company during the 1937 renovations when the broad south chimney became a dominant feature.

Moore's main alterations to the residence concerned its extension towards the back (west) and north; it is somewhat difficult to measure the changes he made to the facade because, while the present facade does deviate from Bridgman's design in some significant ways, one cannot discount the possibility that these were made in the course of building, after the existing blueprints were produced. The changes from Bridgman's blueprints that most strikingly affect the facade are (1) the creation of the bow window, with a row of five narrow lights, each containing 10 panes, at the north end of the ground floor; the extension of the facade towards the north and the garage towards the south so that the two are now connected and the south end of the facade now terminates in a curved wall with small narrow windows that round the curve; and the removal or omission of paired or tripled windows above the front door and beneath the half-timbered dormer. Paradoxically, the facade sections without windows are deliberate and eloquent empty spaces, and they contribute to the manufactured impression of the building's incremental growth.

This house is positioned along the west side of St. George Street, set sufficiently far back from the road and on a sufficiently wide lot to allow an expansive space for its expansive composition. Situated at the top of the escarpment that overlooks the river flats, it backs onto a wooded slope and affords a view of Gibbons Park.

This house is approximately 3.75 metres from its front property line and 18.25 metres from the edge of St. George Street.

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### Heritage Attributes

- Form, mass, and scale
- Irregular footprint
- Current rooflines, consisting of different levels and types
- Hipped roof over bow window
- Pronounced overhangs of roofs
- Wood soffits
- Facing of rug brick in various colours combining to produce a dark red hue
- Half-timbered and stuccoed wall, with protruding, gabled structure, south of the frontispiece
- Copper gutters and "mailbox" drain spouts
- Panelled front door
- Various sized and positioned stone quoins around door
- Rectangular stone arch with drip moulds
- Three-light, leaded window surmounted by segmental arch, with Juliette balcony
- All 6/1 and 4/1 sash windows
- Other small-paned windows
- Soldier courses at the eaves levels
- Rows and columns of brick stretchers around windows
- Window sills composed of brick headers
- Bow window with ten lights and a stone surround
- Window complex, with stone surround, that curves around the south end of the building
- Spacing and sizes of all windows
- Original wood frames, surrounds, muntins, and rails
- Brick chimneys at the north end of the building and near its south end
- Two-car garage attached to house

**Contributing/Non-Contributing:** TBD

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### Sources

- Architectural Drawings for 269 St. George Street, Murphy- Moore Fonds, Western Archives, Western University
- Cachet, Tamar. "Building and Property Evaluation Sheets, 369 St. George Street." December 2014. Unpublished student report.
- London City Directories

**Civic Address: 375 St. George Street**

**Assessment Roll No:** 010531162000000

**Legal Description:** PLAN NIL PARTS CHEAPSIDE & TALBOT  
CLOSED RP 33R5803 PART 1 ONTARIO HERITAGE ACT 60.00FR  
251.00D

**Designation/Listing Status:** Designated, By-law No. L.S.P.-3239-546

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**Property History**

**Date of Construction:** c. 1930

**Architect and/or Builder:** Architect, Watt and Blackwell; Builder, John Hayman & Sons

**Historic Associations:** This house was built by one of the "Sons" of John Hayman & Sons, Ed Hayman, for himself, his wife (Pansy), and their two daughters as a make-work project for his firm during the Great Depression. John Hayman and his brother William had established a masonry and contracting firm, then called Hayman Bros., in 1872, and over the years the firm had undertaken many commercial, institutional, and industrial projects in London and throughout Ontario: some of their London buildings included the East London Town Hall, the factory for the Ruggles Truck Company, McCormick's Manufacturing Company, Aberdeen and Ryerson Public Schools, and the GTR Roundhouse. The firm originated the building of apartments in London with the Victoria Apartments on Queen's Avenue in 1908 and several others in the immediately following years. The brothers lived in the apartments, of which they retained ownership until 1959. As the depression worsened during the late 1920s, however, and the firm's employees were facing lay-offs and low wages, each of the five brothers then active in the firm hired an architect and built a house. The other four built at 960 Maitland Street, 1177 Richmond Street, 1237 Richmond Street, and 114 Base Line Road. Three of the other brothers also employed Watt and Blackwell as architects; one chose Gordon Bridgeman. The Hayman family lived here until the mid-1960s. The firm is still a going concern today, with a fifth and probably last generation of sons involved.



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**Property Description**

The Classical Revival house appears to have been designed to create plenty of work for the firm's artisans in that it features numerous intricate details. The house is three bays wide, with a projecting frontispiece, which terminates in a pediment that features pronounced returns. The relatively shallow hipped roof is now clad with asphalt shingles, with a scalloped shingle design in several courses forming a series of horizontal lines across the breadth of the building; these may replicate the design of original slate tiles.

Both the roof and the pediment have broad overhangs and wood soffits, the latter lined with broad console modillions, the ends resembling rows of large dentils around the building. The house is faced with rug brick in rather subdued hues of red and tan; bricks are laid to suggest quoins at the corners of the facade, and they form voussoirs, laid in a segmental arch, over the ground-floor windows; a stone keystone, in a trapezoidal shape borrowed from the Art Deco movement, centres each arch. The facade is generally symmetrical, with one 6/1 sash window pushed up against the cornice on each side bay of the second floor; these have wood sills. The symmetry is delicately compromised on the ground floor, where paired 6/1 sash windows to the north of the frontispiece are balanced by a shallower row of triple 6/1 sashes to the south; the downstairs windows have what appear to be concrete sills. The foundation is marked by two wide concrete courses, between which are several courses of brick. The frontispiece, the most dominant features of the facade, features similar doorways on both floors: on each is a door flanked by sidelights comprised of two columns of small panes. The ground floor complex retains its natural finish; the door itself consists of a long glass pane surrounded by a wood frame. On the upper floor, the door is narrower and features three columns of small window panes. The upper door opens onto a balcony over the front porch below. Around the balcony is a wrought iron "balustrade," with an armorial shield set in an intricately wrought oval at its centre. The porch is supported by groups of fluted Doric columns and, against the wall, stylized Doric balusters. The entablature boasts various mouldings, including a row of dentils. An oculus in the pediment features segmental arch tracery and is surrounded by a row of brick headers punctuated at 90-degree intervals by trapezoidal stone decorative "keystones." Along the north side of the house, where the driveway extends, are a wide brick chimney and, on the main floor, two oriel windows. The house has copper eaves and "mailbox"-style down spouts.

This house is positioned along the west side of St. George Street, at the west end of Cheapside Street; it makes a fitting focal point for the neighbourhood. The formal landscaping, with short box borders around the gardens and a privet hedge around the front garden, suits the home's style. Situated at the top of the escarpment that overlooks the river flats, it backs onto a wooded slope and affords a view of Gibbons Park.

This house is set back approximately 3.75 metres from its front property line and 18.25 metres from the edge of St. George Street.

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### **Heritage Attributes**

- Form, mass, and scale: two-storey house with relatively shallow hipped roof
- Broad eaves
- Wood soffit
- Pediment, with returned eaves, surmounting frontispiece
- Modillions beneath eaves of roof and pediment
- Wood cornice
- Rug brick facing

- Brick quoins along corners of facade
- Oculus with segmental arch tracing, surrounded by brick headers, interrupted with stone "keystones"
- Frontispiece featuring first- and second-storey doorways
- Natural wood door and sidelights on ground floor
- Painted door with small window pane inserts and sidelights on second floor
- Front porch supported by Doric columns and pilasters, and featuring an entablature decorated with mouldings and dentils
- Period lantern hanging from porch ceiling
- Wrought iron railing around second floor balcony
- 6/1 sash windows
- Spacing and sizes of windows
- Wood frames, surrounds, rails, and muntins
- Wood sills of upstairs windows
- Concrete sills of ground-floor windows
- Brick voussoirs, with stone keystones, over paired and triple windows on the ground floor
- Concrete and brick courses around the foundation
- Oriel windows on north side of house
- Deep brick chimney on north side of house

**Contributing/Non-Contributing:** TBD

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### Sources

- City of London Designating By-law No. L.P.L.-3239-546
- Conversation with Robert H. Hayman, April 2016
- Hayman, H. Robert. John Hayman & Sons: The Family and the Firm for Five Generations. Victoria, B.C.: Trafford Publishing, 2003.
- London City Directories

**Civic Address: 381 St. George Street****Assessment Roll No:** 010531161000000**Legal Description:** PLAN NIL PT LOTS 33, 34 PARTS CHEAPSIDE AND TALBOT CLOSED CLOSED 150.00FR 250.00D**Designation/Listing Status:** Listed

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**Property History****Date of Construction:** c. 1930**Architect and/or Builder:** Unknown

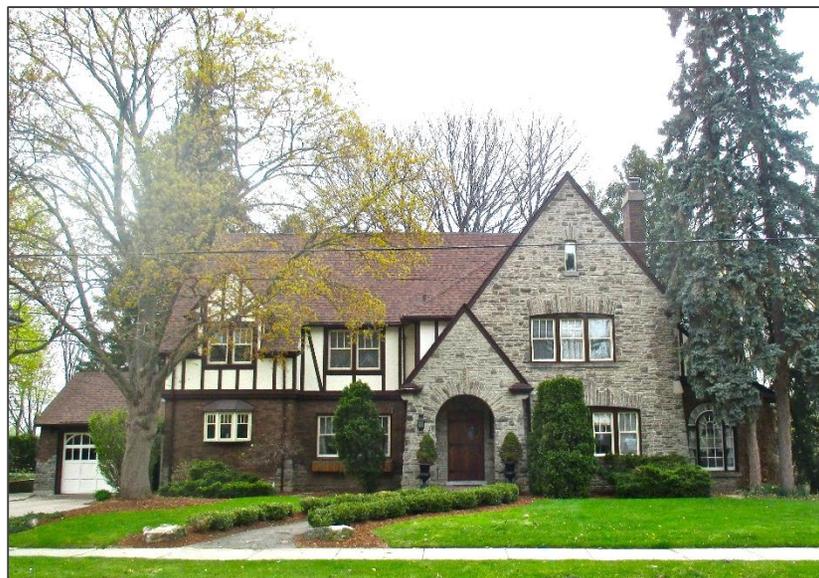
**Historic Associations:** The first two owners and residents of this house left significant legacies to London. After several years working in various jobs and places associated with stove manufacturing, William Robert Yendell (occupant from 1930 to 1957) established an independent Canadian branch of Richards Wilcox, an Illinois company. According to a 1937 advertisement for Richards Wilcox Canadian Co., Limited, "the rapid changes in door requirements through the advent of motor transportation necessitated the rapid development of new types of doors. Most of the modern types of door equipment for garages, warehouses, airplane hangars, and pier doors consists of improvements and inventions developed by the Richards Wilcox staff" (Carty 62). Yendell was an active member of his community in many other ways, including serving as President of YMCA, President of the Rotary Club, Director (several times) of the London Chamber of Commerce, and Sunday School Superintendent at Metropolitan United Church, and he also wrote an influential book, *The Common Problem*, which dealt with the distribution of wealth in Canada.

Around 1959, Yendell's widow sold 381 St. George Street to William Earle Terry, well known in London for his contributions to the city's music world. Terry is best known as the organizer and director of the Earle Terry Singers, a female choir that toured the world and were regularly broadcast on the CBC. He was also Director of Music for the London Board of Education, a choral instructor at the University of Western Ontario, and, for some years, as organist at Wesley United Church. Terry died in 1999.

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**Property Description**

The house at 381 St. George Street is large stone, brick and timber Tudor Revival building. This house is a two and a half storey structure with an irregular layout. A garage is attached to the south side of the house by a breezeway. The northern half of the house is deeper than the southern half. A single storey brick wing is on the north side of the house.



This house has a steeply pitched gable roof with brown shingles and slightly projecting, returned eaves. The front façade of this house is clad in stone, dark brown brick and a combination of timber and stucco. The stone cladding covers the northern half of the house including an enclosed porch around the front door. The stone section is a dominant feature of the house and extends from the ground to the top of the gable end in the roof. Stone voussoirs arch over the front door, over an archway into the front porch and over the windows on all levels of the house.

The first floor on the southern section of the house, the garage and a small section on the north side of the house have stone from the foundation, partway up the walls and are clad in a dark brown brick to the transition to the second floor. The second floor in the southern half of the house is clad in wood and stucco half-timbering. The stucco is a light off white and the half-timbering is dark brown.

The front porch is relatively small, consistent with Tudor Revival architecture and is up two steps above grade. The front door is a solid wood vertical plank door, likely an original feature of the house and has heavy iron hinges associated with the Tudor Revival style. This house has a variety of window opening and shapes. However most of the individual windows are sash windows with three panes on top over a single large pane on the bottom. The single storey section on the north side of the house has a large arched window. This arched window may be a more recent renovation to the house. The northern section of the house clad in stone has a window opening on the first floor with 4 sash windows with mullions. The second floor window has three sash windows with mullions and the attic storey has a narrow arched fixed single pane window.

The southern half of the house on the first floor has a window opening with 3 sash windows with mullions and a small oriel window. The second floor has a pair of 2 sash windows with mullion, the southernmost window in a gable and the northernmost window up against the eaves.

This house also has a brick chimney on the north side with a concrete chimney cap.

The garage, is a single car garage with a side gable roof. The garage has a small chimney and the garage door appears to be wood with glass windows in it with two arches in the windows.

This house has a gently curved walkway extending from the front door down to the sidewalk and an interlocking brick driveway from the street to the front of the garage. This house is on the St. George Street property line and is set back approximately 14.5 metres from the edge of the street.

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### **Heritage Attributes**

- Combination and arrangement of stone, dark brown brick and half-timbering/stucco cladding
- Form, scale and massing
- Sets of 3/1 sash windows in most window openings.
- Stone voussoirs over the window openings, door opening and the arch over the front porch.
- Stone clad porch with arched opening in front of the front door
- Heavy wood front door with heavy iron hinges
- Slightly projecting, returned eaves
- Wood garage door with windows in it.
- Arches in the garage door windows.

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Carty, Edmund J. London, Canada Coronation Souvenir, Commemorating the Historic Ceremonies of May 12, 1937 and Memorable Events Attending the Inauguration of the Reign of Their Most Gracious Majesties King George VI and Queen Elizabeth, with Portrait Photographs and Biographies of Noteworthy Leaders in the Life of London, in Coronation Year . London, Ont: Carty Service, 1937.
- London City Directories
- Smith, Frank J. "London Cultural Heritage Resources, Building and Property Evaluation Sheets: 381 St. George Street." December 2014. Unpublished MS, Office of the Heritage Planner, City of London.

**Civic Address: 383 St. George Street**

**Assessment Roll No:** 010531160000000

**Legal Description:** PLAN NIL PT LOT 34 75X250X290X82  
75.00FR 250.00D

**Designation/Listing Status:** None

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### Property History

**Date of Construction:** 1948

**Architect and/or Builder:** Unknown

**Historic Associations:** The first occupant here was Harold T. Weir, Superintendent of Agencies for London Life Insurance Company.

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### Property Description

The house at 383 St. George Street is a one and a half storey rectangular house clad in stone veneer on the façade but is red brick on the sides and back. This house has a single car garage clad in white vinyl siding attached to the north side of the house by a breezeway. This house has a side gable roof with set of three evenly spaced gable dormers on the front of the roof and another three on the back of the roof. The gable dormers hold a single window in each dormer and are clad in white vinyl siding to match the garage. The house has a steel roof designed to look like terra cotta tile and is a terra cotta colour. The house has a short stone chimney in the centre of the south elevation.

The front elevation of this house can be divided into three even bays, each with a gable dormer in the centre of the bay. The central bay holds the front door and each side bay holds a large horizontally oriented rectangular window openings topped with stone veneer voussoirs making an arch shape above the window opening. Each front window appears to be a sliding window with a larger and smaller section and consists of several panes each divided by munitn bars. The larger section of each window is the southern section and consists of 12 panes 3 over 4 and the smaller section is eight panes 2 over 4.

The front door of this house is approached from a walkway that extends straight from the sidewalk to the front door up three steps to a stoop. The front door has a rectangular opening and is surrounded by heavy moulding that resembles fluted square half columns topped with a shelf entablature that holds the house number. The front door is has a glass outer door in front of what appears to be an older wood door painted red.



The garage attached to this house has a front gable roof and white garage door. The house at 383 St. George Street is on its front property line and is approximately 14.5 metres from the edge of the street.

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### **Heritage Attributes**

- Form scale and massing of this house
- Stone veneer cladding on the façade of the house and red brick cladding around the sides and back.
- Arrangement of window and door openings in the front elevation
- Three evenly spaced gable dormers on the front of the roof and on the back of the roof
- Large front window openings
- Heavy moulding that resembles fluted square half columns topped with a shelf entablature around the front door

**Contributing/Non-Contributing:** TBD

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### **Source**

- London City Directories

**Civic Address: 387 St. George Street**

**Assessment Roll No:** 010531159000000

**Legal Description:** PLAN NIL PT LOTS 34,35 PT  
TALBOT ST CLOSED 1135X290X331 X95 167  
FRTG SS GIBBONS IRR 113.00FR

**Designation/Listing Status:** None

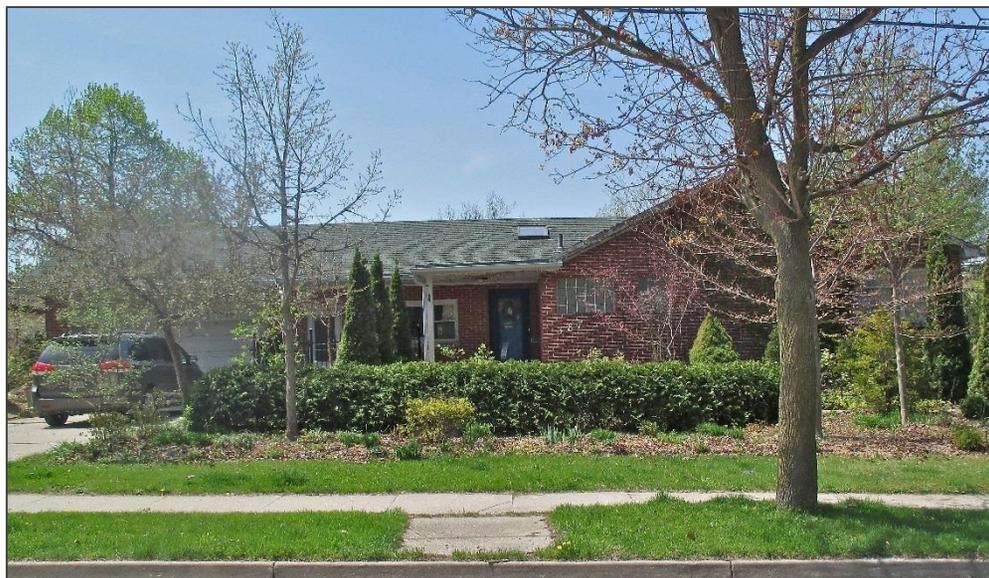
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### Property History

**Date of Construction:** 1949

**Architect and/or Builder:** Unknown

**Historic Associations:** The 1949 London city directory lists a new house here. By 1950 the house was inhabited by physician Frank Kennedy.



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### Property Description

The house at 387 St. George Street is a one storey red brick house with attached garage. The layout is a “T” shape. This house has a low gable roof across each section of the “T”. The front door is in the junction of the “T” in approximately the centre of the front elevation of the house. The front door is in a small porch with a flat roof, supported by a square column. The garage is part of the house at the south end of the building; it is a 1 ½ car garage with the opening on the front of the house. This house has a second person door on the front of the house next to the garage door. Between the front door and secondary door the house has a long horizontally oriented window with 1 over 1 sash sidelights.

The front elevation of the northern section of the house has three window openings. The southern two window openings are filled with glass block and the northern window opening is a double sash window with mullion dividing the two sections. The windows have concrete sills.

This house has a large stone chimney in the centre of the north elevation. A driveway extends from the garage straight to the street and a walkway curves along the front of the house from the driveway to the front porch with gardens on either side. Cedar trees, a cedar hedge and several other species of deciduous and coniferous tree obscure much of the front of this house. This house is on its front property line and is almost 15 metres from the edge of the street.

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**Heritage Attributes**

- Form, scale and massing
- Red brick cladding
- Low pitched gable roof

**Contributing/Non-Contributing:** TBD

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**Source**

- London City Directories

**Civic Address: 391 St. George Street**

**Assessment Roll No:** 010531158000000

**Legal Description:** PLAN 264 LOTS 19,20 PLAN NIL PT LOT 35 33 FRTGE ES GIBBONS 105.00FR 156.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 2008

**Architect and/or Builder:** Artisan Homes, Inc.

**Historic Associations:** A house was built on this site in 1930 for W. Grant Fisher, then a Director at Jones, Easten & McCallum Co., brokers. First resident in this new house on the site were the family of Prof. Helmuth H. Schloessin. After earning a PhD from the University of Cologne in Germany and work as a research fellow in Johannesburg, South Africa, Schloessin joined the Department of Earth Sciences at the University of Western Ontario in 1969, where he remained active in research until his death in 2013 at the age of 89. His work centred in high pressure studies, condensed earth physical, and solid earth geophysics.



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### **Property Description**

The house on 391 St. George Street is a two storey dark brown brick house with one and a half storey attached double garage. The house has a rectangular layout but the garage, accessed from the south side projects in front of the house.

The main house has a hip roof, the garage has a gable roof. The front elevation of the house, not including the garage wall can be divided into three even bays. The front door is under a porch, up three steps from grade in the central bay of the house. The front door is a double door with transom light above. The door has sidelights but they are separated from the door by a narrow brick section of wall. The central bay on the second floor has a window opening with four windows with a 2 over 4 pane appearance separated by mullions.

Each of the side bays on the front elevation of this house has a window opening on each floor with plain sills and brick voussoirs above. Window openings are rectangular. Each window opening holds three windows that have the look of a 2 over 5 pane windows separated by mullions.

The front elevation on the garage holds two window openings on the first floor and one window opening in the attic space. The window openings have two windows per opening separated by a mullion.

Corners of the house have brick quoins.

A driveway runs along the southern side of the property and leads to the garage doors on the south side of the house. A front walkway of stone extends from the front door along the front of the house to the driveway.

This house is on the St. George Street property line and is approximately 14 metres from the street.

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### **Heritage Attributes**

- None

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London City Directories
- London City Hall: Building Division -- Permits, Inspections, and Property Standards
- "In Memoriam, Prof. Helmuth H. Schloessin, Department of Earth Sciences, Western University.  
[http://www.uwo.ca/earth/news/2013/helmuth\\_schloessin\\_in\\_memoriam.html](http://www.uwo.ca/earth/news/2013/helmuth_schloessin_in_memoriam.html)

**Civic Address: 397 St. George Street**

**Assessment Roll No:** 010531157000000

**Legal Description:** PLAN 264 LOT 21 TO LOT 23  
108FR 156.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1962

**Architect and/or Builder:** Unknown

**Historic Associations:** The first resident here was the Reverend Benjamin Hodder, a clergyman at Dundas Centre United Church.

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### **Property Description**

The house at 397 St. George Street is a one storey bungalow. It is a long rectangle with small wing out the front near the south end of the building. This house has a low pitched gable roof with gable roof on the front wing. A stone chimney is near the south end of the house with a second chimney on the back in approximately the centre of the house, through the roof approximately halfway to the ridgeline. The front gable end is clad in tongue and groove cladding. The main rectangular part of the house is clad in multi toned white brick and the front wing is clad in stone. The fascia on the front gable end is a simple moulded fascia painted green. This house has a basement and is built on a slope.

This house has two doors on the front façade. A single door near the south end of the house and close to the driveway and a single step up from the driveway and the formal front door near the centre of the house. The formal front door is approached by a straight walkway from the sidewalk and over a stoop that is up two steps above grade. The front stoop is surrounded by a brick parapet. The double doors have large glass windows and have sidelights on either side with large glass lights.

The house at 397 St. George Street has a small narrow window near the south end of the front elevation. A long horizontally oriented window opening on the front of the front wing holds four windows separated by mullions, the end windows are narrow and the central two are nearly square. The north half of the house holds two sets of double casemate windows with decorative shutters and window boxes.

This house is approximately 3.75 metres from the front property line and 18.25 metres from the edge of St. George Street.



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**Heritage Attributes**

- Form, scale and massing
- Low pitched gable roof
- Double front door with narrow sidelights
- Multi-toned white brick cladding

**Contributing/Non-Contributing:** TBD

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**Source**

- London City Directories

**Civic Address: 401 St. George Street**

**Assessment Roll No:** 010531156000000

**Legal Description:** PLAN 264 LOT 11 PT LOT 10 S/S  
VICTORIA 120FR 55.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1956

**Architect and/or Builder:** Unknown

**Historic Associations:** The first family to live in this house was that of Edwin K. McLean. McLean worked with the Realty Development Company.



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### **Property Description**

401 St. George Street is a corner property on the southwest corner St. George Street and Victoria Street. The property has a slight slope. The house at 401 St. George Street has been built accommodating the landscape. This house appears to be three separate sections. The southern section is a one storey piece; the central section is a two storey piece with a single storey wing on the back and the northern section is a one and a half storey piece that holds a double car garage accessed off Victoria Street. The house is a long rectangle with the wing out the back of the central portion. This house is clad in grey brick and has a side gable roof over each section.

The southern section of this house holds the front door through a small porch with gable roof. The front door is glass with a metal frame, and sliding window surrounded by wide glass sidelights. The porch roof is supported by round fluted columns and the porch and door are at the same level as the walkway that runs straight to the sidewalk. This southern section of the house also has a large three section window, the outer two sections are narrow and tall casemate windows and the central section is a large fixed pane.

The central section of the house contains five windows three on the second level and two on the ground floor. The central window on the second floor is a small fixed window the other two are evenly spaced on the façade and the top of the window opening starts just below the roof eaves. Small dormers extend above each of these windows and each window is a 6 over 6 sash window. On the ground floor a large bay window is on the south side of the central elevation and a double, pivoted window with 9 panes per section is on the north half of this section of house.

The northern section of the house has a single window with 12 panes and a corner sun room with a door in both the St. George Street side and in the Victoria Street side.

The window openings have brick sills and lintels and most of the windows have decorative shutters. Windows appear to be modern. This house has two brick chimneys with stepped out chimney cap of brick topped with concrete.

This house is approximately 1.5 metres from the St. George Street Property line and 16 meters from the edge of St. George Street.

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### **Heritage Attributes**

- Form, scale and massing
- Two chimneys with stepped brick cap
- Arrangement of window and door openings
- Brick window sills

**Contributing/Non-Contributing:** TBD

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### **Source**

- London City Directories

**Civic Address: 424 St. George Street****Assessment Roll No:** 010530104000000**Legal Description:** PLAN 244 PT LOT 28 LOT 27 S/S BRIDPORT  
74.50FR 160.00D**Designation/Listing Status:** Listed

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**Property History****Date of Construction:** c. 1917**Architect and/or Builder:** Unknown**Historic Associations:** The first resident here was John A. Campell of John Campbell & Sons, a company that advertised itself as "carriage manufacturers and auto repairers." The company's offices were at 75 - 85 King Street.

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**Property Description**

This sturdy, two storey, red brick Colonial Revival house stands on a height well above the road, with its yard sloped abruptly just east of the public sidewalk. This landscape feature, along with the tall gable roof, with taller chimneys to each side and side walls that end in parapets at the corners, accentuates the building's height. The house has a symmetrical plan, with oriented around the centre door. The two lower-storey bays are wood-framed and shallow, and are connected by an integrated semi-elliptical arch to a small porch in which the door is recessed. The shape of the porch repeats the arch in brick voussoirs, with a stone keystone, while the curve is further repeated in the shape of the panelled front door, the wood storm door, and the row of stretchers over the door. Columns of brick stretchers also frame the door, with stone corner blocks at their intersections with the arch. A row of three 9/1 sash windows is set within each square bay, while paired sash windows above, on the second storey, have 6 panes in the upper member and a long single pane below. In the row of three windows in the shallow complex over the front door, each separate window features a design of nine panes, those in the middle row substantially longer. A long shed-roofed central dormer contains a row of five windows, alternating sashes with solid windows, all with a two smaller panes along the top.

A two-car, board-and-batten garage off the rear lane has been designed in a Colonial style to blend with the house. Its two doors terminate in a segmental arch; its steep roof is clad, like the house, in wood shingles, and a cupola sits on its ridge. A fence and a long outbuilding provide privacy to the rest of the back garden.

This house is approximately 9 metres from its front property line and 23.5 metres from the edge of St. George Street.

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## Heritage Attributes

- Form, mass, and scale
- Gable roof with shed-roofed dormer facing the street
- Symmetrical tall, red brick chimneys
- Wood shingles
- Shed-roofed dormer with row of five windows
- Parapet roofs the corners of the side walls, in front of chimneys
- Ornamental purlins under deeply overhanging eaves
- Red brick facing of house
- Shallow, square, wood bay windows on ground-floor facade, connected by a semi-elliptical wood arch over the centre porch and door
- Arch formed with brick voussoirs and stone keystone over the recessed porch leading to the front door
- Arch formed by brick stretchers over the front door
- Columns of brick stretchers flanking the front door
- Stones at intersections of row and columns of brick stretchers
- Storm door with an arched top wood surround and a large glass insert
- Main wood-panelled front door, with glass insert and arched top
- All 9/1, 6/1 and 1/1 sash windows
- Spacing and sizes of windows
- Wood window frames, surrounds, muntins, rails, and sills

**Contributing/Non-Contributing:** TBD

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## Source

- London City Directories

**Civic Address: 428 St. George Street**

**Assessment Roll No:** 010530104000000

**Legal Description:** PLAN 244 PT LOT 28 LOT 27 S/S BRIDPORT  
74.50FR 160.00D

**Designation/Listing Status:** Listed

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### **Property History**

**Date of Construction:** 1913

**Architect and/or Builder:** Unknown

**Historic Associations:** The first resident here was William A. Tanner. In the 1915 city directory he was described variously as an auditor at Hobbs Hardware Company, then a going concern in London, and as a manager at the London Bolt and Hinge Works, of which Thomas H. Hobbs was the proprietor.

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### **Property Description**

While this house shows the influence of the Queen Anne Revival movement in its shape (a proportionately high two and a half storey building with a moderately steep roof, comprised of intersecting gable roofs and a gable-roofed front dormer), its facing and its decorative features display the influence of the Craftsman style in the way they call attention to the various possibilities inherent in the use of natural materials and explore the applications of different forms. The first storey, square porch posts, porch wall, and deep, high chimney are faced with brick in courses of alternating headers and stretchers; the headers are in shades of brown and grey while the stretchers are orange. The result is a kind of unpredictable checkerboard effect that emphasizes the art of bricklaying. The stone of the foundation, sills, and lintels is emphatically rock-faced. Thick, heavy, wood braces in a strut design are attached to the front of the porch posts in order to support the very deep overhang of the porch roof; thick wood brackets support the jetty of the front gable and long, though slender, purlins can be seen under the deep overhang of the front roof. The half-timbering found on the second-store gables is generally of the strictly geometrical and somewhat spare sort influenced by Stickley, but in both front and side gables is a row of intricately carved squares featuring quatrefoils. A shallow, rectangular oriel window on the Bridport Street side of the house is supported by a five modillions; it has a shallow hipped roof topped by a wood-framed deck.

Windows come in a notable variety of sizes and positions, and they incorporate various imaginative configurations and kinds of glass. On the ground floor, windows along both the St. George Street and Bridport Street sides of the building are placed in a group of two

or four that are separated by segments of brick wall but nevertheless share the same sill and lintel. These windows are relatively narrow sashes with a third panel above them that features delicate squares of glass separated by fine lines of leading. The upper floor of the front facade features the narrow sashes with upper transoms found on the first storey, but placed in a variety of positions. Over the porch are three windows separated by thick strips of stucco rather than brick. To the south are a paired window and also a group of two windows separated by a panel of stuccoed wall space. On the north-facing second floor and gable, what appear to be three- or six-paned storm windows cover inner windows with smaller panes. The front dormer holds leaded windows featuring diamond shapes in the Renaissance style; a six-paned storm window covers one of the paired windows. The two windows in the front gable are covered with six paned storm windows that seem to imitate the configurations of the inner panes. The panelled oak front door features inserts of nine small window panes, while a storm door consists mainly of a glass panel, surrounded by a narrow wood frame. A storm window with four glass panels covers the window immediately north of the front door. All upper-storey windows have wood sills and are framed by the vertical lines of the half-timbering.

Because the escarpment over the flood plain of the river has gradually moved east along this section of St. George Street, the houses along the north side of the street are placed above the road, the generous boulevard and the sidewalk. At 428 St. George Street, a gentle slope on relatively deep yard in front of the house leads to a much steeper slope immediately above the sidewalk; as Bridport Street climbs along the north side of the house, the land becomes more level, so that the three-storey garage accessed from Bridport Street is nearly level with the road. A double row of large evergreen trees along the front of the house and a single row along the north side identify the range of this property.

This house is approximately 7 metres from the St. George Street property line and 21.75 metres from the edge of the street. It is approximately 3 metres from the Bridport Street property line and approximately 9 metres from Bridport Street.

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### **Heritage Attributes**

- Form, mass, and scale: a two and a half storey building with a nearly square footprint and a roofline defined by intersecting gables and a gable-roofed dormer
- Overhanging roofs with wood soffits
- Flared rooflines at bases of gables
- Purlins beneath the front eaves
- Thick brackets beneath the jetty of the front gable
- Half-timbering that clads the second-storey of the house, its gables, and its front dormer
- Orange stretchers and grey and brown headers that comprise the brick facing of the ground-floor and the porch posts and walls
- Emphatically rusticated stone blocks used to form the foundation, window sills, and lintels

- Hipped roof, with a deep overhang, above the front porch
- Heavy, wood braces, in a strut design, supporting the deep overhang of the front porch
- Thick brick posts supporting porch roof
- Short brick wall around the front porch
- Oriel window on the north side of the house, with shallow hipped roof and wood deck and supported by five wood modillions
- Spacing and sizes of all apertures
- Various configurations of windows: narrow sashes with transoms containing delicate leaded glass design, windows with leaded glass in a diamond-shape configuration; various configurations of small-paned windows divided by wood rails and muntins.
- Wood frame, surrounds, muntins, rails, and sills
- Storm windows with wood frames, muntins, and rails
- Panelled oak front door with nine small glass inserts
- Front storm door consisting of a wood frame holding a large glass insert
- Wood door and storm door on the north side of the house, both with glass inserts
- Tall, deep brick chimney

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London City Directories

**Civic Address: 430 St. George Street**

**Assessment Roll No:** 010530100000000

**Legal Description:** PLAN 244 LOT 26 PT LOT 25 99X160& 1X75 96.50FR

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** c. 1909

**Architect and/or Builder:** Unknown

**Historic Associations:** The list of people who have owned and lived in this house includes an array of leaders in the fields of London commerce, education, and medicine. The house was built for Jacob Fritz Beck, the nephew of Sir Adam Beck, founder of Ontario's electric power system, and also the Manager of Adam Beck's local box manufacturing firm. Jacob Fritz Beck lived here until 1931, when the building became home to the family of W.L. Mara, the proprietor of Mara's Dry Goods at 134 Dundas Street, a mercantile concern that survived in that downtown location until the 1980s. From 1955 until 1966, A. H. Birks occupied the house. Birks was then the Managing Director of Henry Birks & Sons, long the area's premier jewellery and silver store. Later residents included Eva and James Good, the latter a Professor of English and later Dean of Arts at the University of Western Ontario; the family of Richard W. Ivey, a son of Richard Macauley Ivey who, among other philanthropic projects, founded the Ivey Business School at UWO; and Dr. Steven MacDonald, a leading orthopaedic surgeon in London. It was Richard Ivey who, c. 1990, commissioned an extensive renovation of the house; the original red brick appearance of the building is shown in the historic photograph above, provided by Dr. James M. Good.



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## Property Description

As built, this tall, two storey house was faced in unpainted red brick, and possessed many of the features it still possesses: a high, hipped roof that flares slightly over deeply overhanging eaves, decorated on all sides with ornamental purlins; shed-roofed dormers on all sides of the roof; two-storey oriel windows, shallow, rectangular, wooden projections supported by bulky, Craftsman-style brackets and decorated with panelling, dentil mouldings, and pilasters; and an arched hood that hangs over the front entranceway and is supported both by chains fastened to the wall above and by thick, shallow brackets. While retaining these definitive features, the exterior changes that comprised part of the Ivey's million-dollar renovation substituted references to the Georgian Revival for some of the building's period and Arts-and-Crafts features. The red brick was painted, thus blurring the distinction between the different materials comprising the facade. The front door complex, consisting of an off-centre wood door with a diamond-shaped glass insert and a small window to its north, was replaced by a centred, solid wood door with sidelights. The shallow set of segmental-arched windows above the hanging arch gave way to longer 6/6 sash windows, shorter versions of those that replaced older window shapes around the house. The windows of the former one-storey sun-room on the south side of the house were also replaced with new, wood-framed windows, and its flared hipped roof, which mirrored that of the building's main roof, was replaced by a second storey. The tall, corbelled brick chimney along the south wall, remained, albeit painted.

Because the top of the escarpment over the river's flood plains is gradually moving eastward here, the houses along the east side of St. George Street are located on top of a rise that descends towards the street. At 430 St. George Street, steps rise along a series of terraces towards the main entrance. An attached double-car garage opens onto Bridport Street, along the south side of this property's corner location. This house is approximately 9.75 metres from the St. George Street property line and 24.5 metres from the edge of the street.

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## Heritage Attributes

- Form, mass, and scale
- Shed-roofed dormers
- Ornamental purlins under eaves
- Brick facing
- Original foundation
- High, hipped roof with flared and deep eaves
- Segmental arch over windows above front entranceway
- Tall, corbelled brick chimney along south side of house
- Arched wooden hood over front door, apparently supported by chains attached to the wall above and by shallow, thick wood brackets
- Two storey, wood oriel windows, decorated with panelling, dentil mouldings, and pilasters, and supported by thick, shallow brackets

**Contributing/Non-Contributing:** TBD

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## Sources

- London City Directories
- Materials provided by James M. Good, former owner and occupant of 430 St. George Street.

**Civic Address: 434 St. George Street**

**Assessment Roll No:** 010530101000000

**Legal Description:** PLAN 244 LOT 24 PT LOT 25 51X85X50X75  
51.00FR

**Designation/Listing Status:** None

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### Property History

**Date of Construction:** c. 1924

**Architect and/or Builder:** Unknown

**Historic Associations:** F.W. moved into this house in 1924. He was a barrister and partner in the law firm Gladman and Stanbury, with an office at 365 Richmond Street.

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### Property Description

The main block of this two storey brick house, as it appears from the street, has a hipped roof interrupted by a central eyebrow window, featuring panes divided by radiating bars; one can see decorative purlins under the roof's broad angled. The house walls are faced with rug bricks in colours ranging through red, tan, and brown, and giving an overall impression of a brownish red. The upper storey exhibits two symmetrical panels of three 3/1 sash windows, set above a shallow hipped roof with broad eaves and decorative purlins that together echo the lines of the main roof above. What appears to have once been a porch, supported with sturdy, thick brick posts and surrounded by a low brick wall, has now been filled in with ranges of 10-paned windows. All windows are now flanked with decorative shutters. To the south and deeply set back behind the front of the main block one can see a second unit, also with a hipped roof and deep eaves. The front door is located in this recessed section of the house, under a semi-elliptical porch hood set on heavy wood brackets reaching out from the house in a concave curve. A single, narrow glass pane is set into the panelled wood door, which is surrounded by a robust round moulding. A rectangular Arts and Crafts lantern hangs from the hood over the door.

The top of an escarpment is gradually moving eastward here, the houses along the east side of St. George Street are located on top of a rise that descends towards the street and sometimes, as here, towards the north. At 434 St. George Street, steps rise along the southern border of the property towards the main entrance. A relatively new two-car garage at the back of the property is accessed from the laneway that runs behind the house.

This house is approximately 8 metres from its front property line and 22.75 metres from the edge of St. George Street.



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### **Heritage Attributes**

- Form, mass (including massing under different roof lines), and scale
- Hipped roofs with deep overhanging eaves
- Decorative purlins beneath eaves
- Eyebrow window with radiating spokes
- Tall brick chimney along north wall
- Rug brick facing of house
- Panels of three 3/1 sash windows on second storey
- Spacing and sizes of all windows on main body of house
- Wood window frames, surrounds, muntins, rails, and sills
- Square brick posts and low brick wall of filled in porch on first-floor facade
- Semielliptical hood, supported by curved brackets, over front door
- Lantern hanging from hood
- Front door with fielded panels and single narrow window pane
- Round moulding surrounding front doo
- Brick foundation

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London City Directories

**Civic Address: 436 St. George Street**

**Assessment Roll No:** 010530102000000

**Legal Description:** PLAN 244 LOT 23 50.00FR 160D

**Designation/Listing Status:** None

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### Property History

**Date of Construction:** c. 1912

**Architect and/or Builder:** Unknown

**Historic Associations:** Arthur Jolly lived here in 1912. He co-owned A.E. Jolly & Co., a store at 190 Dundas Street that sold wallpaper, pictures, and artists' material. He lived here for a decade before selling the property to W.R. Yendall in 1922. Yendall was a general manager at Richards-Wilcox Canadian Company.

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### Property Description

This is a four-square house reminiscent of the Queen Anne Revival style, but with some Craftsman overtones. It features a high, hipped roof, now pierced by a gable-roofed dormer, and broad eaves, supported in front by oversized brackets in a strut-design. The house wall is faced with brick of an orange-red hue, as are the tall, corbelled chimneys rising along the both sides. A two-storey bay, with windows on three sides, extends down the full two-storeys of the north part of the facade; a diamond-shaped window holds a prominent position over the front door; while to the south a sash window on the second storey is located above a larger window with a transom on the first floor. The centre door is also surmounted with a transom. Leaded, bevelled glass fills most of the upper halves of the windows and the transoms; other windows are new. The present, square front porch has a gable roof supported at the front by two columns and, against the wall, by brick pilasters. A metal railing extends across the porch and the south half of the facade. The porch foundation is of stone, but it has been replaced in parts by modern concrete blocks.

Because the top of an escarpment above the river flats is gradually moving eastward here, the houses along the east side of St. George Street are located on top of a rise that descends towards the street and sometimes, as here, towards the north. Off the laneway at the back of this house a two-car garage is part of a neat, flat-roofed, stuccoed structure, now featuring regularly spaced 6/6 sash windows with segmental arches, that appears to have been designed for a different purpose.

This house is approximately 9 metres from its front property line and 24 metres from the edge of St. George Street.



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**Heritage Attributes**

- Form, mass, and scale
- Hipped roof with broad eaves
- Large, strut-style brackets appearing to support eaves
- Orange-red brick facing
- Two-storey bay window
- Spacing and sizes of all windows, including the diamond-shaped window over the centre door
- Leaded, bevelled glass in upper sections of windows
- Wood window frames, surrounds, and sills
- Front door and transom
- Brick pilasters designed to support porch roof
- Tall, brick chimneys
- Original foundation

**Contributing/Non-Contributing:** TBD

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**Source**

- London City Directories

**Civic Address: 438 St. George Street**

**Assessment Roll No:** 010530029000000

**Legal Description:** PLAN 244 LOTS 21 & 22 S/S VICTORIA  
100.00FR 160D

**Designation/Listing Status:** Listed

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**Property History**

**Date of Construction:** c. 1920

**Architect:** Watt and Blackwell, in association with William Murray

**Historic Associations:** The residents in this house during much of the 20th century were among London's most successful merchants. The original owner of this house was Hugh McCrimmon, associated with McCrimmon and McCrimmon, a retail and wholesale dry goods firm. In 1925, he sold the house to Oliver G. Keene, President of Ontario Furniture Ltd., which had a salesroom on downtown Dundas Street. Keene lived here for two decades. In 1948, he sold the property to William S. Scott, owner of Scott's Fashion Craft Clothes Shops, which later became Scott's of London and served for decades as one of the city's most fashionable clothes stores.

The architectural firms involved in the design and construction of this house, both well-known in London, were also responsible for a very similar design used for Ryerson Elementary School, also in Old North London.

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**Property Description**

This one storey, stuccoed house, very unusual in a London context, employs a design strongly influenced by southwestern United States architecture. Its square floor plan is built around an atrium, lit by skylights that originally contained an ornamental pool. Wide window complexes around the building are designed to let in light and, in the right temperatures, to circulate air. The two gable-shaped crests in the front of the house reflect the geometrical shapes of southwestern designs. The house has a shallow hipped roof (possibly a concession to a northern climate). Its facade, especially when seen from the street some distance below, is dominated by the two crests, topping parapet walls; each wall displays a shallow rectangular bay window with a shed roof and a row of four long windows. The front entranceway between these walls comprises a solid panelled wood door with small-paned sidelights on either side. At the far ends of the symmetrical facade are rows of three small-paned windows.



Because the top of an escarpment above the river flats is gradually moving eastward here, the houses along the east side of St. George Street are located on top of a rise that descends towards the street. This house sits well above the street and sidewalk level, at the top of what are now a series of carefully landscaped terraces. Along the Victoria Street side of the house the street rises, so that the back of the property is approaching street level. A rear laneway provides access to a two-car garage, designed with a parapet gable that closely matches those on the facade of the house.

This house is approximately 11 metres from the St. George Street property line and 26 metres from the edge of St. George Street. It is approximately 6 metres from its Victoria Street property line and 21.5 metres from the edge of Victoria Street.

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### **Heritage Attributes**

- Form, mass, and scale: a one-storey, square house with generous dimensions
- Hipped roof with skylight at the top
- Stucco facing over brick structure
- Symmetrical facade dominated by parapet walls with gable-shaped crests
- Shallow, rectangular bay windows with shed roofs
- Spacing and sizes of all windows, including the diamond-shaped window over the centre door
- Wood window frames, surrounds, muntins, rails, and sills
- Panelled, solid wood front door with sidelights
- Stuccoed chimney
- Original foundation

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Architectural Conservancy of Ontario, London Branch. Old North Walkabout: Geranium Walk 8. 1981.
- London City Directories.
- Lutman, John H., and Christopher L. Hives. The North & the East. 20, 21.

# ST. JAMES STREET

**Civic Address: 123 St. James Street**

**Assessment Roll No:** 010511027000000

**Legal Description:** PLAN 65 PT LOT 1 PT LOT 2 E/S  
TALBOT 50.00FR 126.75D

**Designation/Listing Status:** None

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### Property History

**Date of Construction:** This building was under construction in 1957 and completed by 1958

**Architect and/or Builder:** Unknown

**Historic Associations:** The first occupant in this duplex, was R.C. Dannecker, who worked for Delta Acceptance resided here by early 1958. A second occupant, William E. Duffield was resident by early 1959. A general insurance agent, Duffield was a principle in the firm DuMoulin and Moore, Ltd.



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### Property Description

This building follows a pattern common among duplexes built in London during the 1950s and early 1960s. It is two storeys high (with an apartment on each floor), and it has a brick veneer facing, a shallow hipped roof, and a rectangular footprint. Here, the rug brick ranges in colour from pale yellow through various shades of orange to red. A wide three-light window, with a rusticated concrete sill, is found on both storeys, while a vinyl panel now covering the eastern half of the upper storey appears to cover an additional window there. A panelled front door, with a stained glass insert and a stained glass sidelight, presumably provides access to both apartments. A distinctive feature of this duplex is the carport, wide enough to house two cars; three heavy east/west beams, are supported by and appear to extend through three thick brick piers on the east side of the carport. An oversized wood lattice, outlining large square spaces, now fills the spaces between the piers on the east wall, and a thick wall now covered with bevelled boards extends across most of the back of the carport. The flat carport roof, which extends over the protruding front entranceway, is now surrounded by a fence of narrow horizontal boards and appears to serve as outdoor space for the second-floor apartment. The front door is approached by concrete steps, between wrought iron rails, and a concrete stoup. The building has a poured concrete foundation.

St. James Street has relatively deep boulevards and houses are set back a relatively deep amount beyond the sidewalks. This house is approximately 0.5 metres from the front property line and almost 16 metres from the edge of the street. This house is the newest within its streetscape, and therefore stands out architecturally. Most of the homes here have been significantly altered, however, introducing numerous materials of a date later than that of their construction. Unlike most blocks within the study area, this one has no interior laneways, so that all homes, like this one, must have driveways leading from the street.

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### **Heritage Attributes**

- Form (including the shallow hipped roof and the cuboid shape), mass, and scale
- Mainly orange brick facing (in hues ranging from pale yellow to red)
- Deep brick chimney on the west side of the house
- Three-light windows on each floor
- Window frames, rails, and muntins
- Any hidden upper-storey window
- Rock-faced concrete window sills
- Panelled front door with stained glass insert and with stained glass sidelight
- Carport with flat roof, east wall comprising glass panes inserted in wooden lattice
- Rear wall of carport
- Concrete steps, stoup, and foundation

**Contributing/Non-Contributing:** TBD

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### **Source**

- London City Directories

**Civic Address: 124, 140 and 150 St James Street**

**Assessment Roll No:** 010510012010000

**Legal Description:** Plan of Survey Lot 23 Pt Lots 24 and 25 E of Talbot St. Lot 23 Pt Lot 24 W of George St. Pt Lots 23 to 25

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** c. 1885

**Architect and/or Builder:** N/A

**Historic Associations:** In 1848 Lionel Ridout acquired for himself the property bounded by the Thames River and by Grosvenor Street, St. James Street, and George Street. In 1862, the land was sold to the Bishop of Huron, Benjamin Cronyn, and the Venerable Isaac Hellmuth, Archdeacon of Huron. In 1863, the Bishop and the Archdeacon sold the land to Huron College. Huron College remained at Rough Park until 1951.

Huron College sold the southeast corner (200' by 146') of its grounds to the Synod of the Diocese of Huron in 1887 and Bishopstowe, the home of the Bishop of Huron was built here. The Bishopstowe property was bought by the Trustees of Miss Matthews School in 1952. Miss Matthews School remained on the property until 1979, and following the schools departure the buildings were demolished.

In the early twentieth century, Huron College began selling off the land along the north side of St. James Street. A lot, 50' in width to the west of the Bishopstowe property was sold to Harry W. Peel, a furrier, in 1924. Huron College sold land to the west to Herbert E. Gates, an insurance agent in 1907. The houses on these lots were demolished by 1952. In 1952, Huron College agreed to sell the property to Realty Development Company of London, and were developed into apartment complexes. The first apartments to be built on these lands were two, four-storey apartment buildings, with the addresses 124 and 128 St. James Street finished in 1957 and 1959 respectively. The buildings were demolished in 1980-81. The properties remain vacant to date.



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### **Property Description**

124, 140 and 150 St. James Street are a single piece of property. This parcel consists of mature trees and expanses of grass. A parking lot/driveway extends from St. James Street into the back of the Grosvenor Gate Apartments complex. The driveway entrance passes between three redbrick gateposts, two on the west side of the drive and one on the east. Several trees on the property are growing in rows and may mark property lines from the past.

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### **Heritage Attributes**

- None

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London City Directories
- Talman, James R. and Ruth Davis Talman, *Western, 1878-1953*, London, University of Western Ontario, 1953, p. 7.
- Talman, James R. and Ruth Davis Talman, *Western, 1878-1953*, London, University of Western Ontario, 1953, p. 18-20.
- Tausky and DiStefano, *Victorian Architecture*, 144-149.
- Fragments, p.196.
- London Free Press, 2 August 1952.
- London Free Press, 22 March 1979.
- Instruments 25353, 12696, 46700

**Civic Address: 125 St. James Street**

**Assessment Roll No:** 010511028000000

**Legal Description:** PLAN 65 PT LOT 1 PT LOT 2 E/S TALBOT  
38.25FR 126.75D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1897-1898

**Architect and/or Builder:** Unknown

**Historic Associations:** The first resident here was a widow, Mrs. Richard (Eliza) Browne.

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### **Property Description**

The irregular roofline and many features define this as a one-time product of the Queen Anne Revival. The hipped roof has a deck on top and cross gables surmounting projecting wings on both the front facade and the east side of the house. Two gable-roofed dormers face west. The house has projecting, prow-shaped apex boards above a three-sided oriel window with a base that narrows gracefully to a heavy pendent. Shingles on both sides of the window reach below the gable to flare out just above the top of the brick wall. There is a transom over the front door and a keystone window on the west wall that contains leaded glass formed into diamond shapes. The use of alternating longer and shorter voussoirs above the keystone window and segmental arches over windows creates a dentil effect along the tops of the apertures. A high brick chimney rises along the east side of the house.

The use of some substantial new materials and treatments have nevertheless given the house an appearance that in some ways betrays its late Victorian origins. Large wood shingles in the gable replace what were undoubtedly smaller decorative wood shingles. The large, somewhat rough shingles have also been used to fill in a segmental-arched area above the present vinyl windows main-floor windows -- an area that once would have held a stained or leaded glass transom. Brackets at the tops of the wood divisions between the oriel windows seem to have been cut off at the top. The brick walls have been painted white. The gable roof over the relatively small front porch is now supported by very slim turned posts. A vinyl-clad addition extends the house to the back.

St. James Street has relatively deep boulevards and houses are set back a relatively deep amount beyond the sidewalks. This house is almost 3.5 metres from the front property line and almost 19 metres from the edge of the street. Many of the homes within the



streetscape, many quite modest, resemble this one in having been significantly altered. Unlike most blocks within the study area, this one has no interior laneways, so that all homes, like this one, must have driveways leading from the street. Here, a drive along the west side of the house leads to a one-storey garage at its rear.

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**Heritage Attributes**

- Form (including the steeply sloped hipped roof and the cross gables facing the street and the east side), mass, and scale
- Projecting apex boards in the gable
- Three-sided oriel, with its boldly shaped base, narrowing to a pendant and with parts of brackets attached to its frame
- Flared shape of wall above brick siding
- Brick cladding
- Placement and implied original shapes of all apertures
- Original wood frame where it exists
- Brick voussoirs over windows
- Gable roof over small front porch
- Rusticated concrete block foundation
- Tall, brick chimney

**Contributing/Non-Contributing:** TBD

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**Source**

- London City Directories

**Civic Address: 127 St. James Street**

**Assessment Roll No:** 010511029000000

**Legal Description:** PLAN 65 PT LOT 5 36.67FR 157.83D

**Designation/Listing Status:** None

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### Property History

**Date of Construction:** 1884

**Architect and/or Builder:** Unknown

**Historic Associations:** The Reverend C.B. Guillemont was the first resident here in 1884. The 1887 city directory showed him living here then as well and described him as a Professor of Modern Languages at Hellmuth Ladies College.

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### Property Description

This was originally a relatively simple and modest one-storey, side-hall plan Victorian cottage that was perhaps somewhat passé at the time it was built. The photograph shown above, however, was taken in March 2016 when the cottage was in the course of renovations that seemed aimed at removing the most compelling exterior heritage attributes of the building. One can see where two eared, pedimented wooden window frames have been removed and replaced by a three-light vinyl window. Similar shadows appear where vinyl windows have replaced the originals on the sides of the building. That the wood corner boards have been removed suggests that the original tongue-and-groove wood siding. The shape of the house, with its hipped roof and cuboid shape remain, as does the front porch and entranceway, most of which appears to date from around 1915. The porch also has a hipped roof, supported by tapered wood posts sitting on a column of concrete blocks, each bevelled at the top. Spindles with square profiles fill the space between the porch rails. The front door features the vertical panels and six small window panes found on the doors of c. 1915 houses in the study area, but the frame and transom above are original.

St. James Street has relatively deep boulevards and houses are set back a relatively deep amount beyond the sidewalks. This house is almost 2 metres from the front property line and just over 17 metres from the edge of the street. Many of the homes within the streetscape, many quite modest, resemble this one in having been significantly altered. Unlike most blocks within the study area, this one has no interior laneways, so that all homes, like this one, must have driveways leading from the street. Here, a driveway runs along the east side of the house.



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**Heritage Attributes**

- Form (cuboid, with a hipped roof), mass, and scale
- Any tongue-and-groove siding that remains after renovations
- Any remaining eared and pedimented window surrounds that remain after renovations
- Front door, position of door, and transom
- Wood frame of front door
- Poured concrete foundation

**Contributing/Non-Contributing:** TBD

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**Source**

- London City Directories

**Civic Address: 129 St. James Street**

**Assessment Roll No:** 010511030000000

**Legal Description:** PLAN 65 PT LOT 4 PT LOT 5 36.67FR 157.83D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1916

**Architect and/or Builder:** Unknown

**Historic Associations:** The London city directory of 1882-1883 listed a vacant house on this property, and by 1882 it was inhabited by Alex Fraser, a commercial traveller. Between 1905 and 1915, the 1882 house was the home of Charles D. Lewis, the driver for Sir Adam Beck, who's mansion was just across Richmond Street. The Fraser/Lewis house was not, however, the building presently on the property. According to local Fire Insurance Plans, Fraser and Lewis lived in a one-storey, wood frame cottage with the same footprint (and likely the same form) as the neighbouring cottage at 127 and 133 St. James Street. The plans indicate that sometime between 1912 and 1922 the 1-storey cottage was replaced by the 2-and-1/2-storey Craftsman-style house on the property now. The larger house must have been erected during the only year, 1916, when the house was vacant. For at least 10 years after 1917, the house was home to a dentist, George H. Kennedy.



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### **Property Description**

The strong vertical lines of this Craftsman façade, caused by the three evenly-spaced timbers and by the frames of the sash windows on the upper storey, the muntin bars and the proportionally narrow windows in the first-floor bay, the paired pilasters of the front porch, and even the relatively narrow dimensions of the façade, are an unusual feature in a Craftsman-style house, which more often displays the largely horizontal lines of the Prairie style. The half-timbering of the second storey, along both the front facade and the highly visible east side, consists exclusively of vertical members. The 4/1 sash windows have vertical muntins dividing the upper members. Paired square pilasters hold up each corner of the porch on the west half of the facade. A brick chimney rises just behind the peak of the hipped roof. And the house itself is relatively narrow. Certainly there are some strong horizontal lines that partially counter this verticality, but they work to stabilize it rather than to balance it: the broad, overhanging eaves (lined with ornamental purlins) found on both the main hipped roof of the house, the hipped roof of the dormer, and the ground-floor hipped roofs of both the

rectangular bay and the front porch; and, now, the concrete wall that effectively extends the porch wall in front of the east half of the house and even beyond. The west and north sides of the porch have been filled in with small-paned windows that provide protection for the fine, solid wood front door, with four panes of beveled glass towards its top. On the long east side of the house features, the plain stucco finish of the ground floor is more obvious, as it is now broken only by a two-storey, rectangular bay window about half-way down its length and a smaller, one-storey bay window beyond. The house has a rusticated concrete block foundation.

St. James Street has relatively deep boulevards and houses are comfortably set back from the sidewalks. This house is 0.25 metres from the front property line and approximately 15.5 metres from the edge of the street. This house is more substantial than most of its near neighbours. Unlike most blocks within the study area, this one has no interior laneways, so that all homes must have driveways leading from the street. Here, a driveway runs along the east side of the house, up to a fence approximately level with the rear wall of the house. The paving stones used for the driveway also extend in front of most of the house as part of an elaborate landscaping scheme.

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### Heritage Attributes

- Form (cuboid, with a hipped roof), mass, and scale
- Brick chimney just behind tip of roof
- Hipped-roof dormer, featuring a row of three small 3/1 sash windows.
- Deep overhanging eaves of roof, dormer, and hipped roofs over bays and porch
- Ornamental purlins beneath eaves
- Stucco facing, with vertical half-timbering on upper floor
- Wooden corner boards
- Rectangular bays -- on front facade and east side
- Hipped roofs on bays and front porch
- 2/1, 2/1, and 4/1 windows
- Window frames and plain entablatures
- Spacing and placement of windows
- Solid wood front door containing four panes of bevelled glass
- Entablature of front door
- Paired square pilasters on corners of porch
- Low stucco-covered wall along two sides of porch
- Rusticated concrete block foundation

**Contributing/Non-Contributing:** TBD

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### Source

- London City Directories

**Civic Address: 133 St. James Street**

**Assessment Roll No:** 010511031000000

**Legal Description:** PLAN 65 PT LOT 4 36.67FR 157.83D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1884

**Architect and/or Builder:** Unknown

**Historic Associations:** Peter J. Watt, a travelling salesman for one of London's wholesale firms, was the first occupant of this house.

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### **Property Description**

This one storey, side-hall plan cottage probably once looked much like that at 127 St. James Street, before the renovations to the latter. It has a similar hipped roof, cuboid shape, and very similar dimensions. Its original siding has now been covered in vinyl and, while two front windows occupy spaces typical of the form, the original window frames have been replaced by sash windows with slim vinyl frames and decorative shutters. A storm porch, also clad in vinyl, now extends across the original entryway. Its facade contains two sash windows, with a narrow door fitted between them. The porch has a flat roof and a rusticated concrete block foundation. The main block of the house now appears to have a poured concrete foundation.

St. James Street has relatively deep boulevards and houses have a comfortable setback beyond the sidewalks. This house is almost 2 metres from the front property line and just over 17 metres from the edge of the street. Many of the homes within this streetscape are quite modest and resemble this one in having been significantly altered. Unlike most blocks within the study area, this one has no interior laneways, so that all homes must have driveways leading from the street. Here, a paved parking pad has been put down in the eastern part of the front yard.

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### **Heritage Attributes**

- Form (cuboid, with a hipped roof), mass, and scale
- Spacing of two eastern windows on the facade

**Contributing/Non-Contributing:** TBD



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**Source**

- London City Directories

**Civic Address: 137 St. James Street**

**Assessment Roll No:** 010511032000000

**Legal Description:** PLAN 65 PT LOTS 3 & 4 RP 33R1753 PARTS 3 & 4 27.50FR

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1886

**Builder:** Possibly George F. Jeffery

**Historic Associations:** George F. Jeffery was the first resident here and a carpenter by trade.

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### **Property Description**

Beneath the flamingo stucco now covering this two-storey house one can still discern the outlines of a Queen Anne Revival building with front and side gables that likely protruded from what were once the general planes of the building's walls. The home's original massing has been largely hidden beneath a complex set of only vaguely discernible additions, all now combined and unified by the stucco cladding, a deep plain cornice that runs around the entire house except where crowded out by windows too close to the eaves, and the bright paint that envelops even the rusticated concrete block foundation. Bright white paint allows the cornice and other wood trim to stand out, revealing some wood window surrounds that may have been part of the original house; these entablatures are very plain, with a robust rounded moulding along the top edge of the lintel. They are found, for example, around the paired and three-light windows beneath the front gable, on the upper and lower floors respectively, and also around the single and paired sash windows under the east and west gables. The porch was added, probably in the second or third decades of the twentieth century, after some additions had already been made to the shape of the facade. It features a shallow gable roof, supported by substantial, square piers, made of rug brick in colours ranging from orange-red to black and now surrounded by a railing featuring closely placed square spindles that reach below the porch floor to the ground.

St. James Street has relatively deep boulevards and houses have a comfortable setback beyond the sidewalks. This house is approximately 1.5 metres from the front property line and 17 metres from the edge of the street. Many of the homes within this streetscape resemble this one in having been significantly altered. Unlike most blocks within the study area, this one has no interior laneways, so that all homes must have driveways leading from the street. Here, what appears to be a shared, paved driveway fills the space between this house and that to the east, at 139 St. James Street.



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**Heritage Attributes**

- Mass and scale of the building
- Some aspects of the home's form: the gables on the facade and each side of the house, as well as what can be determined about the interlinking shape of the original house
- Spacing of windows beneath the gables
- Wood window entablatures with rounded moulding along the tops of the lintels
- Rusticated concrete block foundation
- Porch with shallow gable roof and square brick posts

**Contributing/Non-Contributing:** TBD

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**Source**

- London City Directories

**Civic Address: 139 St. James Street**

**Assessment Roll No:** 010511033000000

**Legal Description:** PLAN 65 PT LOT 3 PT LOT 4 RP 33R1753 PART 1 TO 2 IRR 27.85FR

**Designation/Listing Status:** None

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### Property History

**Date of Construction:** 1896-97

**Architect or Builder:** Unknown

**Historic Associations:** A traveller, Willet S. Niles, was the first occupant of this house.

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### Property Description

Although this house has been altered in several ways, it retains much of its original character. Its simple cuboid shape was surmounted by a gable roof, with the gable extending across the front of the house. It features a remarkably deep and broad apex board, filled with decorative woodwork of an unusually repetitive character: rows and columns of roundels, in different sizes, are tucked between vertical and horizontal applied strips of wood, while a large square patch at the centre features three-dimensional diamond shapes. This protruding board is supported by inverted console brackets on the jambs of the two windows immediately beneath it; these jambs are interesting, too, for the way in which thick mouldings transition between flat plane of the gable through the flared surface above the brick wall of the house. This surface, between the apex board and intersection some distance beneath the eaves, of the brick wall, is now covered with bevelled wood boards, which likely replace or obscure decorative wood shingles. The brick that forms the walls of the house is that of a buff colour (technically white), made from local clay. The building also retains the original window surround and entranceway of its ground-floor facade: the large window with a transom above, a stained glass transom above the front door, and a distinctive wood door displaying rows of three square fielded panels with fine bevelled mouldings around the outer edges with a robust moulding also surrounding a pressed glass insert. Tall brick chimneys now rise along the east side of the house and the back wall. There is a substantial addition, with a shed roof, at the back of the building. The front porch is also an addition to the original house, probably built in the second or third decade of the twentieth century, and strongly resembling that next door, at 137 St. James Street. It has a shallow gable roof supported by substantial brick posts, here made of rug brick in shades of tan and brown, with railings now formed of closely placed square spindles that reach to the ground.



St. James Street has relatively deep boulevards and houses have a comfortable setback beyond the sidewalks. This house is approximately 2 metres from the front property line and 17.5 metres from the edge of the street. Many of the homes within this streetscape resemble this one in having been significantly altered. Unlike most blocks within the study area, this one has no interior laneways, so that all homes must have driveways leading from the street. Here, what appears to be a shared driveway fills the space between this house and that to the west, at 137 St. James Street.

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### **Heritage Attributes**

- Form (including the cuboid shape of the house and the gable roof), mass, and scale of the building
- Broad and deep apex board of the gable, with its decorative wood roundels and square patch of three-dimensional diamonds
- Wood surrounds of the two windows immediately below the gable, with the robust mouldings at their base and the inverted console brackets support the apex board
- The flared profiles of the wall extending from the gable to a few feet below the eaves, now covered with bevelled wood boards
- Surrounds and frame of large window on the ground floor of the facade, with a transom above
- Finely panelled, wood front door
- Front door frame, with stained glass panel above
- Brick voussoirs above original window(s)
- Concrete sills of original window(s)
- Buff-coloured, local brick of walls, including foundation
- Tall chimneys

**Contributing/Non-Contributing:** TBD

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### **Source**

- London City Directories

**Civic Address: 149 St James Street****Assessment Roll No:** 010511034000000**Legal Description:** W ½ Lt. 2 & E ½ Lt 3 s/s St. James St. Plan (W)  
London**Designation/Listing Status:** Listed, (Priority 1)

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**Property History****Date of Construction:** c. 1885**Architect and/or Builder:** Unknown

**Historic Associations:** The house was constructed c. 1885 and was owned by Louis Hayne, an accountant and long-time employee of the London Life Insurance Company. In 1906 Hayne sold the property to Harry Bapty, a retail merchant, originally from Leeds, Yorkshire, England. Bapty served with the 7th Regiment during the Northwest Rebellion in 1885, and later worked for the London Electric Company. His daughter Helen Bapty, served during the First World War as a war nurse and was educated at Mount Sinai Hospital in New York City, and at the University of Chicago. She was one of the first investigators with the Federal Mother's Allowance Board, and lived at 149 St. James Street until she passed away in 1957. Walter Bapty, son of Harry, also had an acclaimed military and medical career. Walter participated in the Boer War at the age of 15, one of the youngest Canadian volunteers, and would later graduate from the first medical class at the University of Western Ontario in 1906, the same year his father purchased the St. James Street property from Hayne. Walter also served as a medical officer in both World Wars. Gertrude, the third child of Harry Bapty worked as a teacher in London, and served as the Froebel Society of London. She was the last member of the Bapty family to live at 149 St James Street, and resided there until her death in 1970.



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**Property Description**

The house is designed as a single storey, three bay, Ontario cottage with a hipped roof, and centrally located peak raised over the front door. The front entrance includes a covered porch supported by white wood posts, and short white balustrades. The front door consists of a wood, four panel door flanked by symmetrical sidelights and a transom. Singular wood sash windows, including shutters are located on either side of the front entrance. The house is clad with wood siding, and includes a plain white cornice that wraps around the top of roofline. The central gable is accented with a gable window, and decorative wood scalloping, bargeboard, and finial.

The property has a moderate setback and is separate by treed boulevard. The house is approximately 6 metres from the front property line and 21.5 metres from the edge of the street. A tree is located at the front of the house, and a narrow driveway is located on the west side of the property.

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### **Heritage Attributes**

- Symmetrical façade;
- Wood siding and white cornice and trim;
- Wood sash windows, decorative wood lintels, and shutters;
- Decorative front porch entrance including posts, balustrades, four panel wood door, sidelights, and transoms;
- Central peaked gable; and
- Hip roof.

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Historical Series Scrapbook Vol. 5, p 162 – obituary for Harry Bapty
- Historical Series Scrapbook Vol. 13, p 126 Daughter of Harry Bapty
- London Obituary Scrapbook Vol 1. p 20 – Harry
- 1891 Fire Insurance Plan
- London City Directories

**Civic Address: 153 St. James Street**

**Assessment Roll No:** 010511035000000

**Legal Description:** PLAN 65 PT LOT 2 33.00FR 90.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1888-1889

**Architect or Builder:** Unknown

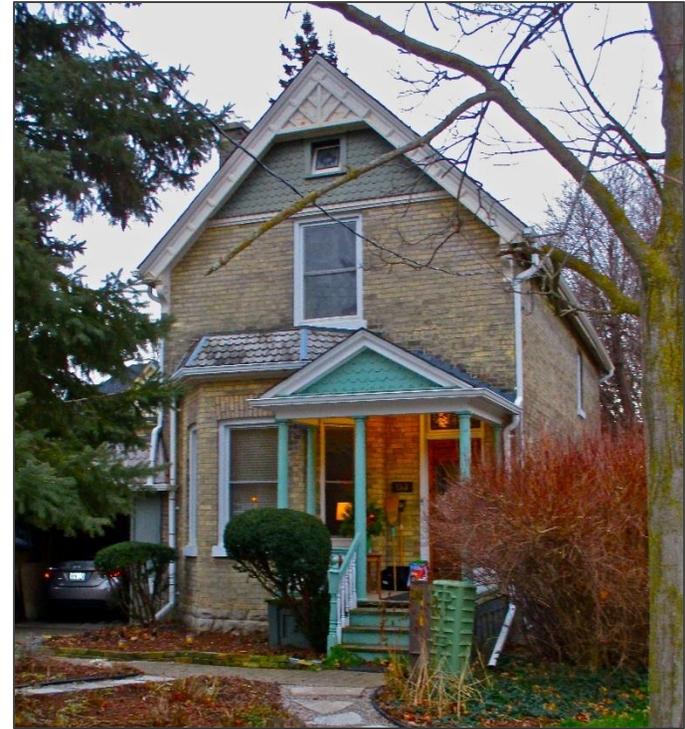
**Historic Associations:** This house was first occupied by William Hudson, a shipper for Carling Brewing & Malting Co. His tenure was short-lived: a teacher, William H. Liddicoatt, was resident there by 1890.

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### **Property Description**

St. James Street has relatively deep boulevards and houses have a comfortable setback beyond the sidewalks. The front yard of this house is actually used for a garden with pebbles and stone slabs forming curving walkways throughout. Unlike most blocks within the study area, this one has no interior laneways, so that all homes must have driveways leading from the street. Here, a short driveway along the western border of the front garden leads to the garage that has been added to the original house and is made sympathetic by its roofline, which resembles that of the bay window in slope and approximate height. The scalloped wood shingles of its roof echo those of the house and porch gables and the roof of the bay window.

Most houses along the south side of St. James Street between Talbot and St. George Streets have been significantly altered, but the three at its western end, 149, 153, and 159 St. James Street remain much as they were when built. This one and a half storey, late, simplified, Queen Anne Revival house has a simple cuboid shape with decorative woodwork filling much of the gable. The box bargeboard features a series of panels with Greek mouldings around the sides of each, while a protruding apex board features a strut design. Most of the gable field is filled with scalloped wood shingles; a small, stained glass window, hinged to open inwards at the top, is placed just below the apex board. The buff-brick wall of the house reaches up into the gable and contains a single sash window on the facade. The ground floor contains both an octagonal bay and an ornate front entranceway. The bay, with sash windows on two of its exposed sides, has a mansard roof, with a nearly flat upper deck and a steeply sloped roof at the sides. The entranceway features a very ornate, Eastlake-influenced door with a stained-glass transom above. The door contains fielded panels



of various sizes, with robust mouldings framing each panel and with large turned mouldings framing a window and most rows of panels. A row of small dentils borders the bottom of the window. The front porch features a gable roof, supported by surprisingly thin columns and surrounded by a balustrade with proportionally thin balusters. Heavily rusticated concrete blocks mark the building's foundation.

This house is approximately 4 metres from the front property line and just over 19 metres from the edge of the street.

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### **Heritage Attributes**

- Form, mass, and scale of the house
- Decorative woodwork in gable, including the panelled box bargeboard, the protruding apex board with a strut design, the scalloped shingles in the field, and the hinged stained glass window
- Solid brick walls, made of local buff-coloured brick
- Octagonal bay with three exposed sides
- Scalloped wood shingles on roof of bay window and within the porch gable
- 1/1 sash windows in centre of upper-storey facade and two sides of bay.
- Brick voussoirs, outlined in red mortar
- Wood window sills
- Original wood window frames
- Spacing of windows
- Front door, with moulded panels, glass insert, dentils, and heavy turned mouldings that frame sections of the door
- Stained-glass transom above door
- Porch roof and gable
- Rusticated concrete block foundation

**Contributing/Non-Contributing:** TBD

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### **Source**

- London City Directories

**Civic Address: 159 St. James Street**

**Assessment Roll No:** 010511036000000

**Legal Description:** PLAN 65 PT LOT 1 W/S ST GEORGE 66.00FR  
90.00D

**Designation/Listing Status:** Listed

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### Property History

**Date of Construction:** 1892

**Architect or Builder:** Unknown

**Historic Associations:** The first resident here was Edward H. Hayne, an accountant with the Ontario Loan & Debenture Company.

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### Property Description

One of the more substantial homes in its block, the two-storey house at 159 St. James Street is an architectural anomaly for the area. Its form is like that of a farmhouse, with an L-shaped main block, a gable over the protruding foot of the ell and a longer stem displaying a verandah along its length, and a smaller gable over the front door. The eared window surrounds, featuring a pediment-shaped lintel, are a feature usually found on houses of around the 1860s in London, though the form did survive longer in more modest vernacular homes. This house has been acclimated to its suburban setting in several ways. The 1 and 1/2-storey rear wing extends along St. George Street, with a verandah along its length, so that the house has what seems to be a second L-shaped facade, making effective use of its corner location. It also has a

number of features that originate in later styles, making it a kind of sampler of historical motifs. Both protruding gable wings feature protruding first-storey window complexes: the bay window facing St. James Street shows three faces of an implied octagon, a form popular with the Italianate homes of the 1870s and early 1800s, while the eastern oriel window is rectangular in shape and holds a sash window with a stained glass window with a stained glass member in its upper section, a form contemporary with the date of the house. Both of these windows are now unusually simple in their surrounding ornamentation, allowing them to blend with the



relatively plain qualities of the earlier forms. In the bay facing St. James Street, a line of robust mouldings separates the otherwise unadorned architrave and frieze above the 1/1 sash windows; mouldings also form a hint of a capital at the top of otherwise plain pilasters separating the windows. Both verandahs have shed roofs; that of the front verandah features a pediment-shaped cross gable with diamond-shaped ornamentation. Both verandah roofs are supported by narrow round posts. In front, there have been substantial changes to the one-time verandah: the original floor has been cut out, so that the corner post now sits on a brick plinth while steps with metal railings lead up to a stoup in front of the main door. The impressive entranceway comprises a solid wood door, surrounded by glass sidelights and transom. The side verandah displays a full floor and turned spindles. The house is clad in what appear to be asbestos shingles; the foundation is formed of local, buff-coloured bricks. A hipped-roof, two-car garage has been attached to the west side of the building; doors featuring long metal hinges and segmental-arched small-paned windows reflect an attempt to make it blend with the historic house.

St. James Street has relatively deep boulevards and houses have a comfortable setback beyond the sidewalks. This house is approximately 2.5 metres from the St. James Street property line and almost 18 metres back from the edge of the street. Setbacks on St. George Street are somewhat narrower, but this house benefits from its corner location to achieve quite a spacious front lawn. Unlike most blocks within the study area, this one has no interior laneways, so that all homes have driveways leading from the street. Here, a short driveway off of St. George Street allows parking space just east of the high wood fence, extending the line of the house, which hides the back garden.

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### **Heritage Attributes**

- Form (the 2-storey L-shape, with intersecting gable roofs, and the 1-and-1/2-storey back wing), mass, and scale of the house
- 1/1 sash windows with wood sills and wood, eared trim that exhibit wood sills pediment shapes along the tops of the lintels
- Spacing and sizes of windows and doors on north and east sides of the house
- Original window and frames
- Hipped roof, octagonal bay window on north side of house
- Shallow, cuboid oriel, containing window with stained-glass transom, on the east side of the house
- Roofs of front and side verandahs, including the gable over the front door with applied diamond-shaped ornamentation
- Original doorways, including the North entranceway with wood door and with sidelights and transom
- Buff brick foundation

**Contributing/Non-Contributing:** TBD

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### **Source**

- London City Directories

**Civic Address: 177 St. James Street**

**Assessment Roll No:** 010511055000000

**Legal Description:** PLAN 162 PT LOT 6 E/S ST GEORGE 40.00FR  
107.58D

**Designation/Listing Status:** Listed

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### **Property History**

**Date of Construction:** 1888

**Architect or Builder:** Unknown

**Historic Associations:** This building first appears in a city directory in 1888, when the house was inhabited by John A. Miller. Miller was a traveller for the wholesale firm Struthers, Anderson & Co., which, according to the directory, sold "dry goods and gents' furnishings."

Miller did not reside there long. From 1890 to 1899 the owners and residents were Albert W. Woodward and his family. Woodward worked as an accountant for the Carling Malting and Brewing Company. After his death in 1899, Anne Woodward, Albert's widow, remained in her home until 1928 and continued to own it, using the house as a rental property until 1953. During the period between 1928 and 1943, the house seems to have been rented for short terms by a bricklayer, a blacksmith for the Canadian National Railway, and a salesman; in several years the applicable directory reports it as vacant. In 1942, it was rented by another widow, Catherine Costello, who stayed there for a decade, after which the property was sold to Donald J. Newton, who presumably owned the House of Newton, house furnishings. From then on several different persons owned and occupied the property. One of those who owned the building for the longest period (1978 to 1988) was, interestingly, a company: the Jimsol House Company. The 1878 directory describes it as a "sales showroom," and brass plates next to both front and back entrances identify the "Jimsol House," owned by Sydney Greenberg. Exhaustive research has not revealed, however, exactly what was being sold and shown in the building. The house has since returned to use as a private home.



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### **Property Description**

Most of the many 1-and-1/2-storey, brick cottages in London show Queen Anne Revival influence, but this one is unique in its elegant application of the style's motifs. The cottage has a steep gable roof, clad with grey slate tiles, and it features a double gable, facing St. James Street and dormers, with brick walls, to both the east and west. Most tiles are rectangular, but eight courses of

scalloped tiles extend along the length of house, reaching across the gabled dormer roofs. The lighter tiles on the first and eighth course mark and call attention to this linear design. A strip of wood moulding along the upper walls of the house marks the lower edge of an implied cornice. The bargeboards of the two superimposed gables facing St. James Street feature intricately and richly moulded roundels containing trefoils. The apex board of the foremost gable is lined with shaped wood shingles, while a board shaped into a long cavetto moulding transitions to the shallowly the forward face of the bay window beneath. Faces of the other two bays recede into the overhangs of the roof. Each face of the bay holds windows on each storey, 2/2 on the front and narrower 1/1 windows on the sides. Wood lintel and sill boards extend around the bay; elegantly shaped indentations are cut from the lintels to embrace the top of each window frame. Turned braces, with a protruding knob in the middle, support the gable ends. In the facade of the partial gable facade seen behind the front gable, both the apex board, supported by a row of small brackets, and the field beneath are lined with the same shaped shingles found in the front gable, but on the apex board an inverted strut design is superimposed over the shingles. Chimneys with protruding courses rise along the west side of the house and the back. On the west side, the chimney extends between two 1/1 sash windows on the main block of the house and another two, smaller, 1/1 sash windows in the dormer. Two more 1/1 sashes are located near the south end of the house wall. Each of these windows has a wood sill and wood lintels, the latter shaped, like those on the front facade, to wrap the upper part of the window frame -- although neither the sill nor lintel course extends along the side of the house. Shutters now abut the windows. The building has a rock-face, cut stone foundation.

The few changes to the building comprise the demolition of a one-time wood extension at the back of the house and its replacement with a smaller brick addition, from which extend a railed deck and a stairway; a small stained glass window along the west side and towards the north facade; and a storm porch that covers the original front door, with its moulded panels in various shapes and two narrow stenciled glass inserts.

This corner house has greater setbacks than both its St. James Street and St. George Street neighbours, so that spacious north and west gardens, now with careful landscaping, accent its picturesque appearance. This house is set back approximately 4 metres from the St. James Street property line and 19 metres from the edge of the street. It is approximately 0.5 metres from its St. George Street property line and 14 metres from the edge of the street. A one-car, vinyl-clad garage is reached by a short drive off of St. George Street, located near the south end of the property. The paving-stone drive extends north to allow access to the back steps.

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### **Heritage Attributes**

- Form, mass, and shape
- Steep gable roof covered with rectangular and scalloped slate tiles, in hues of light and dark grey
- Strip of wood moulding along walls of house, denoting the bottom edge of an implied cornice
- Superimposed front gables, with bargeboards displaying intricately carved roundel and trefoil designs

- Shaped shingles found on both gable facades
- Inverted strut design superimposed on shaped shingles of apex board in the rear gable face
- Small brackets supporting the apex board in the rear gable
- Turned struts, with protruding knobs, at the bottom corners of the foremost bargeboard
- Long cavetto moulding below apex board in front gable
- Three-faced bay window on the front facade
- 1/1 and 2/2 windows on the faces of the bay
- Wood lintels over each window, shaped to encompass the top of each window frame
- Wood window sills
- Extension of wood sill and lintel courses across the front of the bay window in the front facade
- Spacing and sizes of windows
- Wood window frames and surrounds
- Tall brick chimneys with protruding brick courses
- Rock-faced, cut stone foundations

**Contributing/Non-Contributing:** TBD

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**Source**

- Abstracts for 177 St. James Street, Middlesex County Registry Office
- Fire Insurance Plans for the City of London
- London Business Directories
- London City Directories
- Lutman, John. "Reports on Selected Buildings in London, Ontario: 177 St. James Street," Canadian Inventory of Historic Building - Historical Building Report. March 1977.
- Sguigna, Jen. "Heritage Designation Report: 177 St. James Street." Unpublished Student Report. Office of the Heritage Planner, London, Ontario.

**Civic Address: 179 St. James Street**

**Assessment Roll No:** 010511056000000

**Legal Description:** PLAN 162 PT LOT 5 PT LOT 6 35.17FR 106.58D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1947-1948

**Architect or Builder:** Unknown

**Historic Associations:** The 1947 city directory described a "new house" here; by 1948 it was inhabited by Steven M. Taggart, a "division master mechanic" for the Canadian Pacific Railway.

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### **Property Description**

This one storey house has a gable roof, with the gable facing the street. The facade is generally symmetrical: a protruding centre storm porch with a gable roof that matches the slope of the house roof. The front door is slightly skewed from centre to accommodate a small window to the east and a light fixture (which may be original to the house) on the west side. Broad windows (now vinyl-framed pairs of 1/1 sash windows) fill the facade on both sides of the vestibule. The first storey is clad in rug brick with hues ranging from red to black, giving an overall impression of red, with soldier courses along the foundation and over both the front door and the adjacent window. Window sills are made of brick headers. The facade has now been covered with vinyl cladding arranged to imitate vertical boards, with a vent over the peak of the vestibule roof. The house has a concrete foundation and a tall brick chimney along the west side of the house.

St. James Street has relatively deep boulevards and houses have a comfortable setback beyond the sidewalks. This house is approximately 3.25 metres from the front property line and approximately 18.25 metres from the edge of the street. A laneway runs behind this house, and parking spaces for this house can be accessed from the lane.



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**Heritage Attributes**

- Form, mass, and shape
- Brick facing
- Concrete foundation
- Tall brick chimney
- Window sills made of brick headers
- Soldier courses along the foundation and forming the lintels over the front door and the adjacent small windows
- Spacing of windows, front door, and light fixture next to the door

**Contributing/Non-Contributing:** TBD

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**Source**

- London City Directories

**Civic Address: 181 St. James Street**

**Assessment Roll No:** 010511057000000

**Legal Description:** PLAN 162 PT LOT 4 PT LOT 5 36.00FR 148.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1892

**Architect or Builder:** Unknown

**Historic Associations:** William H. Liddicott, a school teacher, was the first resident here. Two years earlier, he had lived in the 1-and-1/2-storey house at 153 St. James Street, and had obviously opted for a larger home in the same neighbourhood.

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### **Property Description**

The two-storey houses at 181 and 185 St. James Street were originally twins, built at the same time and presumably by the same property owner and/or builder. Both are faced with local, buff-coloured brick; an unusual feature is the band of four rock-faced brick courses that crosses the facade some distance below the lintel level of the windows. Both buildings have the same cuboid form with a gable roof and with a lower cross gable surmounting a protruding wing on the east side. They have the same rectangular window patterns on the front facade, as well as a narrow, round-arched window on the north side of east wing that makes a visible impact on one's perception of the facade. All windows are surmounted by voussoirs made of alternating headers and stretchers, and all have wood sills. Both houses have heavily rusticated concrete block foundation. Each has also undergone some significant alterations, including additions in the southeast corner of the facade.

The house at 181 St. James Street retains its original ornamented wood gable. Its protruding apex board features a delicate pierced design within the outline of a strut design. It is supported by a row of brackets, just above small, paired, sash windows now surrounded by a plain frame. The rest of the gable is covered by scalloped wood shingles, while single rows of a square, pyramidal motif line both the bottom of the apex board and the lower lip of the gable. Large brackets at the lower corners of the gable appear support its outer edges. The facade features three window complexes, all of somewhat different sizes: a single 1/1 window; paired, narrower 1/1 sashes; and a set of longer, paired sash windows with much shallower upper members. The wood, panelled front door



now has a pressed glass, metal design inserted in its top section, and stylized columns of a relatively recent vintage are found on three corners of the front porch. A short one-storey, gable-roofed addition now extends from the northeast corner of the house. It is faced with recycled bricks that attempt to match those of the main house and features a three-light window with small panes. The front porch has been broadened to allow access to this addition; its gable roof echoes that of the addition, and the gables of both roof and addition are at least partially covered with clapboard siding.

St. James Street has relatively deep boulevards and houses have a comfortable setback beyond the sidewalks. This house is approximately 0.5 metres back from its front property line and 15.5 metres from the edge of the street. A laneway runs behind this house. From the laneway, one can see a small, one-storey rear addition, opening on to a small deck. The back yard is not fenced, and parking spaces are located next to the laneway.

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### **Heritage Attributes**

- Form (including the 2-storey L-shape, with intersecting gable roofs, and the 1-and-1/2-storey east wing), mass, and scale of the house
- Decorative woodwork in front gable, including apex board with strut pattern and pierced design, brackets beneath apex board, placing and size of window opening, scalloped shingles, rows of pointed pyramidal shapes, and decorative brackets at the lower corners of the gable
- Similar woodwork in side gable
- Buff brick facing
- Four brick courses of rusticated buff brick, beginning ten courses beneath the bottom rim of the gable
- Placement, sizes, and spacing of window apertures on front facade and north side of east wing, including the narrow round-topped window on the east wing wall
- Original window frames
- Brick voussoirs and wood window sills
- Position of front door
- Rock-faced concrete block foundation

**Contributing/Non-Contributing:** TBD

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### **Source**

- London City Directories

**Civic Address: 185 St. James Street**

**Assessment Roll No:** 010511058000000

**Legal Description:** PLAN 162 PT LOT 4 35.42FR 148.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1892

**Architect or Builder:** Unknown

**Historic Associations:** William J.G. Pennington, a clerk at the Bank of British North America, was the first resident in this house.

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### **Property Description**

The two-storey houses at 181 and 185 St. James Street were originally twins, built at the same time and presumably by the same property owner and/or builder. Both are faced with local, buff-coloured brick; an unusual feature is the band of four rock-faced brick courses that crosses the facade some distance below the lintel level of the windows. Both buildings have the same cuboid form with a gable roof and with a lower cross gable surmounting a protruding wing on the east side. They have the same rectangular window patterns on the front facade, as well as a narrow, round-arched window on the north side of east wing that makes a visible impact on one's perception of the facade. All windows are surmounted by voussoirs made of alternating headers and stretchers, and all have wood sills. Both houses have heavily rusticated concrete block foundation. Each has also undergone some significant alterations, including additions in the southeast corner of the facade.

The gable at 185 St. James Street has been re-clad in vinyl siding, and the original small window complex has been replaced with large paired windows. In the brick facade below, the window apertures retain their original sizes and surrounds (see Inventory sheet for 191 St. James Street), but the windows themselves have been replaced by new vinyl substitutes with applied rails and muntins defining small panes. Decorative shutters have been added. The front porch has been broadened to accommodate an additional front door just east of the original. Both doors are wood, with glass inserts near the top. The porch has a gable roof, the gable faced with vinyl cladding, mainly supported by wrought iron posts with iron railings; what appears to be an original fluted Doric pilaster



remains up against the house just west of the door. The additional door testifies to the building's division into a two living units. The house retains the tall brick chimney rising along its western wall.

St. James Street has relatively deep boulevards and houses have a comfortable setback beyond the sidewalks. This house is set back approximately 2 metres from its front property line and 17 metres from the street. A laneway runs behind this house. From the laneway, one can see the large, vinyl-clad addition at the rear of the building, which incorporates a two-car garage, with what appears to be a roof-top patio on top. A wide concrete drive, nearly filling what remains of the back yard, leads from the laneway at the back of the house to the garage.

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### **Heritage Attributes**

- Form (including the 2-storey L-shape, with intersecting gable roofs, and the 1-and-1/2-storey east wing), mass, and scale of the house
- Buff brick facing
- Four brick courses of rusticated buff brick, beginning ten courses beneath the bottom rim of the gable
- Placement, sizes, and spacing of window apertures on brick part of the front facade and the north side of east wing, including the narrow round-topped window on the east wing wall
- Original window frames
- Brick voussoirs and wood window sills
- Position of original front door
- Rock-faced concrete block foundation
- Tall, brick chimney on west side of house

**Contributing/Non-Contributing:** TBD

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### **Source**

- London City Directories

**Civic Address: 189 St. James Street**

**Assessment Roll No:** 010511059000000

**Legal Description:** PLAN 162 PT LOT 3 PT LOT 4 45.00FR 148.00D

**Designation/Listing Status:** Listed

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### **Property History**

**Date of Construction:** 1893

**Architect or Builder:** Unknown

**Historic Associations:** An accountant, W.J. Imlach, was the first occupant of this house.

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### **Property Description**

The Fire Insurance Plan corrected to 1907 shows one-storey brick cottages of the same size at 189 and 191 St. James Street, and they seem to have the same dimensions as the cottage at 191 St. James Street now possesses. The underlying form of an Ontario cottage is still discernible in both cottages: common to both is a rectangular footprint, a hipped roof, an entranceway with sidelights (above a panelled wood base) and segmental-arched transom. Both Victorian cottages have undergone some changes, however, that, except for the underlying Ontario Cottage form, make them appear to be considerably later. Several additions have been made to this house, additions which are now blended together by the stucco covering and, at the roofline, by wood shingles. The main additions visible from the front include an approximately square protruding bay on the east part of the facade, with its own hipped roof; a hipped-roof dormer slightly west of centre in the front slope of the roof; and, the half-hipped roof of a large rear (vinyl clad) extension. New windows have replaced the old on the facade, but the impression of symmetry basic to the Ontario Cottage form is to some extent maintained by the positioning of a row of three 1/1 sash windows west of the door and an identical row on the facade of the protruding east wing. Windows have wood sills. The porch in front of the centre door has a flat roof with a hipped border and is supported by the wall of the protruding wing and a substantial column in the northwest corner. The house retains its original bay window on the east side, which features, narrow 1/1 sash windows on three of the octagonal walls, and its original front entranceway. The orange-red, corbelled chimney along the east wall bay may also be original to the 1890s cottage.



The overall impression of the house now is of a certain jaggedness combined with strong, if broken, horizontal lines. An imaginative landscaping of the front garden, using stone slabs and pebbles in geometric formations, on different levels, captures that quality. While the design is somewhat hard and formal, the introduction of a bench and a swing hanging from a large tree in the yard counters with suggestions of play and hospitality. St. James Street has relatively deep boulevards and the landscaping here makes effective use of the comfortable setback beyond the sidewalks. This house is approximately 3 metres from its front property line and approximately 18 metres from the edge of the street. What appears to be a shared driveway, composed of paving stones, runs between 189 and 191 St. James Street to a two-car garage at the back, but both residences also now have separate two-car garages accessible from the laneway that runs along the rear lane. That at 189 St. James Street is a relatively new board-and-batten building, which, along with a high wood plank and trellis fence, provides privacy to the back yard.

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### **Heritage Attributes**

- Form, mass, and scale of the cottage
- Hipped roofs of original cottage and additions
- Stucco facing
- Size and spacing of windows and front entranceway
- Wood window surrounds
- Any remaining wood window frames
- Octagonal bay window on east side of the house, with windows in three of the exposed bays
- Front entranceway with panelling, sidelights, and segmental-arched transom
- Tall brick chimney

**Contributing/Non-Contributing:** TBD

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### **Source**

- Fire Insurance Plans: 1892, Rev 1907; 1912, Rev 1915; 1922, Rev 1940.
- London City Directories

**Civic Address: 191 St. James Street**

**Assessment Roll No:** 010511060000000

**Legal Description:** PLAN 162 PT LOT 2 PT LOT 3 55.00FR  
148.00D

**Designation/Listing Status:** Listed

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### **Property History**

**Date of Construction:** 1893

**Architect or Builder:** Unknown

**Historic Associations:** The first resident here, when the address of the house was 193 St. James Street, was Alex Tytler, a traveller for W.E.Saunders & Co., which sold wholesale pharmaceuticals. By 1899 another travelling salesman was the occupant: George A. F. worked for John Marshall & Co., a wholesale company marketing hats, caps, and furs.

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### **Property Description**

The Fire Insurance Plan corrected to 1907 shows one-storey brick cottages of the same size at 189 and 191 St. James Street, and they appear to have the same dimensions as the cottage at 191 St. James Street now possesses, although the insurance plan shows a bay window along the east side of this house that is no longer there. The Victorian cottage has undergone some changes, however, that, except for the underlying Ontario Cottage form, make it appear to date from around the second quarter of the twentieth century. The house is now covered with stucco, has asymmetrical window complexes on each side of the front door (a Venetian window with 3/1 or 2/1 sashes on the east and paired 3/1 sashes on the west), and also displays rows of grouped windows along the east side of the building. The front porch over the centre door features a shallow, curved roof supported by Doric columns. A round-arched half window, divided into several vertical panes, is positioned in the roof above the porch and is covered with a unique, long, metal funnel roof that comes to a point near the peak of the cottage's hipped roof. The front entranceway features sidelights over panelled bases and a small-paned transom surmounted by a segmental arch. Along with the hipped roof and the home's dimensions, this entranceway is likely among the original features of the cottage. A sunroom with grouped sash windows on all sides now protrudes from the east wall, and tall chimneys rise to each side of it. Substantial additions have also been made to the back of the house.



St. James Street has relatively deep boulevards and houses have a comfortable setback beyond the sidewalks. This house is approximately 4 metres from its front property line and approximately 18 metres from the edge of the street. Here, mature trees add to the ambience of the front garden. What appears to be a shared driveway, composed of paving stones, runs between 189 and 191 St. James Street to a two-car garage at the back, but both residences also have separate two-car garages accessible from the laneway that runs along the rear lane.

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### **Heritage Attributes**

- Form (including the hipped roof), mass, and scale of the cottage
- Stucco facing
- Groupings of 1/1 sash windows
- Size and spacing of windows and front entranceway
- Wood window frames and surrounds
- Round-arched dormer window with vertical muntin bars and long, funnel-shaped roof
- Front entranceway with panelling, sidelights, and segmental-arched transom
- Front porch with Doric columns and shallow curved roof
- Tall brick chimneys

**Contributing/Non-Contributing:** TBD

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### **Source**

- London City Directories
- Fire Insurance Plans: 1892, Rev. 1907; 1912, Rev. 1915; 1922, Rev 1940.

**Civic Address: 195 St. James Street**

**Assessment Roll No:** 010511061000000

**Legal Description:** PLAN 162 PT LOT 1 PT LOT 2 RP 33R9380 PART 1  
26.5FR 147.40D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1892

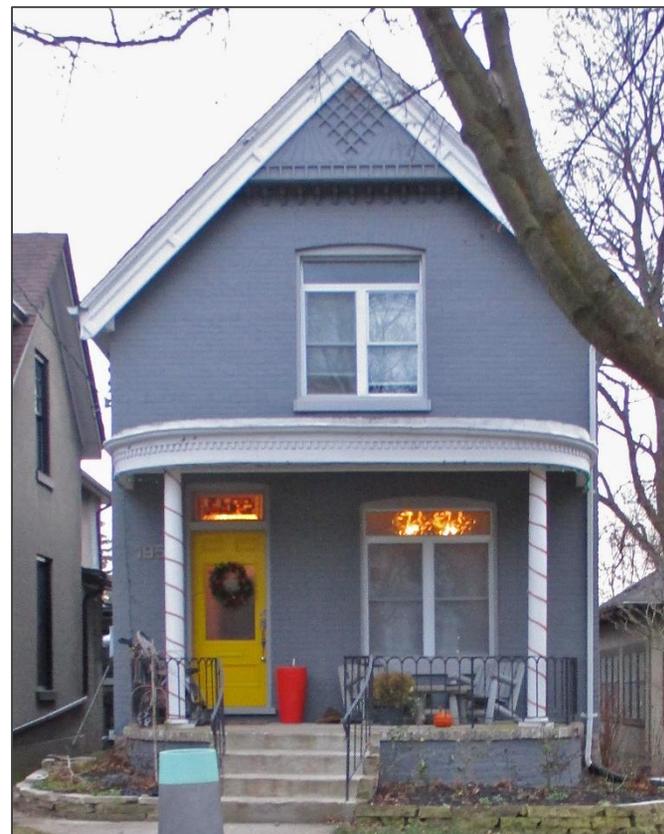
**Architect or Builder:** Unknown

**Historic Associations:** William J.G. Pennington, a clerk at the Bank of British North America, was the first resident in this house.

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### **Property Description**

This narrow, cuboid, 1-and-1/2-storey, brick house has a gable roof. The gable, facing the street, is adorned only with a panelled box bargeboard and an apex board that features checkerboard and sunburst designs, with a row of squares along the bottom and with 13 small brackets transitioning between the apex board and the brick wall beneath. Identical window complexes are found on both storeys of the facade: they consist of paired 1/1 sash windows, with a transom above, that on the ground floor retaining its stained glass. There is also a stained glass transom above the panelled wood front door, with a clear glass insert. All apertures on the facade terminate in segmental arches, and all have brick voussoirs. An oculus on the east side of the building presumably lights an interior vestibule. The house has a rusticated concrete block foundation. A striking addition to the house is the elliptical front porch; it features a flat roof, prominent dentils around its cornice, and a brick foundation beneath the concrete floor of the porch, the edges of the floor lined with brick headers. The porch roof is supported by slightly tapered columns. Metal railings surround the porch and line the steps that curve down to a walk that widens around a unique round planter in the front garden.



St. James Street has relatively deep boulevards and houses have a comfortable setback beyond the sidewalks. This house is approximately 3 metres from its front property line and 18 metres from the edge of the street. A laneway runs behind this house. Parking spaces are provided off the laneway, and the rear garden is partially protected from view by a high wood fence and a board-and-batten, hipped-roof shed.

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### **Heritage Attributes**

- Form (including the 2-storey L-shape, with intersecting gable roofs, and the 1-and-1/2-storey east wing), mass, and scale of the house
- Buff brick facing
- Four brick courses of rusticated buff brick, beginning ten courses beneath the bottom rim of the gable
- Placement, sizes, and spacing of window apertures on brick part of the front facade and the north side of east wing, including the narrow round-topped window on the east wing wall
- Original window frames
- Brick voussoirs and original window sills
- Position of original front door
- Rock-faced concrete block foundation
- Tall, brick chimney on west side of house

**Contributing/Non-Contributing:** TBD

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### **Source**

- London City Directories

**Civic Address: 199 St. James Street**

**Assessment Roll No:** 010511062000000

**Legal Description:** PLAN 162 PT LOT 1 46.00FR 148.00D

**Designation/Listing Status:** Listed

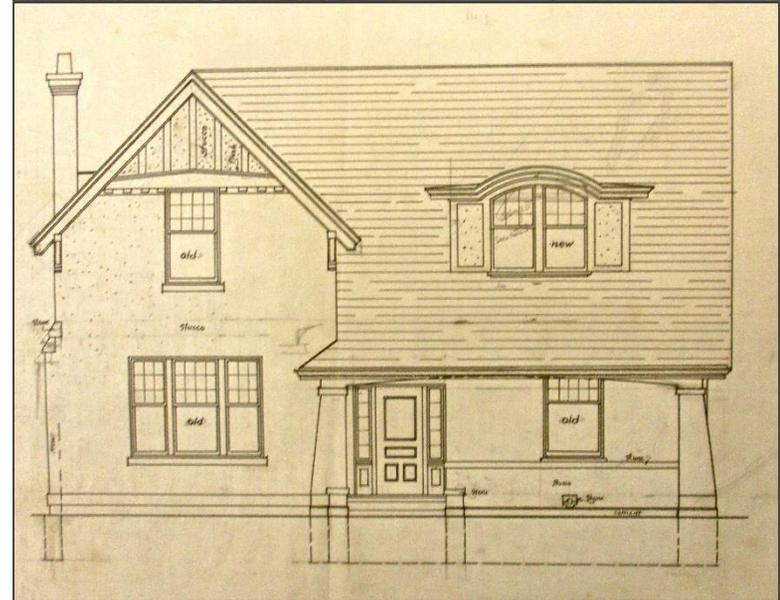
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### Property History

**Date of Construction:** Original house, c. 1893; first rear wing, 1908; further expansion and renovation, 1922

**Architect:** Original house, Unknown; first rear wing, builder W.H. Ward; expansion and renovation, 1922, architect J.M. Moore & Co.

**Historic Associations:** This house is important as the home of Charles Herbert Ivey, an industrialist and a member of what one historian has described as "one of the most successful and philanthropic families in Canada" (Armstrong) and as the product of arguably the preeminent architectural firm in London, then called J.M. Moore & Co.; among the buildings Moore's firm would built over his career were the London Life Insurance Company, the luxurious Hotel London (now demolished), London's second purpose-built City Hall (on the northeast corner of Dundas and Wellington Streets), and the earlier buildings at Western University. Ivey's purchase of and subsequent remodelling of the house at 199 St. James Street lent prestige to the neighbourhood and gave the home a rootedness and stability that contrasted with the transience of residents during its earlier years (note the adjacent architectural drawing). It should be noted that Moore's firm designed a number of buildings across the street from this one, along the north side of St. James Street, but the firm's work here almost certain came from its reputation and connections beyond the neighbourhood: Moore and Henry (the firm's earlier name) had already designed the headquarters for the Empire Brass Manufacturing Company in 1907, the enterprise headed by successive Charles H. Iveys.



The first resident at 199 St. James Street, listed in the 1894 city directory, was William F. Graham (no occupation described); he was followed by Arthur J. Glazebrook, then an accountant at the Bank of British North America, who lived here for three years before moving to 236 St. George Street (see Inventory sheet for that address). In 1901, Thomas Clark, senior accountant at the Bank of Montreal took up another three-year residency here. He was followed by William Robson, who was responsible for the first rear addition to the house. Robson was a diary merchant at Covent Garden Market, as was his successor in 1910. Edward M. Hart. Arthur Sadlier, a hotel keeper lived in the house from 1913 until it was sold to Charles Herbert Ivey and his wife Ethel in 1921.

Charles Herbert's father, Charles Henry Ivey had established a successful legal firm in London, and he had initially invested in, and then purchased, the Empire Brass Company (later EMCO Corporation), which produced plumbers' and steamfitters' supplies. His son Richard Harold Green Ivey ended up taking over his father's legal firm, while Charles Herbert joined Empire Brass Manufacturing Ltd. and eventually became President and then Chairman of the company, expanding its operations in Canada and establishing offices in England and West Germany. Charles Herbert was succeeded as both head of EMCO and, after 1953, as resident at 199 St. James Street by his son Charles Robert Ivey, who lived here with and his wife Martha until their divorce in 1965. Martha continued to occupy the house until 1909.

Both branches of the Ivey family established well-endowed charitable foundations: one of the Charles H. Ivey Foundation's most enduring charitable causes is Cystic Fibrosis Research. Charles Herbert Ivey' is also noted for military service during World War II: he was granted the Military Cross in recognition for his action at Vimy Ridge.

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### **Property Description**

The London Fire Insurance Plan corrected to 1915 shows that the house at 199 St. James Street then was of brick, was two storeys in height, and exhibited the L-shaped facade with a wood storms porch still found there. J. M. Moore & Co.'s alterations to the house included several additions at the back, but those to the facade were, by comparison, less far-reaching. They nevertheless made a profound change in the appearance of the house. The building was covered with stucco. Moore's original design called for a roof that sloped directly from the ridge of the roof over the porch, with a relatively small dormer. This was replaced with what is in effect a remarkably large, flat-roofed dormer with a long straight wall containing paired windows; the roof arches in an eyebrow shape over the windows, and the long slope of the roof is now seen only in a slender strip along the west side of the facade. Heavy trapezoidal posts are used to support the substantial shed roof of the porch. A buttress on the east corner of the house was introduced to counteract some off the he extra weightiness created by the porch complex the west side. Proposed stucco and half-timbering in the gable apex was omitted in the final rendering of the house. All old windows were replaced by 16/1 sashes, but some new spaces for windows were added on the older walls; the most striking is the paired window just below the roofline with the eyebrow-shaped overhang of the roof just above it.

Both the building and the landscaping have been refreshed by the present owners. Gardens and a fenced in lawn occupy the area between the public sidewalk and the house. The backyard is now protected by a high wood fence; at its rear, double garage opens off the laneway that borders the property on its east and south sides.

This house is approximately 5 metres from the front property line and 20 metres from the edge of the street.

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### **Heritage Attributes**

- Form (including the intersecting gable roofs of the house), its complex massing, and its scale
- Stucco facing
- 16/1 sash windows
- Placing and sizes of windows
- Wood frames, surrounds, muntins, and rails
- Concrete sills
- Eyebrow curve of eaves above second-floor paired front windows
- Broad overhangs of eaves
- Strip of single roof slope along the east border of the roof
- Deep porch roof with substantial overhang
- Heavy, stuccoed, trapezoidal posts supporting porch roof
- Short, stuccoed wall linking porch posts
- Narrow buttress, with stone caps, on northeast corner of the house
- Wood storm porch with wood and glass storm door abutted by sidelights of small-paned glass

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Abrams, Lauren. "Heritage Designation Report: 199 St. James Street." December 2014. Unpublished student report.
- Armstrong, Fred H. *The Iveys of London: An Entrepreneurial and Philanthropic Family*. Toronto: Ivest Corporation, 2005
- CHIF (<http://chiveyfoundation.org/>)
- J.M. Moore & C., Architects. *Architectural Drawings for Charles H. Ivey House*. Western Archives. Western University.
- London City Directories
- Tausky, Nancy Z., and Lynne D. DiStefano. *Victorian Architecture in London and Southwestern Ontario: Symbols of Aspiration*. Toronto: University of Toronto, 1986.

**Civic Address: 200 St. James Street, St. James Court**

**Assessment Roll No:** 010511017000000

**Legal Description:** PLAN 28 LOT 22 PT LOT 21, 23 PT LOT 1-4 E/S ST GEORGE 125.40X201.57X151.33XIRR 0.49AC 125.40FR M.C.C. 567 Units LVLA-1 to 5; LVL 1-1 to 4; LVL 2-1 to 4; LVL 3-1-1 to 4.

**Designation/Listing Status:** Listed

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### Property History

**Date of Construction:** 1929

**Architect:** J.M. Moore, and O. Roy Moore

**Historic Associations:** St. James Court was completed in 1929, at a time when purpose-built apartment buildings apartment conversions were quickly gaining popularity in London, partly, no doubt, because of



changing demographics associated with the Depression. The number of apartment complexes doubled in London between 1925 and 1929, generally moving out from the centre along arterial roads. St. James Court was the first purpose-built apartment building in the Study Area and the first to be built north of Oxford Street. While its location had much to do with Moore-family land holdings (see below), it also undoubtedly depended on its proximity to Richmond Street, where London Transportation Commission's buses were running on regular schedules. Several of the spacious homes constructed there in the last half of the nineteenth and the first few decades of the twentieth century were converted to and offices. The first to be repurposed in this way was #835 Richmond Street, converted into seven flats around 1932 as the Ambassador Apartments. In 1937, a close neighbour, #791 Richmond, became the Burlington Apartments with six flats. In 1940, #895 Richmond Street was also converted into six apartments. The end of World War II created its own housing crisis as soldiers, often with brides, returned home. The city directory for 1951 listed Jay Elle Manor at 753 Richmond (at the corner of Oxford), the Oxford Apartments at 300-302 Oxford, and the Talley-Ho Apartments at 245-7 St. James Street, the latter a conversion of the old coach house at the Sir Adam Beck estate. The first of seven apartment buildings on the former Huron College and Western University lands was opened c. 1954.

St. James Court is one of a cluster of buildings centred on this block of St. James Street that were designed or renovated by arguably the most important architectural firm in London's History: it had its roots in the 1850s firm of Robinson and Leather, was successively headed by William Robinson, Thomas Tracey, George Durand, and, after around 1889, by John M. Moore and then his son O. Roy Moore. Among the buildings Moore's firm would built over his career were the London Life Insurance Company, the luxurious Hotel London (now demolished), London's second purpose-built City Hall (on the northeast corner of Dundas and Wellington Streets), and the earlier buildings at Western University. The buildings in this block that are connected with the Moores' work are 230 St. George Street, as well at 200, 202, 204, and 199 St. James Street and 189 College Street (see the Inventory entries for these addresses). With some of these addresses, the connection with the firm involves a History of land ownership by the J.M. Moore's relatives in this area and thus family connections and with a knowledge of the immediate neighbourhood, both of which enabled them to purchase properties there. The family connection was through John Mackenzie's father-in-law, Oliver McClary; Moore had married Louisa Mary McClary in 1881. McClary bought and came to reside at 202 St. James Street, then on Lots 22 and 23 of Registered Plan 28W, around 1885 or 1886. He had inherited from his father, also Oliver, and his uncle John what had begun as a small tin ware operation, producing pots that the senior Oliver peddled between Windsor and London, and had developed into a major manufacturing company producing kitchenware and, especially, stoves, which by the 1887 was headed by the junior Oliver. McClary gave a substantial boost to Moore's career by contracting his firm to design McClary factories in London and elsewhere throughout Canada.

In 1927, O. Roy Moore and his wife, Shirley Irma, purchased Lot 22 and a strip of land approximately 10 feet wide on Lot 23 from his aunt Ellen McClary, then the owner of 202 St. James Street (instr. 28178). In a separate transaction during the same year, they bought from the University of Western Ontario (formerly on the Huron College grounds) a 60-foot wide strip of land along the backs of four lots facing St. George Street (instr. 28178). This latter property contained a substantial house, demolished by Moore, that had served as the Women's Refuge and Infant's Home. Check Goodspeed. In 1921, the building had served as an annex to Western University, and in 1924, the city directory listed the University Library there. This library would have had a short tenure; in the fall of 1924, the University moved to its present site further north along Richmond, leaving Huron College to function as one of the church-related associated colleges.

O. Roy Moore had designed and tenanted 204 St. James Street in 1915. By 1931, he and his family were residing at 189 College Avenue, directly behind 200 St. James Street, which Moore also designed (see Inventory entries for these properties). Both of these homes are unique and carefully detailed architectural showpieces, in which O. Roy seemed to be exhibiting his talents. St. James Court is part of this display of talent, exhibiting his abilities with the relatively new purpose-built apartment form. He sold the property in 1946, to a merchant, Leonard A. Thayer (instr. 38674). It is now owned by an ubiquitous local landowner and developer, Schmucl Fahri, who, in 2004, turned the apartments into condominiums (Registered Condominium Plan #567).

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## Property Description

Like most owners of apartment buildings, Moore was eager to reflect dignified status of St. James Court in its name. He also, however, went to some lengths to give it status through various aspects of its design and setting. The rug brick building is in fact built in a U-shape around a front courtyard; the front ends of the U have approximately the same setback as its closest neighbours, but the further setback of the centre wing gives the building a much greater sense of spaciousness than its immediate neighbours can boast. At the centre of the building, the parapet wall rises into a stepped and curved crest that emphasizes the shield beneath in which the building's address is incised. Moreover, the building's design alludes to the classical precepts regarding the functions of the various storeys. The bottom storey, regarded as utilitarian in Renaissance terms, is relatively plain, but the stone quoins which end slightly above the ground floor, suggest its extra weight and stability. Stone courses show the break between the basement, the traditional living quarters, and the parapet. That the second floor (first, in Italian terms) contains the distinguished piano nobile is indicated by the outlines of a Palladian window at the front of the side wings, the upper semicircle blind. The windows of the attic storey, which usually abuts the cornice, here touches the eaves of a shallow, hipped roof, wood-shingled canopy supported by Craftsman-style brackets. These distinctions do not, of course, extend to the actual quality of the interior apartments; the only strictly utilitarian storey was the actual basement, hidden behind a solid stone foundation on the front of the building (concrete on the back and sides), which housed utilities and servants' quarters.

As with most rug brick structures of the period, the deep red appearance of the brick facing results from the visual mixing of a number of different hues. Here, though, each brick is a solid colour: mauve, deep rust, or adobe brown. Because this brick wall is only a veneer, there are no voussoirs over any of the windows except the Venetian windows on the front of the second storey, where brick headers form a course above the three-light windows and around the semicircle above. All windows are 12/1 sashes, with the smaller panes separated by wood muntins and rails, and all have stone sills. Each of the two front doors is set within an imposing architrave, comprised of stylized, fluted Doric pilasters, with a rectangular profile, set on finely moulded plinths and supporting an entablature with an exaggerated overhanging cornice, on which is placed a wrought iron Juliette balcony. Period octagonal lanterns, with amber glass inserts and armorial shields forming a line of decoration around the top, are mounted on each pilaster. Within this remarkable frame, is a moulded surround, made of sculpted blocks cut from the same fossiliferous limestone used for other stonework on the building and for the stonework of 189 College Street. The actual door appears somewhat plain within this rich framework, even with its transom and gilt lettering on its large glass insert.

South of the public sidewalk, the deep boulevard along this property features another strip of pavement along the curb, allowing passengers to alight easily from cars. A deeper paved area also allows a lighting place for baggage or perhaps garbage. The building's date is inscribed on the sidewalk leading toward the front doors. A row of short, straight, narrow evergreen trees lines the front of the building, and provides a fitting accompaniment for the formal elements of the structure. A drive along the west side of the house leads to a large paved area behind the house in which an L-shaped row of the building's original garage units are situated.

Each original unit is fronted by three wood doors, each bearing an inset of vertical tongue-and-groove boards and, near the top, six windows in columns of three. Two of the doors are hinged to allow vehicular access. Period light fixtures are attached to the posts between each unit; thick beams emerge from the top of each post to support the deep canopy over these entryways.

The front of this building is approximately 2.75 metres from the St. James Street property line and 17.5 metres from the street.

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### **Heritage Attributes:**

- Form (U-shaped footprint, with angles bridging the corners), mass, and scale, of the building
- Three-storey height on top of a deep foundation
- Facing of rug bricks, each in one of several different hues used in the building
- Parapet wall, with a stepped and curved crest at the centre of the back wing
- Armorial shield below crest, with diagonal inscription "St. James Court"
- Stone courses at the first floor and parapet levels
- Deep foundation, clad with fossiliferous limestone on the front and with concrete along the sides and back
- Palladian window design, with a blind semicircle forming the top element in the complex, found at the front of each second-storey wing
- Row of headers over the three lights of each Palladian window and also around the blind semicircle
- Hipped-roof canopy, supported by Craftsman-style brackets and with a long flat deck and wood shingles, immediately above the third-floor windows on the front of each wing
- Spacing and sizes of all windows
- 12/1 sashes with wood muntins and rails
- Wood window frames and surrounds
- Stone window sills
- Front entranceway complex with frame of stylized, rectangular, fluted pilasters supporting an entablature with an exaggerated cornice that, in turn, holds a wrought iron Juliette balcony; moulded door surround; and door with glass insert and transom
- Octagonal light fixtures attached to fluted pilasters
- Original, L-shaped row of garages behind the apartment complex, with hinged doors and matching panels, each featuring tongue-and-groove inserts and 6 glass panes
- Period light fixtures attached to posts between units
- Deep canopies, supported by heavy beams over garage openings,

**Contributing/Non-Contributing:** TBD

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**Sources:**

- Land Records for Registered Plan 28, at the Middlesex County Land Registry, instrs. 3851W, 16843W, 19103 W, 28178W, 28338W, 28925W, 30368W, 30593W, 38674W
- London City Directories
- Murphy-Moore Fonds, File on 200 St. James Street, Western Archives, Western University
- Middlesex Standard Condominium Registered Plan #567, acquired through Kyle Gonyou, London Heritage Planner.
- Tausky, Nancy Z., and Lynne D. DiStefano. Victorian Architecture in London and Southwestern Ontario: Symbols of Aspiration. 101, 102,353-442.

**Civic Address: 202 St. James Street**

**Assessment Roll No:** 010511016000000

**Legal Description:** PLAN 28 PT LOT 23 45.00 FR 151.33D

**Designation/Listing Status:** Listed

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### Property History

**Date of Construction:** 1882

**Builder or Architect:** In 1882 Unknown. Alterations were made to the building by O. Roy Moore & Co., Architects, in 1942.

**Historic Associations:** This house is one of a cluster of buildings centred on this block of St. James Street that were designed or renovated by arguably the most important architectural firm in London's History: it had its roots in the 1850s firm of Robinson and Leather, was successively headed by William Robinson, Thomas Tracey, George Durand, and, after around 1889, by John M. Moore and then his son O. Roy Moore. The buildings in this block that are connected with the Moores' work are 230 St. George Street, as well as 200, 202, 204, and 199 St. James Street and 189 College Street. With some, the connection with the firm involves a long History of land ownership by the J.M. Moore's relatives in this area. With others, as for George Loveless, the connection likely depended on reputation or, perhaps, by some familiarity with the family because of their holdings here. Such a cluster is unusual and of significance because of the firm's importance.

The city directory for 1881-82 listed the new house at 202 St. James Street as "vacant." In 1883, Margaret Lorenzen, the widow of Frank Lorenzen, was resident here. In 1881-1882, she had been employed as an assistant cook at the London Insane Asylum.

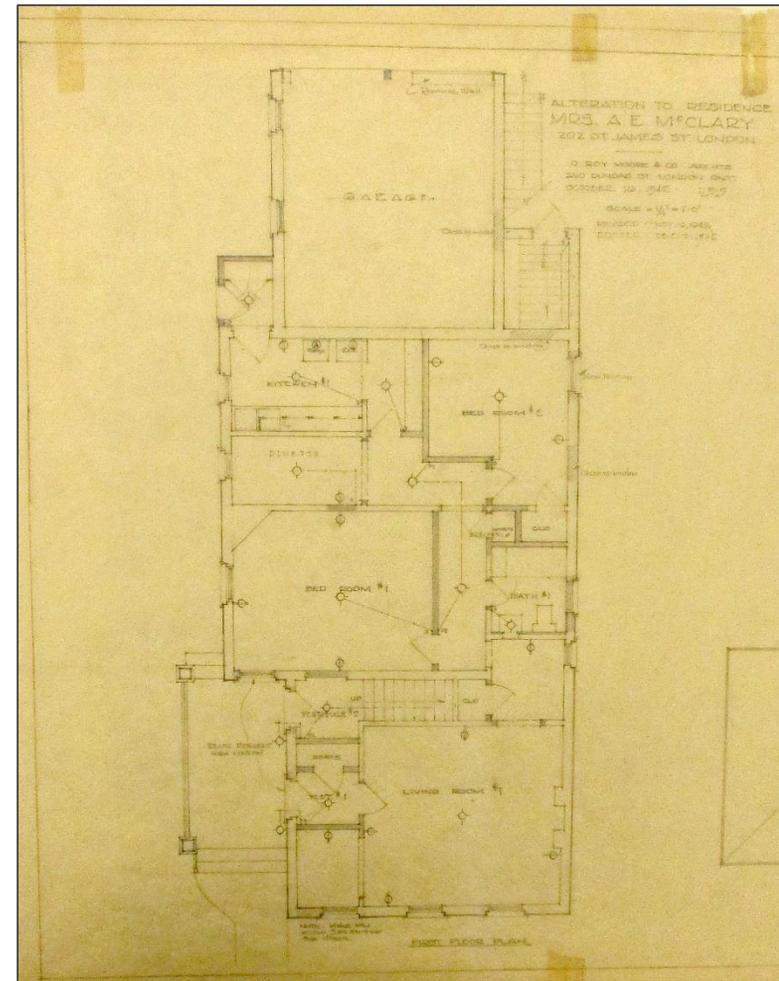
Around 1885 or 1886, Oliver McClary bought and came to reside in the property. Oliver McClary had inherited from his father, also Oliver, and his uncle John what had begun as a small tinware operation, producing pots that the senior Oliver peddled between Windsor and London, and had developed into a major manufacturing company producing kitchenware and, especially, stoves, which by the 1887 was headed by the junior Oliver. Oliver McClary was also the father-in-law of a John Mackenzie Moore. Among the buildings Moore's firm would build over his career were the London Life Insurance Company, the luxurious Hotel London (now demolished), London's second purpose-built City Hall (on the northeast corner of Dundas and Wellington Streets), and the earlier buildings at Western University. Moore had married Louisa Mary McClary in 1881 and, perhaps for that reason, he achieved the commission to rebuild Oliver Moore's factory after it was damaged by fire in 1888, a contract that gave his career a substantial boost.



The rebuilding was admired for its speed and quality, and Moore was subsequently given the commissions to design the Vancouver storehouse for the McClary Manufacturing Company and an addition to its Winnipeg offices, thereby increasing the architect's exposure in the west. It was therefore no surprise that when Ellen McClary, Louisa's sister, wished in 1942 to turn her father-in-law's house into a duplex, she asked O. Roy Moore to undertake the project.

202 St. James Street had initially occupied a wide swath of land on St. James Street, comprising Lots 22 and 23 of Registered Plan 28 (land now occupied by part of 200 St. James Street). On Oliver McClary's death in 1902, his St. James home and the surrounding land was conveyed to his children George Oliver, Arthur, and Louisa in trust for his fourth child, Eliza Gould. Eliza outlived her father by only two months, and George Oliver died in 1907; in 1917, Arthur sold his share in the property to his wife, Ellen. She retained the property after his death ten years later, using it as a rental property while she remained at 400 Queen's Avenue, where she had lived with her husband. The house was obviously regarded as an upscale rental unit: tenants between 1917 and 1927 included a barrister, a manager at Battle Creek Toasted Cornflakes Co., and the Dean at the University of Western Ontario Medical School. The anonymous writer of an unpublished Moore family History notes that, at the time of writing (probably c. 1880), Tootie Scarfe, Arthur's granddaughter, was living in the house.

Although Oliver McClary's house seems to have been continually respected as Oliver's last home, the land around it gradually diminished, largely because of building projects undertaken by O. Roy Moore; he built 200 St. James Street, on Lot 22 and part of Lot 23 in 1929, and, hard against Ellen's house, the house at 204, on Lot 24, in 1915. In 1942, at Ellen McClary's request, O. Roy Moore's firm also made changes to the house at 202 St. James Street, turning it from a single home into a duplex. The first-floor plans for the project indicate much of the project's relatively small scope.



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## Property Description

The shallow hipped roof, wide eaves, proportions, and symmetrical 3-bay facade identify this 2-storey, brick house as Italianate, though many of its Italianate features, such as brackets beneath the eaves, 2/2 windows, and a highly decorative front door, with robust mouldings, are no longer there. Moore's renovations are at least partly responsible for this. His assignment was to turn the single-family house into a duplex, and to accomplish this, he removed the front door from its original position in the west bay of the facade and created two new doors along the west side of the house, one leading to the newly-formed downstairs apartment, and one leading to the apartment upstairs. A new porch, reminiscent of c. 1920, consisted of two short, square posts sitting on square brick posts with a concrete block foundation, which supported a deep entablature and a hipped roof connected both to the west wall of the house and the south wall of a projecting wing at its back. A rear entrance was also added on the northwest corner of the building. To give the house something of the Colonial Revival appearance then in vogue, Moore's firm added to the front windows shutters with an urn-shaped cut-out. A number of interior changes were also made. The original stairway now led to the upper storey apartment, requiring changes to the front hall, and walls were removed and sometimes added to create a living room, dinette, kitchen, bathroom, and two bedrooms on each floor.

One wonders if in fact the front and back sections of the house were built at different times, well before the O. Roy Moore and Co. renovations of 1942. While the front part of the house has a now paraged fieldstone foundation, the back section has a foundation of brick, though the raised water table links both. The voussoirs of the windows in the back part of the house are arranged in a shallow curve while those at the front are insistently flat. The rear section has a hipped roof terminating in a flat deck; that at the front also a hipped roof, with a long ridge line that intersects the back roof. It is tempting to suspect that Oliver McClary opted for a larger home quite early in the building's career.

A two-car garage was built into the back of the house at some point. It would have been accessed by a drive from a laneway cutting through the middle of the block between St. James Street and College Avenue. When that laneway was closed off, sometime after 1942, the former garage was incorporated into the house and a drive incorporated along the west side of the house, leading to a detached garage. Because the boulevard and setback along the streetscape are comfortably deep, the house at 202 St. James Street still has room to retain much of its former elegance, even without the more spacious grounds with which it was once surrounded. This house is approximately 2.25 metres from its St. James Street property line and 17 metres from the edge of the street.

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## Heritage Attributes

- Form (including the intersecting, shallow hipped roofs and the intersecting rectangular footprints of the house), mass, and scale
- Broad, overhanging eaves of roof
- Brick facing (of whatever colour brick is underneath the now-painted surface)
- Fieldstone foundation of the front section of the house and brick foundation of the rear section
- Raised brick courses along the top of the foundation
- Present spacing and sizes of apertures
- Original window frames and surrounds
- Wood shutters, with cut-out urn designs, abutting windows on front facade
- Doors off the present side porch
- Posts, entablature, and hipped roof of porch
- Tall brick chimneys

**Contributing/Non-Contributing:** TBD

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## Sources

- Anonymous, "William Moore and his Descendants," an unpublished notebook on loan to Nancy Tausky from a member of the Moore family
- Land Records for Registered Plan 28, at the Middlesex County Land Registry, instrs. 3851W, 16843W, 19103 W, 28178W, 28338W, 28925W, 30368W, 30593W, 38674W
- London City Directories
- Murphy-Moore Fonds, Architectural Drawings, 202 St. George Street, Western Archives, Western University
- Tausky, Nancy Z., and Lynne D. DiStefano. Victorian Architecture in London and Southwestern Ontario: Symbols of Aspiration. 101, 102,353-442.

**Civic Address: 204 St. James Street**

**Assessment Roll No:** 010511015000000

**Legal Description:** PLAN 28 PT LOT 24 55.17FR 151.33D

**Designation/Listing Status:** Listed

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### **Property History**

**Date of Construction:** 1915

**Architect:** John M. Moore, Architect

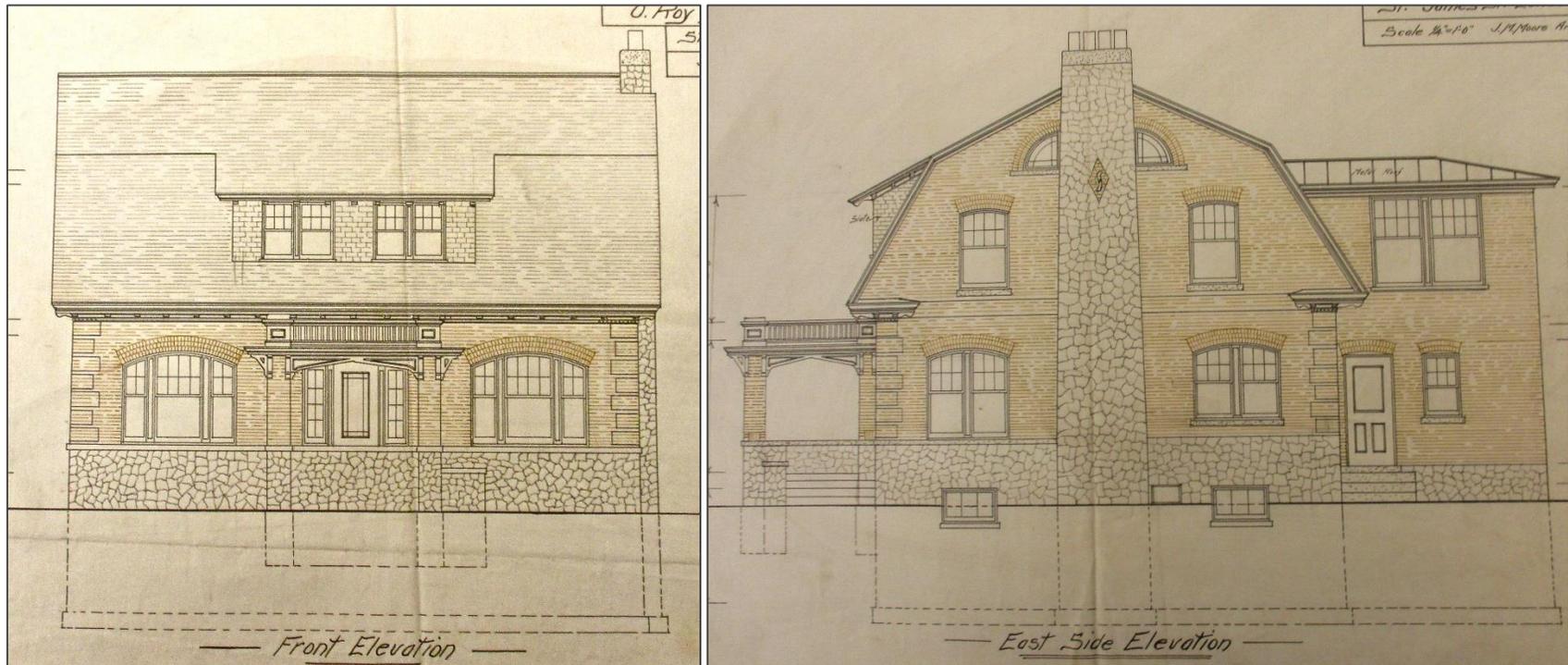
**Historic Associations:** This house is one of a cluster of buildings centred on this block of St. James Street that were designed or renovated by arguably the most important architectural firm in London's History: it had its roots in the 1850s firm of Robinson and Leather, was successively headed by William Robinson, Thomas Tracey, George Durand, and, after around 1889, by John M. Moore and then his son O.

Roy Moore. Among the buildings the Moores' firm would build over his career were the London Life Insurance Company, the luxurious Hotel London (now demolished), London's second purpose-built City Hall (on the northeast corner of Dundas and Wellington Streets), and the earlier buildings at Western University. The buildings in this block that are connected with the Moores' work are 230 St. George Street, as well as 200, 202, 204, and 199 St. James Street and 189 College Street (see the Inventory Sheets for these addresses). With some, the connection with the firm involves a long History of land ownership by the J.M. Moore's relatives in this area. 202 St. James Street was the last home of Oliver McClary, head of the large McClary stove enterprise, and he initially owned the land on which this house at 204 St. James Street was built. With others in this cluster of Moore-related buildings, the connection likely depended on reputation or, perhaps, on some familiarity with the family because of their holdings here. Such a cluster is unusual and significant because of the firm's importance.

Oliver Roy Moore bought Lot 24, just to the north of his then deceased father-in-law's land, soon to be in the possession of his brother-in-law's wife, in 1913. It had been occupied by one Frank McGrory, but during the next two years, a new house was built there for O. Roy. Although the building was officially designed by J.M. Moore, Architect, it is difficult to know exactly what member of the firm may have produced the unusual and sophisticated plans for this house (see the elevations below). The skills and interests of both J. M. and O. Roy Moore generally involved the engineering and marketing aspects of the firm's work, and both were usually more involved in the firm's industrial and commercial aspects of the firm's business than in their less lucrative domestic work. However, O. Roy was had already completed his apprenticeship in his father's firm with one of J.M. Moore's best designers, Fred



Henry; by 1913, he was playing an increasingly active role in all aspects of the firm's work; most of the projects in this block were O. Roy Moore's idea; and he may in fact have designed this house himself. Moreover, both homes planned for O. Roy in this cluster, this house and the cottage at 189 College Street, show a similar sophistication in design. O. Roy Moore may have used these homes to showcase his talents in the area of domestic design. He lived here, at 204 St. James Street, from 1915 to 1928.



For the last few decades, this house has been the home of Dianne Cunningham, area MPP from 1988 to 2003, and Minister of Training, Colleges, and Universities from 1999 to 2003.

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## Property Description

Many stylistic traditions come together in this house. Perhaps the most prominent is that of the Colonial Revival, seen in the symmetry of the front and sides, the brick quoins at the corners, the front entranceway with its sidelights next to the centre door, the modillions and dentils under the eaves, and the quarter-pie windows abutting the chimney on the east side of the house. Some Dutch Colonial influence may be seen in the gambrel roof. One can discern the effects of the Arts and Crafts Movement in the variously hued textured brick, the solid brick posts supporting the roof porch roof, the plain strut-shaped brackets at the corners of the porch roof, the high rugged limestone foundation and the wide chimney constructed of the same carefully interlocked pieces of randomly sized limestone, and the diamond-shaped brick insert high in the chimney. And there are hints of a typical Bungalow treatment in the wide front dormer, with its shed roof (here an extension of the upper slope of the gambrel roof) and the positioning of its front wall as an extension, despite the broad eaves, of the main wall below. There are also a number of distinctive characteristics that originate mainly from the architect's ingenuity, such as the 4/1 and 8/1 windows in a Venetian configuration, found on the front facade, that terminate in a pronounced segmental arch marked by voussoirs formed of three courses of headers; on the sides of the house the same pronounced courses of segmental-arched headers surmount the paired 6/1 sash windows on the ground floor at the sides and the single 6/1 sashes above. Two rows of headers follow the curves of the quarter-circle windows at the top of the east side wall. Four raised brick courses connect the returned eaves on the sides of the building. The bottom member of the porch entablature is takes the form of a broad Tudor arch, with moulded spandrels. An S-shaped metal bar, suggesting the need to stabilize the wall of an older building, is found in the diamond-shaped brick "patch" on the chimney; this play with ideas of ancient buildings was one common in the firm's work of the next couple of decades. A major accomplishment of this building's design is that it holds all of these varied parts together in a unique and harmonious whole. Like the house at 189 College Avenue that O. Roy Moore designed for himself a decade and a half later (see Inventory entry for 189 College Avenue), this house served to showcase his firm's talents.

There have been some changes to the house. The original rectangular slate tiles are now found only on the lower front slope of the roof; elsewhere, they have been replaced by black asphalt tiles. Vinyl window frames have replaced the former wood frames, holding wood rails and muntins.

This house is situated very close to that at 202 St. James Street, allowing a driveway along the east side of the house. It leads to a two-car, red brick garage at the back of the property; both appear to be shared with 206 St. James Street. Like other residences along the north side of St. James Street, this one is situated behind a relatively broad boulevard and a comfortably deep setback from the public sidewalk. The front porch of this house is over its front property line, the front wall of the house is approximately 1.5 metres from the front property line. The house is approximately 17 metres from the edge of the street.

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## Heritage Attributes

- Form (including high 1-and 1/2-storey, gambrel-roofed main block and lower 2-storey back wing, along with the present footprint), mass, and scale
- Remaining slate tiles on lower slope of gambrel roof
- Broad front dormer with shed roof an extension of the upper slope of the gambrel roof and with two groups of paired sash windows
- Wood shingles covering dormer walls
- Broad overhanging eaves, with original wood soffit, modillions, and returns along the sides of the house
- Dentilled mouldings along the cornice
- Textured brick facing with various hues giving an overall impression of a orangish red
- Brick quoins, alternating in width along both corners to recollect stone quoins
- Raised brick courses along the sides of the house at the level of the eaves
- Deep segmental arches, emphasized by three courses of headers forming voussoirs over each sash window
- Double courses of headers over quarter-pie windows next to top of the chimney
- Window sills formed of brick headers
- Venetian divisions in front windows
- Sizes and spacing of all windows
- Wood frames and surrounds
- 2/1, 8/1, and 6/1 window divisions (The present vinyl is not stipulated.)
- Entranceway featuring a wood door with a large glass insert and with sidelights
- Flat-roofed porch supported by brick posts, strut-shaped brackets, and an entablature with a broad Tudor arch and moulded spandrels on all sides
- Deep foundation, of house and porch, faced with fitted, randomly-shaped limestone blocks
- Broad, tapered chimney made of limestone blocks identical to those used in the foundation, with diamond-shaped cut-out featuring a metal, S-shaped stabilizing bar within a brick field

**Contributing/Non-Contributing:** TBD

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## Sources

- Conversations with Diane Cunningham, owner and occupant of 204 St. James Street.
- Gagnon, Erica. "Heritage House Designation Report: 204 St. James Street." December 14, 2012. Student report for Public History Class at Western University, now in the Office of the London Heritage Planner.
- Land Records for Registered Plan 28, at the Middlesex County Land Registry, instrs. 3851W, 16843W, 19103 W, 28178W, 28338W, 28925W, 30368W, 30593W, 38674W
- London City Directories
- Murphy-Moore Fonds, Architectural Drawings, 202 St. George Street, Western Archives, Western University
- Tausky, Nancy Z., and Lynne D. DiStefano. Victorian Architecture in London and Southwestern Ontario. 101, 102, 353-442.

**Civic Address: 206 St. James Street**

**Assessment Roll No:** 010511014000000

**Legal Description:** PLAN 28 PT LOTS 1,2 W/S RICHMOND 55.00FR  
100.83D

**Designation/Listing Status:** Listed

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### Property History

**Date of Construction:** 1914-1915

**Architect:** Unknown

**Historic Associations:** This building is described in the city directory of 1914 as a "new house." By the following year it was occupied by the family of John Hall. Hall was a "cattle buyer."

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### Property Description

The painted brick house at 206 St. James Street seems built on a larger scale than its neighbours to the west, partly because it is located on the flat land at the top of a gentle slope and partly because the house is a tall two storeys. Its high, hipped roof features cross gables to the south and west, ending in gables with deep-set fields covered in slate tiles like those that would once have covered the roof. Fluted pilasters form the jambs of the Palladian window in the front gable, while the semicircular component sitting above a richly moulded entablature is surrounded by its own robust moulding, featuring a deep ornamental keystone. West of the gable, a small shed-roofed dormer holds two small windows. A corbelled, buff brick chimney, with brick dentils beneath its stone coping, rises along the east side of the house, and the very broad soffits beneath the eaves are lined with narrow tongue-and-groove boards. The gable, which extends forward over the plane of the house even further than the rest of the roof structure, appears to be supported by large, relatively plain brackets in a strut design. Filling up part of the space below the gable is a deep, two-storey bow window; its sash windows are flat, but their rusticated stone sills and lintels curve with the shape of the window and nearly meet the abutting sills and lintels, thus appearing to form continuous rounded courses. The two other second floor windows are a small two-sided oriel window over the front door below and a broad sash window sits over a plate glass window and transom on the floor below. The wood and glass front door also features a transom. Deep, rusticated stone lintels top all apertures, and the windows all have shallower rusticated stone wills. Moreover, all windows have a leaded glass design in their upper members: a border of rectangles surrounds the more typical narrow vertical panes found within this frame. The high foundation of the house consists of cut limestone. A deep veranda extends west from the front door and wraps partway around the west side of the building. It is protected



by a low, cut-stone wall. The posts, grouped into sets of two or three, sit on stone bases featuring alternating courses of narrow, smooth stone and deeper rock-faced stone. On these bases are abbreviated Doric columns that support a dentilled entablature and, above that, a shallow hipped roof. Like the house roof, that of the porch has very deep overhanging eaves, with their original tongue-and-groove soffit, and a pediment over the front door has a field, bordered with dentils, that is as deep as that of the gable above.

The front yard slopes down to the public sidewalk, beyond which lies a relatively broad boulevard. The driveway along the west side of this property seems to be shared with 204 St. James Street, as does the double garage to which the drive leads. This house is on the St. James Street property line and is approximately 14 metres from the edge of the street.

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### **Heritage Attributes**

- Form, mass, and scale
- Hipped roof with cross gables and a small, shed-roofed dormer
- Tall, buff brick, corbelled chimney with brick dentils immediately beneath the stone coping
- Gables with deep fields, clad with slate tiles
- Palladian window in the front gable, with fluted pilasters, a moulded entablature, and a curved window surround with an elongated ornamental keystone
- Very broad overhanging eaves of the dormer, the gables, the roof, and the porch roof and pediment
- Wood tongue-and-groove soffits beneath all eaves
- Shape of the front wall, with its large, two-storey bow
- Two-sided oriel window
- Sashes with leaded windows in their upper members
- Wood and glass front door with leaded glass transom above
- Rusticated stone sills and lintels, including those that curve around the bow
- High, rusticated, cut stone foundation
- Porch that extends around the west corner of the house, with a low, hipped roof; a low, cut-stone wall; grouped, abbreviated Doric columns placed on piers of alternating courses of smooth and rusticated stone, an entablature with a dentilled cornice, and a pediment with a deeply recessed field, outlined by dentils

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Land Records for lots on Plan 28 (W), Middlesex County Registry Office, London
- London City Directories

## SYDENHAM STREET

**Civic Address: 114 Sydenham Street**

**Assessment Roll No:** 0105110500000000

**Legal Description:** PLAN 65 PT LOT 4 PT LOT 5 E/S TALBOT  
41.00FR 90.00D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** c.1875

**Architect and/or Builder:** Unknown

**Historic Associations:** This lot at the corner of Sydenham Street and Talbot Street was developed late in the 19<sup>th</sup> century as the north and south sides of Sydenham Street were being developed in the 1870s. A house appears on the City Directory records beginning in 1875, and first belonged to John Blakwill, identified as a commercial traveller. It was lived in shortly after by Rev. Ephraim Evans from 1881 to 1890, and later by the Breen family until 1906. James B. Walden, a blacksmith lived in the house in the early 20<sup>th</sup> century.

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**Property Description**

The house at 114 Sydenham is a one and a half storey frame house with a gable roof, clad with vinyl siding. The property has frontage onto both Talbot and Sydenham Street. The Sydenham façade is relatively vernacular with an end-gable, side hall front door, and two first storey windows. The Talbot Street façade is more elaborate and includes 2 first storey bay windows, and 3 roof dormer windows that are accented with shutters. A covered front porch is accessed by a set of wood stairs on the Talbot façade of the house. The porch wraps around both sides of the house and is lined with a wood balustrade, and a set of slim wood posts supports its flat verandah roof. A paved driveway is located on the Talbot Street portion of the driveway and a rear yard is fenced in surrounding the property. Most of the landscape additions have been installed on the Talbot Street façade.

The property is one of several corner lots found throughout this area of London, and had prominent façade frontage onto both Talbot Street and Sydenham Street. Stylistically, the house acts as a transition between the larger houses located on Talbot Street, and the more modest one storey dwellings on Sydenham Street. This house is set back approximately 1 metre from the Sydenham Street property line and just over 7 metres from the edge of Sydenham Street.



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**Heritage Attributes**

- One and a half storey massing;
- Gable roof.

**Contributing/Non-Contributing:** TBD

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**Sources**

- Fire Insurance Plan, 1892 Rev. 1907
- London City Directories
- London Public Library, Scrapbook Series, Volumes 2, 22, 32, & 35

**Civic Address: 118 Sydenham Street**

**Assessment Roll No:** 010511049000000

**Legal Description:** PLAN 65 PT LOT 4 PT LOT 5 E/S TALBOT  
34.90X90X33.61 33.80FR

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** c.1875

**Architect and/or Builder:** Unknown

**Historic Associations:** Constructed towards the last quarter of the 19<sup>th</sup> century, the house at 118 Sydenham Street appears to have been constructed around 1875. It was first home to James Hanford, a commercial merchant in 1875. It was empty for a year following Hanford tenancy and was then lived in by George W. VanSlyke. Little is known about VanSlyke. For a short time in the early-20<sup>th</sup> century the house was home to William Henry Wood, also known locally as Major W.H. Wood. He was known in early-21<sup>st</sup> century London for being the Manager of the Chamber of Commerce.



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**Property Description**

The house at 118 Sydenham Street is a one storey cottage with buff brick exterior cladding and a hipped roof. A projecting bay on the front façade also includes a gable roof. A set of concrete steps and a walkway lead to its six-panelled wood front door that also includes a wood transom window. The projecting bay on the front façade is the focal point of the front elevation and includes a set of three wood sash windows framed by detailed woodwork. The elaborate window trim includes dentil work along an entablature, wood frames and sills, and panelling below the windows. The roofline of the house is lined with relatively plain fascia board and a chimney is located on the east side of the house. The remnants of a laneway, terminating at this properties rear yard, run along the east side of the house.

The house has a short setback on the property and is generally in line with the majority of the houses on the north side of Sydenham Street. It is approximately 0.25 metres from the front property line and 6.5 metres from the edge of the street. Its spacing along the street is similar to the rest of the houses in that it has a narrow lot with minimal side yards. The remnants of a laneway run along the east side of the house. A series of laneways are found throughout this area of London, however, unlike the rest, this one terminates at a rear yard rather than carrying through to another street.

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**Heritage Attributes**

- One storey scale and massing;
- Buff brick exterior materials;
- Hipped roof;
- Projecting bay with set of three wood sash windows;
- Elaborate window trim with dentil work and panelling;
- Six-panelled front door and transom window;

**Contributing/Non-Contributing:** TBD

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**Sources:**

- Fire Insurance Plan, 1892 Rev. 1907
- London City Directories
- Historical Scrapbook Series, Volume 1
- London Public Library, Scrapbook Series, Volumes 30 & 31

**Civic Address: 122 Sydenham Street**

**Assessment Roll No:** 010511048000000

**Legal Description:** PLAN 65 PT LOT 4 PT LOT 5 36.67FR 128.00D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** c.1875

**Architect and/or Builder:** Unknown

**Historic Associations:** The property at 122 Sydenham Street was first developed in 1875 and was first home to Hugh Omond, an express messenger in London. Omond lived in the house for short time, and by 1881, John McGrory, identified as labourer in the City Directories was living in the house. The house appears to have changed hands numerous times in the late-19<sup>th</sup> and early-20<sup>th</sup> century. Little is known regarding the biographical lives of its residents.



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**Property Description**

The house at 122 Sydenham Street is a one storey vernacular cottage with a hipped roof and white vinyl exterior cladding. The off centred front door includes elegant sidelights and an elliptical transom. Fluted columns, also clad in vinyl, flank the front door and support a curved porch cover that hangs over the front entrance to the house. Two vinyl windows are evenly spaced on the front façade and are accented with black shutters. A brick chimney extends above the roofline on the west side of the house, and a brick walkway extends from the sidewalk to the front entrance. A brick driveway also extends along the east side of the house to the rear yard. Corbelled brick columns with concrete hipped caps are placed on the front corners of the lot.

The house on the property has a short setback and sits close to the sidewalk along Sydenham Street. This house is set back just over 3 metres from the front property line and 9.5 metres from the edge of the street. Much like the majority of houses on the street, this setback is fairly consistent with the rest of the houses on the street. In addition, the remnants of a former laneway extend along the west side of the property. However, unlike other laneways found in this area of London, this one terminates at the rear yards of the bordering properties.

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**Heritage Attributes**

- One storey scale and massing;
- Hipped roof;
- Off-centered front door with sidelights and elliptical transom;
- Fluted posts supporting curved porch roof over front entrance;
- Windows and shutters on front façade.

**Contributing/Non-Contributing:** TBD

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**Sources**

- Fire Insurance Plan, 1892 Rev. 1907
- London City Directories
- Historical Scrapbook Series, Volume 9

**Civic Address: 125 Sydenham Street**

**Assessment Roll No:** 010500088000000

**Legal Description:** PLAN 65 PT LOT 6 E/S TALBOT

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1875 and 1881, with renovations since.

**Architect and/or Builder:** Unknown

**Historic Associations:** By 1881 a Mr. William Oke a carpenter was living at this address. From 1884 through 1906 the house had several occupants often staying for a year or up to four years, suggesting that the house was rented during this period. In 1907 a Charles P. Mills lived here through 1914 and Mr. Frank Schmuck lived here from 1915.

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### **Property Description**

The house at 125 Sydenham Street is roughly an “L” shape house. It is two storeys and clad in stone on the first floor and stucco on the second floor. The house has an attached garage in the rear east corner. This house has a gabled roof. The front door to this house is in the joint of the “L”. the front door is flanked by narrow side light windows. The houses windows are double windows with plain sills. The front elevation of this house is symmetrical with three sets of windows on the first floor and two sets on the second.

This house has a moderate setback from the street. It is approximately 2 metres from the front property line and almost 9 metres from the edge of the street. The front entrance is not on the front elevation like most on the street but is on the west side. A curved walkway extends from the front door to the sidewalk. The driveway is on the east side of the house.

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### **Heritage Attributes**

- Arrangement of windows on the front elevation
- Two storey scale and massing

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London City Directories

**Civic Address: 126 Sydenham Street****Assessment Roll No:** 010511047000000**Legal Description:** PLAN 65 PT LOT 4 PT LOT 5 E/S TALBOT  
ONTARIO HERITAGE ACT 44.00FR 128.00D**Designation/Listing Status:** Designated, By-law LSP 3167-285

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**Property History****Date of Construction:** c.1870**Architect and/or Builder:** Unknown

**Historic Associations:** Constructed as one of the first few houses on Sydenham Street, this property was first developed c.1870. The owner of the house remained constant throughout its first approximately 40 years, as it was home to John Denahy, a letter carrier in London. He lived in the house from c.1870 until at least 1905. The property exchanged hands several times in the early-20<sup>th</sup> century and was also home to F.H. Galpin, a long-time educator in London in 1940. Galpin was a principal in London schools for 29 years teaching at Talbot Street School, St. George's School, Governor Simcoe School, and Prince Charles School. He retired in 1957.



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**Property Description**

The house at 126 Sydenham Street is a one storey Ontario Cottage with a hipped roof and centrally located gable peak that includes the remnants of an arched gable window. The edges of the peaked gable are decorated with dentils. The existing Designation By-law for the property indicates that the house was originally clad in siding, however, the present exterior is clad with stucco. The front façade of the house is symmetrical including a centrally located door that is surrounded by sidelights and a flat transom. The symmetrical flanking windows consist of two-over-two wood sash windows with wood shutters and moulded wood lintels. The front porch includes a set of wood fluted wood columns that support a porch cover that includes entablature highlighted with dentil work. The front yard of the property is heavily landscaped and includes a concrete walkway that leads to the front steps of the porch.

The house has a short setback on the property, however, it has one of the deepest setbacks of all the properties on the north side of Sydenham Street. This house is set back almost 6 metres from the front property line and almost 12 metres from the edge of the street. This appears to be as a result of its early construction on the street. Unlike most of the other houses, 126 Sydenham is not directly in line with the rest of the houses on the street.

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### **Heritage Attributes**

- One storey scale and massing;
- Hipped roof;
- Central peaked gable and gable window;
- Symmetrical front façade;
- Central front door;
- Sidelights;
- Flat transom;
- Wood sash windows, shutters, and moulded wood lintels
- Fluted columns and dentil detailing on entablature and along edges of peaked gable;

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Fire Insurance Plan, 1892 Rev. 1907
- London City Directories
- Historical Scrapbook Series, Volume 3
- Designation By-law, L.S.P. 3167-285

**Civic Address: 129 Sydenham Street**

**Assessment Roll No:** 010500089000000

**Legal Description:** PLAN 65 PT LOT 5 29X50 & R33X107.83 29.00FR

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** c. 1875

**Architect and/or Builder:** Unknown

**Historic Associations:** Constructed c.1875, the house at 129 Sydenham Street was first built for James Powell, identified in the London City Directories as a “tanner”. He stayed in the house for a short period and by 1882, James Lee, a carpenter owned the house. By 1890 the house had switched hands again and continued to exchange hands into the early-20<sup>th</sup> century.



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**Property Description**

The house at 129 Sydenham Street is a one storey cottage with a hipped roof and is clad with gray aluminum siding. The roofline is elaborately decorated on this house with highly detailed wood mouldings along the fascia, bargeboards, and gable peaks. Details just below the gable peak include a set of wood brackets that border closed wood shutters. The texture in the gable consists of a layered square scalloping, and the row of dentils separate the elaborate woodwork of the gable peak from the siding of the house. A central bay window is located prominently on the front façade and is bordered by a set of shutters, and a plain pediment clad with siding. An off-centered front door includes a window and wood panelling and a glass storm door. Brick columns and Doric wood columns support a plain pediment that provides a porch cover over the front door. The front entrance is accessed by a concrete walkway that extends from the sidewalk. The west side of the property is bordered by a fence constructed of modern dimensional lumber, and a narrow paved driveway extends along the east side of the property and provides access to a garage at the rear of the house.

Located along the south side of Sydenham Street, this property has one of the shallowest setbacks on the street. It is approximately 1 metre from the front property line and almost 8 metres from the edge of the street. Despite its shallow setback it is generally in line with the majority of the houses on the street. The house is one of many one storey cottages located on Sydenham Street.

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**Heritage Attributes**

- One storey scale and massing;
- Gable roof;
- Decorative wood moulding detailing along fascia, bargeboard, and in gable peak;
- Wood brackets below gable peak;
- Wood squared scallop texturing in gable;
- Dentils located above siding.

**Contributing/Non-Contributing:** TBD

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**Sources**

- Fire Insurance Plan, 1892 Rev. 1907
- London City Directories

**Civic Address: 130 Sydenham Street**

**Assessment Roll No:** 010511046000000

**Legal Description:** PLAN 65 PT LOT 5 33.00FR 157.83D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** c.1875

**Architect and/or Builder:** Unknown

**Historic Associations:** The house at 130 Sydenham Street was first constructed c.1875 for James Stewart, a carpenter. By the 1880s, Stewart was no longer living in the house and exchanged hands consistently throughout the late-19<sup>th</sup> century until Oliver Pannell, a motorman at the railway station, who owned the property between approximately 1890 and 1920.



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**Property Description**

The house at 130 Sydenham Street is a two storey vernacular house constructed of buff brick with a gable roof. The edges of the roof sweep outwards from the roofline and the roofline is lined with a plain fascia board. A set of two symmetrical windows are located on the second storey of the building and are accented with brick flat-arch lintels, concrete sills, and shutters. A projecting square bay on the first storey consists of a grouping of three windows, also highlighted with shutters. A brick column supports the hipped roof that extends over the projecting bay and the front porch entrance of the house. A brick chimney extends above the roofline on the west side of the house and a narrow paved driveway runs along the east side of the property.

This property has a shallow setback on the street. It is just over 1 metre from the front property line and approximately 7.5 metres from the edge of the street. A narrow strip of front yard separates the house from the sidewalk. With regards to consistency of style and form, the house on the property is one of a small number of two storey brick dwellings on north side of Sydenham Street. It matches very closely with the form and scale of 134 Sydenham Street, its neighbour to the east.

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**Heritage Attributes**

- Two storey scale and massing;
- Buff brick exterior materials;
- Gable roof;
- Symmetrical 2<sup>nd</sup> storey windows
- Shutters;
- Brick chimney.

**Contributing/Non-Contributing:** TBD

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**Sources**

- Fire Insurance Plans, 1892 Rev. 1907
- London City Directories

**Civic Address: 131 Sydenham Street**

**Assessment Roll No:** 010500091000000

**Legal Description:** PLAN 65 PT LOT 5 37X50 & R33X107.83  
37.00FR

**Designation/Listing Status:** Listed, Priority 3

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**Property History**

**Date of Construction:** 1893-1894

**Architect and/or Builder:** Unknown

**Historic Associations:** The house at 131 Sydenham Street was one of the latest additions to the street, originally forming a part of one the neighbouring properties. It was noted in the 1893 City Directories as an “unfinished house” and by 1894 the property was developed as a separate lot and inhabited by Charters Hamilton who lived on the property for the first four years. It then switched hands numerous times in the early-20<sup>th</sup> century. It appears to have remained within the Coghlan family for a majority of the middle of the 20<sup>th</sup> century.



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**Property Description**

The house located at 131 Sydenham Street is a one storey buff brick cottage with a steep hipped roof. The off centered door reveals the houses’ side hall plan and exhibits the most decorative element of the street-facing façade. The door consists of a set of wood panelled double door that include narrow windows and decorative wood detailing. A wide arched transom window is located above the door. A curved eyebrow porch cover is supported by wood brackets above the entrance and a set of two steps lead to the front door. Wood balustrades are located on either side of the porch entrance. A set of two windows are located on the front façade and have brick arched lintels, moulded wood sills, and wood shutters.

The short setback of the property is consistent with the majority of the houses along Sydenham Street, and the house is one of several 1 storey cottage located on the street. It is approximately 1.5 metres from the front property line and just over 8 metres from the edge of the street.

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**Heritage Attributes**

- One storey scale and massing;
- Buff brick exterior materials;
- Hipped roof;
- Decorative double front door;
- Transom window;
- Arched wood porch cover;
- Wood brackets;
- Window details including buff brick arched lintels, moulded wood sills, and wood shutters.

**Contributing/Non-Contributing:** TBD

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**Sources**

- Fire Insurance Plan, 1892 Rev. 1907
- London City Directories

**Civic Address: 133 Sydenham Street**

**Assessment Roll No:** 010500092000000

**Legal Description:** PLAN 65 PT LOT 4 33.00FR 157.83D

**Designation/Listing Status:** Listing, Priority 2

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### **Property History**

**Date of Construction:** 1902

**Architect and/or Builder:** Unknown

**Historic Associations:** This property was likely the last of the properties developed along the south side of this portion of Sydenham Street. Constructed in 1902, the house was first home to Walter Percival, a commercial traveler (otherwise known as a salesman) in for T.B. Escott & Co. He only lived in the house for a short period of time and by 1904, it was home to John Nicholson, noted for working at “Phonographs” on Dundas Street.

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### **Property Description**

The house at 133 Sydenham Street is a one and a half storey buff brick vernacular dwelling with a hipped roof and sizeable projecting gable dormer on the front façade. The projecting gable exhibits a high degree of decorative detail including dentil work and wood mouldings that line the fascia and bargeboard of the gable, wood brackets that border a pair of wood gable windows, and wood scallop texturing that serves as a the exterior cladding in the gable. A covered front porch spans the entirety of the front façade and also includes a high degree of detail. Wood columns support the porch roof that also includes an elegant entablature that is accented with wood dentils. A wood pediment rises out of the porch roof above the front entrance to the house. The door itself is a wood paneled door with decorative wood mouldings that surround a central door window. A balustrade spans the entirety of the front porch. A set of steps lined with balustrades and newel posts leads to the front door. A narrow driveway extends along the east side of the property.

Separated from the sidewalk by a very narrow strip of yard, the house on the property has a short setback. This house is just under 1 metre from the front property line and approximately 7.5 metres from the edge of the street. However, the spacing between properties remains consistent. The house is one of the few buildings that deviates from either the one storey cottages or two storey brick dwellings located on the street.



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### **Heritage Attributes**

- One and a half storey scale and massing;
- Buff brick exterior materials;
- Hipped roof with large projecting gable dormer;
- Wood detailing in gable dormer including dentils, bargeboards, gable windows, brackets, and scallop texturing;
- Covered porch spanning front façade;
- Wood columns;
- Entablature with wood dentils;
- Panelled wood door;
- Pediment rising out of porch roof;
- Wood steps and decorative newel posts;
- Wood balustrade along front porch.

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Fire Insurance Plan, 1892 Rev 1907
- London City Directories

**Civic Address: 134 Sydenham Street**

**Assessment Roll No:** 010511045000000

**Legal Description:** PLAN 65 PT LOT 5 33.00FR 157.83D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** c. 1875

**Architect and/or Builder:** Unknown

**Historic Associations:** The property at 134 Sydenham Street was first constructed for Charles William, a porter for the Great Western Railway. He only lived in the house for a couple of years, and by 1883 it was home to Thomas Jenkins, a police officer in London.

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### **Property Description**

The house at 134 Sydenham Street is a two storey buff brick house with a gable roof. The 2<sup>nd</sup> storey of the house features a set of symmetrical sash windows that are highlighted with brick arch lintels and shutters. The sills, likely to be constructed of concrete, are covered with what appears to be aluminum flashing. A projecting first storey bay window includes three multi-pane double hung windows with brick sills. On the front entrance of the house, a pair of rusticated concrete block posts support a pair of short wood posts that hold up the porch cover that extends over the front door. The front door includes a wood trim that a narrow transom window. The front steps of the front entrance are constructed of wood and include wood panelled newel posts. The front entrance is accessed by the concrete walkway that extends from the sidewalk to the steps. A narrow, paved driveway extends along the east side of the house.

Much like its neighbour to the west, this property has one of the shortest setbacks on the north side of Sydenham Street. This house is approximately 2 metres from the front property line and just over 8 metres from the edge of the street. A narrow strip of front yard separates it from the sidewalk. The house was constructed in a similar style and form to 130 Sydenham Street and is one of a small number of two storey brick dwellings on the street.



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### **Heritage Attributes**

- Two storey scale and massing;
- Buff brick exterior materials;
- Gable roof;
- Symmetrical second storey windows with buff brick arched lintel and shutters;
- Projecting front bay with double-hung windows;
- Front entrance including rusticated concrete block and wood posts, wood steps, and wood paneled newel posts.
- Front door with transom window.

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Fire Insurance Plans, 1892 Rev. 1907
- London City Directories

**Civic Address: 136 Sydenham Street**

**Assessment Roll No:** 010511044000000

**Legal Description:** PLAN 65 PT LOT 4 33.00FR 157.83D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** c. 1884

**Architect and/or Builder:** Unknown

**Historic Associations:** The house at 136 Sydenham Street was the last house constructed on the north side of Sydenham Street. For most of the 1870s, the lot remained empty, however, by 1884 the lot was developed and the property became home to Gilbert E. Coombs. Little is known about Coombs' professional life, however, he was a former Director of the London Curling Club. He lived in the house from 1884 until the turn of the century.

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### **Property Description**

Constructed as one of the last houses on Sydenham Street, this house is a one storey cottage with a hipped roof and white aluminum siding. A plain white cornice board also lines the top edge of the house, separating the house from the roofline. The non-symmetrical front façade includes three windows, all with arched fanlight detailing above the window openings. The western most window on this façade is included in a projecting bay and its trim includes wood pilasters and panelling. A separate hipped roof is located above the projecting bay. Oddly, there is no front door on the front façade of the house. Instead, the interior of the house is accessed from a side door on the east side of the house that is reached by following the red brick walkway that wraps around the side of the house. A red brick retaining wall is also located at the front of the house and is capped with decorative iron cresting. Unlike most of the paved driveways on the street, this property has a red brick driveway.

The house on the property has a short setback from the road but sits further back than both of its neighbouring properties. It is approximately 3 metres from the front property line and just over 9 metres from the edge of the street. The house's spacing is consistent with the rest of the houses on Sydenham Street and is narrowly separated from its neighbours. The house is one of several one storey cottages on the street.



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**Heritage Attributes**

- One storey scale and massing;
- Hip roof;
- White exterior cladding;
- Front façade windows with arched elliptical fanlight detailing;
- Wood pilasters and paneling on projecting window;
- Red brick retaining wall and iron cresting.

**Contributing/Non-Contributing:** TBD

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**Sources**

- Fire Insurance Plan, 1892 Rev. 1907
- London City Directories
- London Room, Association Clippings, Roll 1

**Civic Address: 137 Sydenham Street**

**Assessment Roll No:** 010500093000000

**Legal Description:** PLAN 65 PT LOT 4 33.00FR 157.83D

**Designation/Listing Status:** None

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### Property History

**Date of Construction:** c.1870

**Architect and/or Builder:** Unknown

**Historic Associations:** Developed as one of earliest properties on the street, 137 Sydenham Street was constructed c.1870 for William and Christina Burleigh. By 1872, Christina is identified in the City of London Directories as a widow indicating that William had passed away. By the early 1880s the house was vacant before being home to Joseph Hamilton by 1884.



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### Property Description

The house at 137 Sydenham Street is a one storey cottage with a hipped roof and aluminum exterior cladding. A projecting wing extends out along the front façade of the house, and includes a grouping of three windows flanked by aluminum shutters. A small pair of windows are set back on the setback portion of the house adjacent to the front door, which is not visible from the street. A set of wood steps leads to a small off-centered porch. A straight concrete walkway extends from the sidewalk to the porch. The property does not appear to have its own driveway.

The property has one of the deeper setbacks on the street, however, it still remains relatively in line with the adjacent properties and a majority of the properties on Sydenham Street. It is approximately 3.5 metres from the front property line and 10 metres from the edge of the street. Although the house is one of several one storey cottages on Sydenham Street it does not share the same stylistic features as most of the other cottages.

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### Heritage Attributes

- One storey scale and massing;
- Gable roof.
- Balustrades along front porch.

**Contributing/Non-Contributing:** TBD

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**Sources**

- Fire Insurance Plan, 1892 Rev, 1907
- London City Directories

**Civic Address: 140 Sydenham Street**

**Assessment Roll No:** 010511043000000

**Legal Description:** PLAN 65 PT LOT 4 33.00FR 157.83D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** c. 1870

**Architect and/or Builder:** Unknown

**Historic Associations:** The property at 140 Sydenham Street was one of the first few properties developed on the street. It was first constructed around 1870 and was home first to Mrs. Mary Barnes, a widow of William Barnes. Mrs. Barnes lived at the property until the 1880s when it became home to Robert Scott. The property continued to exchange hands steadily throughout the late-19<sup>th</sup> and early-20<sup>th</sup> centuries until the 1920s. By 1919, Fred E. Davis was living in the house and remained living at the property well into the 1950s.



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### **Property Description:**

Constructed as one of the earlier houses on Sydenham Street, the house at 140 Sydenham Street is a one storey cottage with a hipped roof that extends out over the front porch. The building has a rusticated concrete block foundation that appears to be a later alteration from the original construction, and is clad with white board-and-batten wood siding. The buff brick chimney on the west side of the house extends high above the roof peak. A pair of eight-over-twelve wood sash windows on the front façade forms the window openings while an off-centered front entrance includes the front door to the house. A pair of rusticated concrete block and wood posts supports the front porch roof that is an extension of the main roof. The edge of the porch is lined with white wood balustrades, and the wood steps of the front porch as accessed from the paved walkway that extends from the sidewalk.

The property has a shallow setback and is spaced consistently with the majority of the properties on Sydenham Street. It is just over 1 metre from its front property line and approximately 7.5 metres from the edge of the street. The house on the property is one of several one storey cottages that are located on the street.

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**Heritage Attributes**

- One storey scale and massing;
- Hipped roof;
- Pediment as a part of the roof porch;
- White board-and-batten wood siding
- Rusticated concrete block used for foundation and porch posts
- White wood posts that support the porch roof;
- Wood sash windows;
- Buff brick chimney.

**Contributing/Non-Contributing:** TBD

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**Sources**

- Fire Insurance Plan, 1892 Rev. 1907
- London City Directories

**Civic Address: 141 Sydenham Street**

**Assessment Roll No:** 010500094000000

**Legal Description:** PLAN 65 PT LOT 3 27.00FR 157.83D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1870

**Architect and/or Builder:** Unknown

**Historic Associations:** Among the earliest houses on the street, 141 Sydenham was first constructed c. 1870 for Samuel Friendship, a shoemaker who lived in the house for many years following its construction. Friendship lived in the house from c.1870 until the early-20<sup>th</sup> century. By 1919, it became home to Enock Fowler of which little is known.



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### **Property Description**

The frame house located at 141 Sydenham Street is a two storey house with a steep gable roof and wood cladding. The fascia that extends along the roofline is constructed of wood and is plain in its detail. Alternatively, the gable is decorated with wood scallop texturing and adds a distinct separate finish from the rest of the wood siding. A grouping of three windows is located on the second storey below the gable, and is separated from the scallop texturing by a row of dentils. An identical window is located on the first storey next to the front door. A shed-style porch roof extends along the front façade supported by a set of thin metal posts. A wood pediment with similar scallop texturing rises out of the shed roof above the front door. The roofline of the porch roof is lined with a set of dentils. A concrete front porch extends along the entire front façade of the house.

The property has a setback that is consistent with the other properties located along Sydenham Street. It is approximately 2 metres from its front property line and 8.5 metres from the edge of the street. Much like the other two storey houses on the street, the gable detailing is consistent in its use of materials and details.

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**Heritage Attributes**

- Two storey scale and massing;
- Wood cladding;
- Gable roof;
- Wood scallop texturing in gable peak;
- Dentils located along edge of gable and along porch roof;
- Wood pediment and detailing rising out of porch roof.

**Contributing/Non-Contributing:** TBD

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**Sources**

- Fire Insurance Plan, 1892 Rev. 1907
- London City Directories

**Civic Address: 143 Sydenham Street**

**Assessment Roll No:** 010500095000000

**Legal Description:** PLAN 65 PT LOT 3 IRR 39.00FR 157.83D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1890

**Architect and/or Builder:** Unknown

**Historic Associations:** This house was constructed in 1890 for George Kordes, who remained in the house for the first several years. By the 1919 it had switched hands and became home to George Milburn.

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### **Property Description**

The house located at 143 Sydenham Street is a one storey cottage with a hipped roof and board-and-batten wood siding. The house is relatively plain in detail. The only elements of detail are the plain wood sills and lintels located above and below the two vinyl windows on the front facade. A transom located above the front door also includes the same lintel feature. Most of the front yard consists of brick pavers, and a short driveway extends along the east side of the property. A brick chimney is located on the west side of the house.

The property has the one of the deepest setbacks of the properties on the south side of Sydenham Street, and its spacing is consistent with the neighbouring properties. It is approximately 4 metres from the front property line and 105 metres from the edge of the street.

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### **Heritage Attributes**

- One storey scale and massing;
- Hipped roof;
- Wood board-and-batten siding;
- Brick chimney.

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Fire Insurance Plan, 1892 Rev. 1907
- London City Directories



**Civic Address: 144 Sydenham Street****Assessment Roll No:** 010511042000000**Legal Description:** PLAN 65 PT LOT 3 44.00FR 157.83D**Designation/Listing Status:** None

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**Property History****Date of Construction:** c. 1870**Architect and/or Builder:** Unknown

**Historic Associations:** The property at 144 Sydenham Street was first developed in the early 1870s and was constructed for Patrick Nolan, a stonemason in London. Nolan lived on the property over 20 years. By 1905, it was home James W Curtis and continued to switch hands throughout the early-20<sup>th</sup> century.



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**Property Description**

The house located at 144 Sydenham Street is a 2 storey vernacular house with a variety of design details. The house has a gabled roof with plain wood fascia boards, and a fan bargeboard design. Beneath the gable is a wood shingle finish that adds another layer of texture and colour to the house. The remainder of the exterior cladding on the house is buff brick. Two symmetrical vinyl casement windows are located on the second storey and include shutters and concrete sills. On the first storey a front porch spans the entirety of the front façade. An off-centered front door is located between a large window and a smaller fixed window with a concrete sill. The porch is covered by a hipped roof and the detailed woodwork that includes wood panelled posts, balustrades, newel posts, and steps. The front yard of the property has been mostly covered with a driveway paved with interlocking brick, with the exception of a centrally located tree.

The property has a setback that is slightly deeper than most of the properties on Sydenham Street, likely as a result of its earlier construction. It is almost 5 metres from the front property line and 11 metres from the edge of the street. The house is one of several 2 storey brick houses with gable roofs on Sydenham Street.

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**Heritage Attributes**

- Two storey scale and massing;
- Gable roof;
- Fascia board;
- Fan detail bargeboard in gable peak;
- Wood shingle texture in gable peak;
- Symmetrical second storey windows;
- Hipped porch roof
- Front porch including wood posts, balustrades, newel posts, and steps.

**Contributing/Non-Contributing:** TBD

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**Sources**

- Fire Insurance Plan, 1982 Rev. 1907
- London City Directories
- Historical Scrapbook Series, Volumes 5 & 12

**Civic Address: 148 Sydenham Street**

**Assessment Roll No:** 010511034000000

**Legal Description:** PLAN 65 PT LOT 2 PT LOT 3 ONTARIO HERITAGE ACT 44.00FR 157.83D

**Designation/Listing Status:** Designated, By-law L.S.P, 3111-51

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**Property History**

**Date of Construction:** c.1869

**Architect and/or Builder:** Unknown

**Historic Associations:** The house is one of the oldest remaining houses on the street. By 1872, the house was lived in by Arthur Cooke, a painter in London. Cooke did not reside in the house long, and by 1873 had moved elsewhere. In 1875 William Mason, a switchman with the Great Western Railway was residing in the house.



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**Property Description**

The house is designed as a single storey Ontario Cottage constructed of buff brick, with a hipped roof and centrally located peaked gable, and small gable window. The symmetrical front façade consists of a central door with decorative entablature, wood pilasters, and a transom window. Four-over-one wood sash windows are located on either side of the door, and include brick voussoirs and wood shutters. A brick cornice frames the roofline, and engaged brick pilasters line the edges corners of the building. A narrow driveway, paved with brick is located on the east side of the property.

The property has a short setback from the sidewalk and sits in line with the surrounding houses on the rest of Sydenham Street. It is approximately 2.5 metres from the front property line and almost 9 metres from the edge of the street.

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**Heritage Attributes**

- One storey scale and massing;
- Buff brick exterior;
- Window in gable;
- Brick cornice and brick corner pilasters.
- Symmetrical front façade, with hipped roof and central peaked gable;
- Decorative doorway with engaged wood pilasters, entablature, and transom;
- Wood sash windows, brick voussoirs, and shutters;

**Contributing/Non-Contributing:** TBD

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## Sources

- Fire Insurance Plan, 1892 Rev. 1907
- London City Directories
- ACO Geranium Tour, From Cottages to Mansions, 2003
- Designation By-law, L.S.P. 3111-51

**Civic Address: 149 Sydenham Street**

**Assessment Roll No:** 010500096000000

**Legal Description:** PLAN 65 PT LOT 2 33.00FR 157.83D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** c. 1875

**Architect and/or Builder:** Unknown

**Historic Associations:** The house at 149 Sydenham Street was among the earliest homes on Sydenham Street constructed c. 1875 for Thomas Williams, a carpenter. Williams did not stay in the house long however, and by 1882 it was home to John Logan, identified as a “moulder” in the City Directories. He remained in the house until the mid-1890s when it became identified as belonging to a Mrs. Elizabeth Logan. It appears to have remained within the Logan family until the mid-20<sup>th</sup> century.



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**Property Description**

The house located at 149 Sydenham Street is a two storey dwelling with a gable roof and aluminum siding. A majority of the house’s exterior features and materials have been removed, updated, or covered with more modern construction materials. The windows appear to have all been replaced with vinyl and the siding may be covering buff brick, similar to the brick found on the other 2-storey homes on the street. A concrete chimney is located on the east side of the house, along with a narrow driveway. Decorative timber lines the front entranceway and a concrete porch extends across the front façade.

The property has a setback and spacing that is consistent with most of the properties located on Sydenham Street. It is approximately 1.5 metres from the front property line and 8 metres from the edge of the street. The house, although covered or updated with a more recent cladding materials is similar in scale and form with the other 2-storey houses located on Sydenham Street.

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**Heritage Attributes**

- Two storey scale and massing;
- Gable roof.

**Contributing/Non-Contributing:** TBD

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**Sources**

- Fire Insurance Plan, 1892 Rev. 1907
- London City Directories

**Civic Address: 153 Sydenham Street**

**Assessment Roll No:** 010500097000000

**Legal Description:** PLAN 65 PT LOT 2 33.00FR 157.83D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** Between 1875 and 1881

**Architect and/or Builder:** Unknown

**Historic Associations:** This house had several occupants over the years from 1881 to 1891 when it may have been purchased by Thomas Murphy. Arthur Noyes lived at this address from 1893-1894 when Thomas Murphy again occupied the home. Thomas Murphy is listed at this address through 1919 following which Bernard Murphy is listed as the occupant (possibly inherited the property).

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### **Property Description**

This house has been significantly modified. It is a two storey building with part of the first floor clad in white brick and part of the first floor and the entire second floor is clad in siding. The front elevation of this home is asymmetrical with a front door on the east side of the façade, a double window next to the door and another taller sash window on the elevation. The second floor front elevation displays two small windows. This house has a concrete front porch.

The house at 153 Sydenham Street has a moderate setback similar to other houses on the street. It is approximately 4.5 metres from its front property line and just over 11 metres from the edge of the street. It has a large mature tree in the front yard.

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### **Heritage Attributes**

- White brick cladding
- Arrangement of the first floor front elevation door and window openings.

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London City Directories



**Civic Address: 154 Sydenham Street**

**Assessment Roll No:** 010511040000000

**Legal Description:** PLAN 65 PT LOT 2 44.00FR 127.83D

**Designation/Listing Status:** Listed, Priority 2

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### **Property History**

**Date of Construction:** 1872

**Architect and/or Builder:** Unknown

**Historic Associations:** William Rolfe appears in City Directories on the north side of Sydenham between George Street and the River in 1872. By 1881 Rolfe is identified as living at 154 Sydenham Street where he remained until 1897. In 1901 Mr. John Fleming is identified as the occupant of the address. He passed away in 1902/1903. Mrs. Fleming continued to live here for many more years.

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### **Property Description**

The house at 154 Sydenham Street is a two storey house clad in white brick. This house has a hip roof and a single storey addition on the back. The roof has a central peaked gable on the front. This gable is clad in decorative woodwork and holds an attic vent.

The front elevation of this house is divided into three sections. On the first floor the arrangement of the sections is asymmetrical with the front door close to the east side of the house and a window in each other section. The front door is under a small roof with central peaked gable on it and supported by two decorative columns and two half columns on the brick of the house. The central gable of the porch roof displays decorative trim. The second floor elevation is symmetrical with three windows, one in each section. All windows are sash windows with a slight curve in the top of the window opening. Windows have plain wooden sills and shutters.

The house at 154 Sydenham Street has a moderate setback from the street, similar to other houses on the street. It is approximately 2 metres from the front property line and just over 8 metres from the edge of the street. The house on this property has a walkway extending from the front door to the sidewalk.



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**Heritage Attributes**

- Two storey scale and massing
- White brick cladding
- Arrangement of window and door opening on the front elevation
- Decorative woodwork on the front porch roof gable
- Shutters on the windows.

**Contributing/Non-Contributing:** TBD

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**Sources**

- London Advisory Committee on Heritage. City of London Inventory of Heritage Resources. 2006.
- London City Directories

**Civic Address: 160 Sydenham Street**

**Assessment Roll No:** 010511039000000

**Legal Description:** PLAN 65 PT LOT 1 W/S ST GEORGE 7116.78SF  
66.00FR 107.83D

**Designation/Listing Status:** Listed, Priority 2

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### Property History

**Date of Construction:** 1880 (LACH 2006:44), Between 1868-1872 (Evens 2009: 12)

**Architect and/or Builder:** Unknown

**Historic Associations:** The first residents of this house were Henry L. Church and his wife Ettie Church. Ettie sold the house to Rev. William Henry Halpin in 1873. Halpin was a professor at Huron College and passed away in 1878. John Puddicombe purchased the property in 1879 (Evans 2009: 12). John passed away in 1903/1904 and his wife Ann continued to live in this house until 1937 when her daughter Mary is listed as the owner. Shortly after this another sibling, John is listed as the owner and lived at the home with his wife Minnie from 1938 until 1957.

In 1958 a Paul and Madeline Durocher purchased the house, they sold it in 1960 to George and Dorothy Carter. In 1966 the house was turned into a dance studio known as Dorothy Carter's School of Dance Arts. In 1982 Victoria Carter, daughter of Dorothy took over the school, in 1985 the name was changed to Victoria Carter London Dance Centre. It remains (2015) a dance school.



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## Property Description

This house is an Italianate building. It is a two storey white brick house. A porch wraps around the front and two thirds of the side of the home. Significant modifications have been made to the main level of the house. An original porch was removed by 1922. A new porch was added at some time after 1940. An addition on the side and rear of the home of St. George Street with a lot of windows is a different style than the original house.

The first floor addition is in grey brick, with large sections of windows in groups of three. The upper storey and roof of the house retain its Italianate features. The roof is a hipped roof with projecting eaves and decorative cornice brackets. This section of the house has retained its yellow brick. The front of the house on the second floor has three vertically oriented windows with simple sills and decorative brackets and trim on the top.

This house is on a corner lot at Sydenham and St. George Streets. The house has a moderate setback from both streets and driveway off Sydenham St. This building aligns with adjacent houses on both streets. It is set back approximately 1.5 metres from the Sydenham Street property line and approximately 8 metres from the edge of Sydenham Street.

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## Heritage Attributes

- Cornice brackets
- Second floor window trim
- Window sills in the original building.
- The arrangement of windows on the second floor.
- The yellow brick of the original building.
- Original window openings on the first floor.
- The brickwork of the cornice

**Contributing/Non-Contributing:** TBD

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## Sources

- London Advisory Committee on Heritage. City of London Inventory of Heritage Resources. 2006.
- Evens, Michael. 2009. London Cultural Heritage Resources, Building and Property Evaluation Sheets, 160 Sydenham St.

**Civic Address: 175 Sydenham Street**

**Assessment Roll No:** 010500121000000

**Legal Description:** PLAN 162 PT LOT 6 E/S ST GEORGE 53.12FR  
53.58D

**Designation/Listing Status:** Listed (Priority 2)

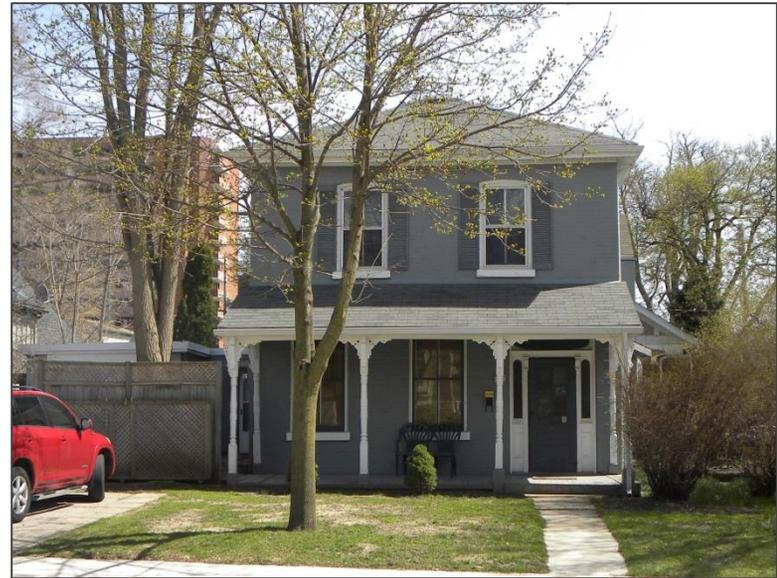
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**Property History**

**Date of Construction:** c. 1875 (LACH 2006: 44)

**Architect and/or Builder:** Unknown

**Historic Associations:** Mr. Thomas Henry, a civil engineer is listed in the 1875 city directory as living on the south side of Sydenham Street where George Street intersects, likely at this address. By 1881 a Mrs. Brough is at this address and in 1882 Alexander Tytler a grocer was living here. Mr. Tytler lived here through 1894. Successive occupants remained for only a year or two until Samuel Hersey move in, in 1903 until 1908. Hersey was followed by a Rev. R.J. Brown in 1909 and J.E. Orme, a builder in 1910 through 1916. This is followed by a number of people staying for a year or two into the 1920's.



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**Property Description**

This house is a two storey brick building with a low hip roof, the roof is almost pyramidal. The brick has been painted grey. The house has a front veranda spanning the width of the building. A one storey section of the house is on the back of the house and off the back to the west a wood garage was added between 1907 and 1922.

The first floor front elevation of this property is a three bay design with a front door on the west side of the house in one bay, and a sash window in each next bay. The front door is framed by two sidelights and a transom light. The second floor front elevation has two sash windows evenly positioned on the house. These windows have shutters and the top of the window openings is curved. All windows have plain sills.

The eastern side of the building has a double window. The window opening has a curved top. The western side of this house, visible from St. George Street has one window on each level, in the main building and a single window in the rear section.

The front porch of the house is supported by four front decorative columns with decorative woodwork. Two half columns on the house match the other columns.

This house is on the corner of the south side of Sydenham Street adjacent to St. George Street. It has moderate setbacks from each street and is in line with other homes on both streets. It is approximately 4 metres from its Sydenham Street property line and 10 metres from St. George Street. The front of the house faces Sydenham Street. A walkway extends from the front porch in front of the main door to the sidewalk.

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### **Heritage Attributes**

- Two storey scale and massing
- Brick cladding
- Arrangement of window and door openings on the front elevation
- Sidelights and transom light framing the front door
- The shape of window openings
- Front veranda spanning the width of the building with four supporting columns.

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London Advisory Committee on Heritage. City of London Inventory of Heritage Resources. 2006.
- London City Directories

**Civic Address: 181 Sydenham Street**

**Assessment Roll No:** 010500122000000

**Legal Description:** PLAN 162 PT LOT 5 IRR 41.41FR

**Designation/Listing Status:** Listed (Priority 3)

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### Property History

**Date of Construction:** 1870 (LACH 2006:44)

**Architect and/or Builder:** Unknown

**Historic Associations:** An Alexandra Cormick is listed here in the 1875 City Directory. By 1881 a carpenter named William Ross was living here. The Ross family lived here through 1918.

---

### Property Description

This house is an Ontario Cottage style building. The house is a single storey home with brick on the front elevation and board and batten siding on the sides. The front elevation is divided into three sections and is symmetrical. It consists of a double window, front door and double window, windows and door have been replaced over time. The house has a hip roof with central gable peak. The central gabled peak extends over a front porch supported by two decorative columns. The front door is framed with two sidelight and a transom window. The door is four steps above grade. The central gable over the porch has bargeboard trim and an arched decorative vent cover in the centre.

This house is in line with others on the street. It has a moderate setback and a central walkway from the front door to the sidewalk. It is approximately 2.5 metres from its front property line and almost 9 metres from the edge of Sydenham Street.

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### Heritage Attributes

- One storey scale and massing
- Hip roof
- Central peaked gable with decorative trim
- Symmetrical front elevation, including central front door
- Sidelights and transom light framing the front door

**Contributing/Non-Contributing:** TBD

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### Sources

- LACH, City of London Inventory of Heritage Resources. 2006.
- London City Directories



**Civic Address: 182 Sydenham Street**

**Assessment Roll No:** 010511079000000

**Legal Description:** PLAN 162 PT LOT 5 36.33FR 148.00D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** There was a house before 1875, possibly before 1872. This house was likely built between 1907 and 1915. The garage was added between 1915 and 1922.

**Architect and/or Builder:** Unknown

**Historic Associations:** The 1875 city directory listed John Jepson, a provisions merchant on Sydenham Street at what is likely this address. In 1881 George Marshall, a tea merchant, is listed at this address. Mr. Marshall lives here through 1892. Several people live here for one year at a time until 1900 when Mrs. Margaret Evans moved in for 1903. In 1902 a Mrs. Mary White shared the residence remaining through 1906. Mr. George Channer shared the residence with Mrs. White for a few years remaining until 1909. He was followed by a Mr. W.T. Mortimer for a few years. Mr. L.E. McGugan is the occupant from 1916; the current building may have been built for him.



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**Property Description**

The house at 182 Sydenham Street is a two storey home with attic living space. The house is a yellow brick with red roof, a combination of front gable and hip roof styles. The house has a front dormer with three section window, fish scale siding and decorative trim.

The house has a front veranda spanning the width of the building. The verandah roof has been altered in the past removing the slope and converting it to a balcony. Three columns support the balcony/veranda roof. These are smooth tapered columns. The front door and veranda deck is five steps above grade. The front door is off centre towards the east side of the house with a small window between the door and eastern wall. The front door is topped with a transom window. A single large window is on the western half of the first floor front elevation. The second floor front elevation consists of a door onto the balcony and two window openings, one on either side of the door.

Windows have plain concrete sills and lintels. Windows are not all at the same elevation on this house. Window openings are different sizes and shapes. This house has a small attached garage and single storey addition at the rear of the building.

This house is on a narrow and deep lot. The house lines up with other houses on the street. It is approximately 2 metres from the front property line and just over 8 metres from the edge of the street.

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### **Heritage Attributes**

- Two storey scale and massing
- Unsymmetrical design of the building
- Veranda spanning the width of the front elevation
- Decorative trim on the veranda and gable dormer

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London City Directories
- Fire Insurance Plans; 1891 Rev 1907; 1912 Rev. 1915 and 1912 Rev. 1922

**Civic Address: 183 Sydenham Street****Assessment Roll No:** 010500123000000**Legal Description:** PLAN 162 PT LOT 5  
11.62X148&R12X89.92&R2X45 11.62FR**Designation/Listing Status:** None

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**Property History****Date of Construction:** c. 1905**Architect and/or Builder:** Unknown**Historic Associations:** This address first appears in city directories in 1905 with a M. Smith. The house is behind 181 Sydenham Street and was originally part of the same lot. This was likely a rental house for many years. Occupants remained usually for a year at a time.

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**Property Description**

This is a one and a half storey frame house clad in blue siding. The house has an asymmetrical front elevation with covered porch and front door on the western half of the front elevation and a single window on the eastern half. The top floor has a double sash window centred on the house. This house has no decorative trim. The roof over the front porch is a shed style roof supported by two square columns. The porch is three steps above grade. This house has medium pitched gable roof. This house has a small single storey section out the back.

This house is set back behind others on the street and has limited visibility to or from Sydenham Street due to vegetation. A small walkway extends from the house to Sydenham St. Access is primarily from a rear laneway. This house is set back almost 21 metres from the property line on Sydenham Street and approximately 27 metres from the edge of Sydenham Street.

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**Heritage Attributes**

- One and half storey scale and massing
- Arrangement of windows and door on the front elevation

**Contributing/Non-Contributing:** TBD

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**Sources**

London City Directories

**Civic Address: 187 Sydenham Street**

**Assessment Roll No:** 010500124000000

**Legal Description:** PLAN 162 LOT 4 53.12FR 148.00D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** Before 1872, rear addition after 1940 and before 1965.

**Architect and/or Builder:** Unknown

**Historic Associations:** As early as 1872 William Mills, a shoemaker occupies this property. Mills lives here through 1896/97. John Henwood moved in in 1898. The Henwood family lived here through 1917.

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**Property Description**

187 Sydenham Street is a single storey building with Ontario Cottage and vernacular style elements. The house has a low hip roof, modified to fit over the rear addition. The house is clad in grey stucco.

The front elevation of this house is symmetrically arranged with a central front door under a peaked gable and four 12 over 12 sash windows. The front door is under a covered porch with its own low pitched gable roof supported by decorative columns. Window openings have a curved top. This house has a chimney on the west wall.

This house has a moderate setback from the street and is in line with other houses on the street. It is almost 4 metres from its front property line and 10 meters from the edge of the street. It has an interlocking brick driveway on Sydenham Street in front of the western half of the house. The rear of the property has access to a laneway and has a laneway house on it.

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**Heritage Attributes**

- Single storey scale and massing on the front.
- Symmetrical front elevation
- Central front door under a roofed porch.
- Window and door opening arrangement on the front elevation.
- Central peaked gable over the front door

**Contributing/Non-Contributing:** TBD



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## Sources

- London City Directories
- Air Photos 1965
- Fire Insurance Plans: 1912 Rev. 1940

**Civic Address: 188 Sydenham Street**

**Assessment Roll No:** 010511078000000

**Legal Description:** PLAN 162 LOT 4 53.17FR 147.00D

**Designation/Listing Status:** Listed (Priority 3)

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### **Property History**

**Date of Construction:** 1863

**Architect and/or Builder:** Unknown

**Historic Associations:** This house appears to be on registered plan 162, originally drawn in 1852 but revised in 1863 when a number of buildings were drawn on the plan.

Frederick Templeton is the first recorded occupant of this address in 1868. He was an army officer. Templeton lived here through to 1887.

The next several years saw a number of different people occupying this house for one to three years at a time. Mr. Frederick Soper lived here from 1900 through 1904. Mr. William Flood lived here from 1906 through 1912.

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### **Property Description**

This house has some elements of a cottage architectural style. The house is a one and a half storey white stucco building.

The house has a front porch that spans the width of the building with a roof supported by four smooth round tapered columns. The porch is supported by stone foundations, stone pillar supports in the corners and a larger stone support under the front steps in line with the centre of the house. The deck of the front porch is six steps above grade.

The house has a pyramidal roof with four gabled dormers, one out each side. The rear dormer is slightly larger than the rest and is slightly off centre. The front dormer has two windows framed in plain wood trim. The side dormer on the east matches the front dormer while the side dormer on the west side of the house has a single window.

The front elevation of the house is symmetrically arranged with a central door and two windows, one on each side of the door. The front door is framed on either side with plain wood trim and topped with a transom window.



This house is on a larger lot than most for this area. The house itself is in line with others on the street with a moderate setback. It is just over 4 metres from the front property line and 10 metres from the edge of the street. The house has a walkway extending from the central steps of the front porch down to the sidewalk. A driveway is along the eastern side of the property.

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### **Heritage Attributes**

- One and a half storey scale and massing
- Symmetrically arranged front elevation
- Central front door
- Covered front porch spanning the width of the front elevation.
- Peaked gable dormers on each side of the house
- Pyramidal roof
- Stone foundation supports for the front porch
- Transom window above the front door
- Plain wood trim around window and door openings

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London Advisory Committee on Heritage. 2006. City of London Inventory of Heritage Resources.
- London City Directories

**Civic Address: 191 Sydenham Street**

**Assessment Roll No:** 010500125000000

**Legal Description:** PLAN 162 PT LOT 3 48.00FR 148.00D

**Designation/Listing Status:** Listed (Priority 2)

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### **Property History**

**Date of Construction:** 1885 (LACH 2006:44), 1886 (Gibbs 1989: 124)

**Architect and/or Builder:** Unknown

**Historic Associations:** This house was built around 1885; the first resident a William Taylor is listed at this address in city directories. This property saw a number of people living at this address through the late 19<sup>th</sup> and early 20<sup>th</sup> centuries indicating that most residents were renting this house. The Slade family owned this property from 1880 to 1910 renting it out (Dewar 2014: 7).

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### **Property Description**

This property, an Ontario Cottage, is a modest white brick cottage with “well preserved bargeboard detail in the miniature centre gable” (Gibbs 1989: 124).

The house is a one storey Ontario Cottage with hipped roof and central peaked gable over the front door. The front door steps out to a covered porch supported by two tapered square columns. The front door of this cottage has two narrow side light windows, one on each side.

The front elevation of this house is divided into three sections or bays. On either side of the door there is a vertically oriented window. Window openings are slightly curved at the top and have simple sills.

The central peaked gable has an arched window opening with shutters and brick voussoir, above the porch roof.

This house has a modest setback from the street and is in line with the adjacent house to the west and set back slightly from the adjacent house to the east. It is approximately 2.5 metres from the front property line and almost 9 metres from the edge of the street. This house has a front drive way but the back yard has been converted to parking accessed from a rear lane.



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### Heritage Attributes

- One storey scale and massing
- Peaked gable over the front door
- Sidelight windows beside the door.
- The arrangement of window and door openings on the front elevation
- Bargeboard in the central peaked gable
- Arched window opening and brick voussoir in the peaked gable.

**Contributing/Non-Contributing:** TBD

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### Sources

- London Advisory Committee on Heritage. City of London Inventory of Heritage Resources. 2006.
- Gibbs, Alice. 1989. *Brackets & Bargeboards: Walks in London*. Architectural Conservancy of Ontario, London Region Branch. London, Ontario.
- Dewar, Danica Taryn. London Cultural Heritage Resources Building and Property Evaluation Sheets 191 Sydenham Street. 2014
- London City Directories

**Civic Address: 193 Sydenham Street**

**Assessment Roll No:** 010500126000000

**Legal Description:** PLAN 162 LOT 2 PT LOT 3 58.25FR 148.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** c. 1905, large addition c. 2001

**Architect and/or Builder:** Unknown

**Historic Associations:** This address is first listed in city directories in 1905 with a Miss Annie Shaw-Wood as the first occupant. She is followed by Mr. and Mrs. Walton Hyman for three years. Duncan McMartin moved here in 1909 remaining at this address for many years.

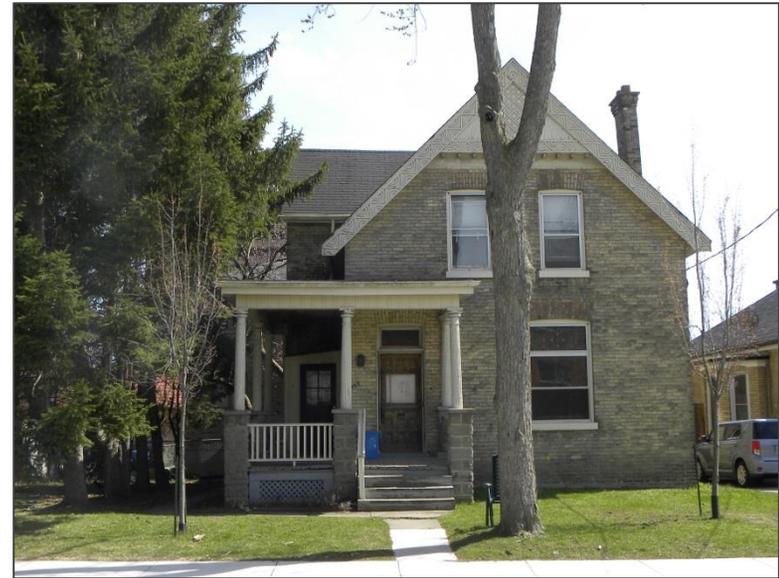
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### **Property Description**

The house at 193 Sydenham Street is a one and a half storey white brick house with a gable roof and two gables, one out each side. The house has a wrap-around porch with a flat roof supported by fluted, tapered columns. The porch does not span the width of the house wrapping from the front door around the east side of the house to a second door in the eastern wing.

The front elevation of the house is asymmetrical. The front door is on the eastern side of this elevation and a single large window is just off centre. The front door has a transom window above. The second floor has two sash windows. The window openings have slight curves on the tops and the windows have plain sills. The roof trim is a decorated fascia.

This house shares a similar moderate setback to others houses on the south side of the street. It is approximately 3.5 metres from its front property line and 10 metres from the edge of the street. A large addition on the back has filled most of the rear yard; the rest of the rear yard is parking spaces accessed from a rear lane. A walkway runs from the steps in front of the front door straight to the sidewalk.



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**Heritage Attributes**

- One and half storey scale and massing
- Decorated fascia
- Gable roof with gabled dormers
- Arrangement of window and door openings on the front elevation
- Front wrap-around veranda with flat roof.
- Fluted, tapered columns on the front veranda

**Contributing/Non-Contributing:** TBD

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**Sources**

- London City Directories
- London Maps [online] Aerial Photographs 2000-2001

**Civic Address: 194 Sydenham Street**

**Assessment Roll No:** 010511077000000

**Legal Description:** PLAN 162 LOT 3 53.17FR 146.50D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** Between 1950 and 1965 (Aerial Photographs) previous house was on site from c. 1872.

**Architect and/or Builder:** Unknown

**Historic Associations:** Many of the residents of this property in the late 19<sup>th</sup> and early 20<sup>th</sup> century were tenants and remained for relatively short periods of time. People often lived at this address for a year or two. Some for periods up to five years.

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**Property Description**

This apartment is a two and a half storey red brick building with elements of modern architectural style including horizontal lines and a clean façade. The front elevation of this building has six windows and areas of glass block treatment. The building has a flat roof. Access is on the side walls.

This apartment is in line with the apartment building to the east. It is set back slightly more on the street than the older homes are. This building is set back just under 4 metres from its front property line and just over 10 metres from the edge of the street. This building is on a deep lot with access from a rear laneway.

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**Heritage Attributes**

- Two and a half storey scale and massing
- Clean façade
- Horizontal lines
- Setback from the street.

**Contributing/Non-Contributing:** TBD

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**Sources**

- London City Directories
- Aerial Photographs (1950 and 1965)

**Civic Address: 198 Sydenham Street**

**Assessment Roll No:** 010511076000000

**Legal Description:** PLAN 162 LOT 2 LEATHORNE APTS 53.17FR 146.50D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** This apartment was built after 1950 and before 1965 (Aerial photographs). There was an earlier building on this property dating from around 1872.

**Architect and/or Builder:** Unknown

**Historic Associations:** This property was associated with a Mr. Harvey Mulholland, a carpenter, in the late 19<sup>th</sup> century. Charleton Butler lived here from 1895-1900. Thomas Thompson lived here from 1902-1907 and Mrs. Thompson lived here in 1908. A Mr. T. Donohue lived here in 1909 and into the 1920's.



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**Property Description**

This apartment building is a two and a half storey grey painted brick structure with elements of a modern style of architecture, horizontal lines and a clean façade. The front elevation has six windows. The building has a flat roof. Access to the building is on the sides. Parking is in the back.

This apartment is on a large deep lot with access to a rear lane. This building is set back slightly more than the older homes on the street but is in line with the apartment adjacent to the west. It is almost 4 metres from its front property line and just over 10 metres from the edge of the street.

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**Heritage Attributes**

- Two and a half storey scale and massing
- Horizontal lines
- Setback from the street
- Clean façade.

**Contributing/Non-Contributing:** TBD

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## Sources

- London City Directories
- Air Photos (1950 and 1965)

**Civic Address: 202 Sydenham Street**

**Assessment Roll No:** 010511075010000

**Legal Description:** PLAN 162 PT LOT 1 RP 33R7594 PART 2  
35.96X71.70X&12X74.74 0.08AC 35.96FR

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** 1905-1906

**Architect and/or Builder:** Unknown

**Historic Associations:** Built for Patrick Boyle in 1905-1906. The house is listed in the name of May E. Boyle in 1923.

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**Property Description**

The house at 202 Sydenham Street is a two storey white brick house.

The house is rectangular with short face, and a small extrusion out the east side. The house has a wrap-around porch on the front and down the front half of the west side of the building. The roof is hipped with a front gable and gable out the west side.

The front door is six steps above grade and off centre toward the east side of the house. The first floor front elevation also has a single arched window with stone sill and brick arch. The second floor has two windows on the front elevation, set fairly close to the centre of the building.

The western side of the building with extrusion has a door off the wrap around porch, a double window with curved top and brick arch and a sash window on the first floor. The second floor has four sash windows. Windows have plain stone sills. The attic level has a small oval window on the front elevation and small rectangular window with brick arch over it on the western side of the building.

This house is adjacent to a laneway. It has a setback consistent with other older homes on the street but forward of the setback on modern infill. It is set back almost 1 metre from its front property line and just over 7 metres from the edge of the street. This house is partially in front of the cottage at 204 Sydenham Street.



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**Heritage Attributes**

- Two storey scale and massing
- White brick cladding
- Brick arches over window openings
- Oval window on the front gable
- Wrap around front porch.

**Contributing/Non-Contributing:** TBD

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**Sources**

- London City Directories

**Civic Address: 204 Sydenham Street**

**Assessment Roll No:** 010511075000000

**Legal Description:** PLAN 162 PT LOT 1 RP 33R7594 PART 1  
17.70X71.70 & R24X74.74 0.10AC 17.70FR

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** c.1863

**Architect and/or Builder:** Unknown

**Historic Associations:** This house appears to be on registered plan 162, originally drawn in 1852 but revised in 1863 when a number of buildings were drawn on the plan.

The family of Mr. Daniel Fox appear to have been the first occupants of 204 Sydenham Street. Daniel was a “cabman”. Patrick F. Boyle purchased this property in 1876 or 1877. The Boyle family owned this property until around 1959. In 1906-1907 the Boyle family built the house at 202 Sydenham Street and moved into it, renting out 204 Sydenham to various tenants over the years (Meyers 2014: 12).



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**Property Description**

This small cottage displays architectural elements considered consistent with the Regency Cottage style of architecture. It is a single storey cottage. It has a low hipped roof, a symmetrical front elevation with central door and two windows, shutters and a broad porch. The cottage has decorative columns supporting the porch roof with more decorative woodwork under the porch roof. A small addition has been added to the rear of this house. Windows are vertically oriented with plain sills. This house has a white brick veneer, although was originally a frame structure (Gibbs 1989).

This house is tucked in behind 202 Sydenham Street alongside a laneway. A second laneway runs behind this house. The front of the house is shaded by large evergreen trees, making this house nearly hidden from the street. This house is set well back off the street and does not line up with any others on the street. It is approximately 28 metres from the front property line and 34.5 metres from the edge of the street.

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### Heritage Attributes

- Single storey scale and massing
- Hipped roof
- Broad front porch, including decorative woodwork
- Arrangement of the door and window openings on the front elevation.

**Contributing/Non-Contributing:** TBD

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### Sources

- Gibbs, Alice. 1989. *Brackets & Bargeboards: Walks in London*. Architectural Conservancy of Ontario, London Region Branch. London, Ontario.
- Meyers, Alex. 2014. Heritage Designation Report 204 Sydenham St.
- Lutman, John. 1982. *The North and East of London: An Historical and Architectural Guide* (London, Ont.: The Corporation of the City of London).
- London City Directories

**Civic Address: 205 (rear dwelling) Sydenham Street**

**Assessment Roll No:** 010500127000000

**Legal Description:** PLAN 162 LOT 1 REAR DWELLING

**Designation/Listing Status:** None

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### Property History

**Date of Construction:** Pre 1872

**Architect and/or Builder:** Unknown

**Historic Associations:** 205 and 207 Sydenham Street are houses on a single property. Mr. Benjamin Slade is listed on this property in 1871. He is identified as a tanner but as a butcher in 1872-73. In 1890 the property is listed, in city directories as home to Mrs. Hannah Slade, It is likely that Benjamin passed away in 1889-1890. Mrs. Slade is listed on this property through 1909. John Slade is listed as occupant next when in 1918 an Annie E. Slade is listed.

It is likely that the rear dwelling was the earlier dwelling on the property as it does not line up with other houses on the street. Fire Insurance Plans from 1907 show a brick building at the rear of the property and another near the street. However when John Slade took over the property in 1910 he may have constructed the front house.

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### Property Description

The house at 205 Sydenham is a white painted brick building with red steel roof designed to look like terra cotta roof tiles. This building is a one and a half storey structure. The western half is brick and the eastern half is only a single storey and wood. The roof is gabled with two dormers on each side of the brick section of building and a dormer on the south side of the wood section of building.

Windows are small, main floor ones are largely square while second floor windows are rectangular and vertically oriented. The building has a single window on each floor in the eastern wall. The second floor window in the eastern wall is a double window angled out from the building, a bay made of two windows. The peak of the gable has some decorative woodwork on it.

This house is set at the rear of its property and is adjacent to two rear lanes. It is approximately 39 metres from the Sydenham Street property line and 45.5 metres from the edge of Sydenham Street.



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**Heritage Attributes**

- One and a half storey scale and massing
- Decorative woodwork under the end gable
- Gabled dormers on either side of the roof.
- Small window openings
- Two window bay on second floor east end of the building.

**Contributing/Non-Contributing:** TBD

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**Sources**

- Gibbs, Alice. 1989. Brackets & Bargeboards: Walks in London. Architectural Conservancy of Ontario, London Region Branch. London, Ontario.
- London City Directories
- Fire Insurance Plans; 1891 Rev. 1907 and 1912 Rev. 1915

**Civic Address: 206 Sydenham Street**

**Assessment Roll No:** 010511073000000

**Legal Description:** PLAN 162 PT LOT 6 PT LOT 7 W/S RICHMOND  
43.00FR 80.00D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** 1912-1913

**Architect and/or Builder:** Unknown

**Historic Associations:** A frame building at 206 Sydenham Street appears on the 1891 Rev 1907 Fire Insurance Plan, however the first recorded inhabitant of this address is Mr. William Gordon, who is listed here in 1914. In 1915 Alfred Morphy is the occupant and he lived here for several years.

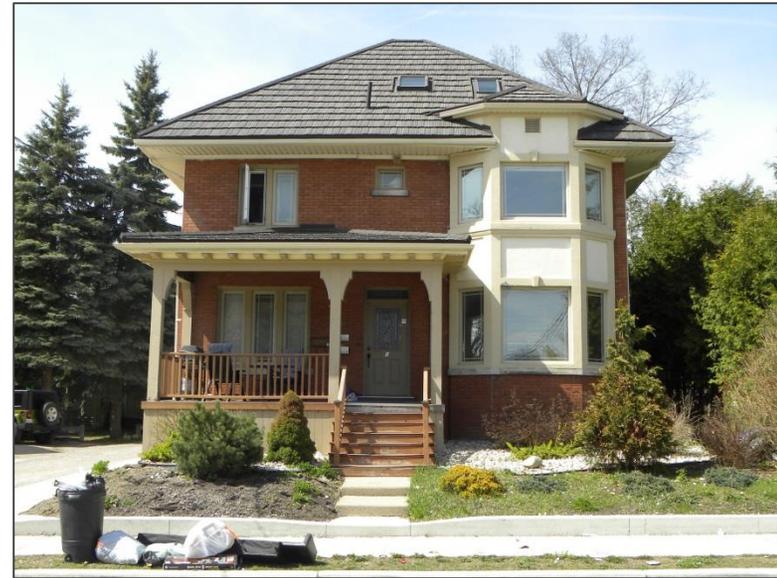
Fire Insurance Plans from after 1912 show a house that may be in a slightly different position and shape on the property than on the earlier plans.

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**Property Description**

The house at 206 Sydenham Street is a two storey red brick house with hip roof. The front elevation has a two storey bay on the east side, a centrally located front door and large three section window. The house has a front porch from the front door to the western side of the house. The bay windows can be seen on a 1926 Geodetic survey map, indicating that this piece of the house is original or a very early addition to the home. The bays have their own raised section of roof on the front of the house. The front porch and door is seven steps above grade.

This house is adjacent to a laneway on the west side of the house. It has a similar setback as the other older homes on the street with a central walkway extending from the front porch steps down to the sidewalk. It is set back approximately 0.25 metres from its front property line and approximately 6.5 metres from the edge of the street.



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**Heritage Attributes**

- Two storey scale and massing
- Hip roof
- Arrangement of the bay windows on the front of the house
- Centrally positioned front door
- Covered porch

**Contributing/Non-Contributing:** TBD

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**Sources**

- London City Directories
- Fire Insurance Plans; 1891 Rev. 1907 and 1912 Rev. 1915

**Civic Address: 207 Sydenham Street**

**Assessment Roll No:** 010500127000000

**Legal Description:** PLAN 162 LOT 1

**Designation/Listing Status:** Listed (Priority 3)

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### Property History

**Date of Construction:** c. 1910

**Architect and/or Builder:** Unknown

**Historic Associations:** 207 and 205 Sydenham are a single property with two separate addresses. A Mr. Benjamin Slade is listed on this property in 1871. He is identified as a tanner but as a butcher in 1872-73. In 1890 the property is listed, in city directories as home to Mrs. Hannah Slade, It is likely that Benjamin passed away in 1889-1890. Mrs. Slade is listed on this property through 1909. John Slade is listed as occupant next when in 1918 an Annie E. Slade is listed.

It is likely that the rear dwelling was the earlier dwelling on the property as it does not line up with other houses on the street. Fire Insurance Plans from 1907 show a brick building at the rear of the property and another near the street. However when John Slade took over the property in 1910 he may have constructed the front house.

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### Property Description

This house is a one and half storey brick house with cross gable roof. The roofing material is steel designed to appear as terra cotta tile.

The front elevation of this house has an off centre front door in a covered porch, two steps above grade. The front also has a single large window almost centred on the building. The second floor has two evenly spaced sash windows. There is bargeboard on the front gable.



This house has a small keyhole window on the east side with stained glass. The windows on the sides of the house are vertically oriented sash windows with plain sills.

This house is lined up with others along Sydenham Street with a moderate setback. This house is approximately 0.5 metres from the front property line and 7 metres from the edge of the street. The house is a similar scale as others on the street. The front walkway extends directly from the front porch to main sidewalk.

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### **Heritage Attributes**

- One and half storey scale and massing.
- Arrangement of window and door openings on the front elevation
- Keyhole window opening on the east side
- Bargeboard under the front gable.
- Brick cladding

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Gibbs, Alice. 1989. Brackets & Bargeboards: Walks in London. Architectural Conservancy of Ontario, London Region Branch. London, Ontario.
- London City Directories
- Fire Insurance Plans; 1891 Rev. 1907 and 1912 Rev. 1915

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### **Notes**

“The houses at 199 and 205 Sydenham Street are similar to each other and achieve prominence in the crowded street by the size of the lots and the style of the homes” (Gibbs 1989: 124).

“The attractive keyhole window, which can be seen on the east wall of 205 Sydenham Street, is a detail that is almost unique to London” (Gibbs 1989: 124)

# TALBOT STREET

**Civic Address: 798 Talbot Street**

**Assessment Roll No:** 010500114000000

**Legal Description:** PLAN 65 PT LOT 10 RP 33R9795 PART 1  
64.10X71.51X71.88X63.14 4791.00SF 64.10FR

**Designation/Listing Status:** None

**Property History**

**Date of Construction:** Between 1965-1985

**Architect and/or Builder:** Unknown

**Historic Associations:** Purchased in 1984 by James Stakiw, a dentist for use as a dentist office. Purchased in 1995 by Mark Davenport for Dr. Mark Davenport & Associates dental office.

**Property Description**

This building is a mid to late 20<sup>th</sup> century one storey vernacular structure with red brick cladding and half-timbering. This building has a low pitched gable roof. It has large windows and doors off Talbot Street and Oxford Street East.

This property is a corner lot on the corner of a busy arterial street. It has a moderate setback off each adjacent street. It is approximately 0.5 metres from the edge of the Talbot Street property line and 17 metres from the edge of Talbot Street.

This building has two separate parking areas with access for one from Oxford Street East and for the other from Talbot Street.

**Heritage Attributes**

- Single storey scale and massing
- Red brick cladding
- Setback from the streets.

**Contributing/Non-Contributing:** TBD

**Sources**

- Davenport v Stakiw et al. 2007.
- Aerial Photographs 1965
- City of London. 1985.



**Civic Address: 801 Talbot Street**

**Assessment Roll No:** 010500013000000

**Legal Description:** PLAN 252 LOT 1 PT TALBOT ST CLOSED  
36.83FR 106.83D

**Designation/Listing Status:** None

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### Property History

**Date of Construction:** 1920

**Architect and/or Builder:** Alexander Harvey

**Historic Associations:** The house was first lived in by Rev. C. Foreman, otherwise known in London as Clarence W. Foreman. He lived in the house for a year before moving to the City of Waterloo Ontario in 1921 to become the rector of the Church of the Holy Savior. He later returned to London in 1930 and eventually became the Anglican Archdeacon of Middlesex. The house continued to have affiliations with the Anglican Church throughout the 20th century. By 1923, Rev. W. J. Doherty lived in the house. He was born in London in 1869 and was ordained a deacon in 1889, and a priest in 1900. In 1921 he became the Canon of St. Paul's Cathedral. Doherty eventually became Archdeacon and the Secretary of the Diocese. He passed away in 1948 and a painting of him done by Clare Bice was to be hung in St. Paul's Cathedral. His wife, Mary Elizabeth Doherty died in 1938 and was well known in London for her committee work as her tenure as President of the St. Paul's Cathedral Women's Auxiliary. Their daughter, Eleanor C. Doherty had a distinguished academic career in the 1920s and 1930s. She graduated from the University of Western Ontario before going to the University of Toronto to complete a Master's Degree in English. She would later spend time at the University of Cambridge in England and at Harvard University towards completion of her doctoral degree. In 1930, she was appointed as a faculty professor at Waterloo College.

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### Property Description

The building at 801 Talbot Street, currently used as a commercial building in a former residential building was designed as a one and a half storey bungalow. The house is clad in a dark red and brown brick and includes a centrally located front door flanked by two symmetrical sets of narrow triple 12 over 12 sash windows separated by mullions. The roof profile is a medium-pitched gable roof that includes a central shed style roof dormer with a small central window and two sets of small triple windows, similar to the ones



found on the ground level. The sloping roof extends over the entrance to form a porch, typical of the bungalow style. The front porch has a brick parapet and columns that match the brick of the house. The porch is concrete and is one step above grade.

The south elevation has a central brick chimney. The ground floor is clad in brick and the gable end is finished in off-white stucco. The first floor on the south elevation has two side slide windows with plain concrete sills and lintels. The second floor has a paired sash window on the east side of the chimney and a single sash window on the west side of the chimney.

The house is located on a corner lot, on the busy northwest corner of Oxford Street East and Talbot Street. It is approximately 1 metre from the front property line and 13 metres from the edge of the street. A large mature tree is located at the front of the lot, just west of the house.

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### **Heritage Attributes**

- One and a half storey bungalow scale and massing
- Gable-pitched roof that extends over the front entrance, characteristic of bungalow architecture
- Shed dormer on the front of the house
- Arrangement of window and door openings on the front façade
- Set of triple 12 over 12 sash windows separated by mullions on the front façade
- Arrangement of windows in the shed dormer

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Historic Aerial Photograph, University of Western Ontario, 1922
- 1926 Geodetic Mapping
- Fire Insurance Plans, 1892-1922
- London City Directories
- Historical Series Scrapbooks, Volumes 3 & 7
- London Public Library, Scrapbook Series, Volumes 24 & 25

**Civic Address: 802 Talbot Street**

**Assessment Roll No:** 010500115000000

**Legal Description:** PLAN 65 LOT 9 PT LOT 8 70X164 & R35X30  
70.00FR

**Designation/Listing Status:** Listed, Priority 3

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### Property History

**Date of Construction:** 1886-1887

**Architect and/or Builder:** Unknown

**Historic Associations:** The house at this property first appears in the City Directories as an “Unfinished building” in 1886. When the house was completed, it was lived in by Alex Harvey. Harvey was born in Ireland and settled in London in 1855 by way of New York City. He was a member of the Metropolitan United Church and for many years was a member of the London and Middlesex Historical Society. His obituary in 1927 noted that he was one of the oldest and most highly-respected citizens in London. He had two sons who both had successful careers of their own. His son, Alex Harvey, was the former president of the Hobb’s Hardware Co. Ltd. and later lived down the road at 825 Talbot Street. David W. Harvey, his other son was a distinguished engineer who served as the General Manager of the Toronto Transit Commission beginning in 1924.



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### Property Description

The house at 801 Talbot Street is a 2 and a half storey buff brick house constructed in the Italianate style. The house has a hip roof with a central peak, highlighted with decorative bargeboard. A tall brick chimney extends above the roofline on the south side of the house. The roofline includes a plain wood fascia and a bracketed cornice, typical of the Italianate style. The east (front) façade of the house consists of three bays with a set of three symmetrical second storey windows, two first storey windows and a front door.

Decorative pillars on a raised porch support a veranda roof that extends over the driveway as a porte-cochere on the north side of the house. The veranda wraps around the south side of the house. The veranda foundation and parapet is finished with a field stone veneer. The porch and porch steps are painted wood.

The front elevation on the first floor has a double door in the northern bay. This door has a large transom window above it. The doors are wood with large glass windows. The central and southern bays each hold a tall sash window. The window openings on the

second floor have plain concrete sills and lintels and hold tall, narrow 1 over 1 sash windows. The central front gable has a single window with rounded arch. The window opening has a plain concrete sill and rounded arch lintel in concrete. An iron ladder extends down from this window to the veranda roof.

The house is the southern-most property on the east side of Talbot Street and sits well back from the road. It has a setback approximately 0.5 metres from the property line and 17 metres from the edge of the street. A driveway located on the north side of the house extends from the road to the rear portion of the house and the front yard consists of newer trees and shrubs that lined the edge of the porch.

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### **Heritage Attributes**

- Two and a half storey scale and massing
- Italianate style
- Field stone parapet and plinths around the veranda
- Wrap around veranda and porte cochere
- Double front door made of wood with large transom.
- Buff brick exterior
- Hip roof, central peak, brick chimney
- Cornice brackets
- Window opening in central gable peak with plain concrete sill and concrete rounded arch lintel
- Rounded arch sash window in the central front gable
- Symmetrical second storey windows on east façade
- Covered veranda

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London City Directories
- London Public Library, Scrapbook Series, Volume 26
- Business and Industry Clippings, London Room, Roll 1
- Fire Insurance Plans, 1892-1907
- Historic Aerial Photography, University of Western Ontario, 1922

**Civic Address: 803 Talbot Street**

**Assessment Roll No:** 010500012000000

**Legal Description:** PLAN 252 LOT 2 PT TALBOT ST CLOSED  
35.83FT 106.83D

**Designation/Listing Status:** None

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### Property History

**Date of Construction:** 1927-1928

**Architect and/or Builder:** Alexander Harvey

**Historic Associations:** The house on this property was constructed between 1927 and 1928. By 1928, T.B. Escott, who was a well-known and successful grocer in London, lived in the house. Escott was the co-owner of T.B. Escott and Co., a grocery importing business located on York Street. Escott's business partners were J.C. Hazard and J.H. Cole, noted in an 1890 advertisement as "all gentlemen of high business abilities." In 1959, Escott's business was a distributing depot for IGA and was sold to Foodway Distributors Ltd. of Toronto. The company had been in business in London for over 80 years. The house's connection to the area is furthered through Escott's wife, Mary Winifred (Harvey) Escott, a sister of Helen R. Foreman, the wife of Archdeacon C.W. Foreman who once lived at 801 Talbot Street.



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### Property Description

The house at 803 Talbot Street is a two and a half storey buff brick foursquare house with vernacular details. The house has a truncated hip roof with a central shed dormer with a window in it, and chimneys located on the north and south side of the house. A plain wood fascia lines the rooflines on all side of the house. The exterior entrance on the first floor reveals the side-hall plan of the house. The fenestration on the first and second storey of the west (front) façade include groupings of three narrow wood windows with mullions, concrete sills and lintels. A narrow covered porch is supported by brick columns and brick parapet with concrete coping. The front door opening includes a transom window. The front door is wood with a 9 pane window in the centre. The front elevation under the porch also has a small, high, fixed window with concrete sill adjacent to the door.

The house was a later construction between 801 Talbot Street and 805 Talbot Street, and therefore the spacing between the properties appears to be closer together than most of the other houses on the street. The property has a moderate setback and a paved driveway on the north side of the house. It is approximately 1.5 metres from the front property line and 13.5 metres from the

edge of the street. There are very few plantings on the front portion of the lot with the exception of a shrub located in front of the porch.

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### **Heritage Attributes**

- Two and a half storey scale and massing
- Brick exterior
- Hipped roof, with plain fascia
- Brick chimneys
- Shed dormer with a window
- Groupings of three narrow windows on first and second storey
- Covered front porch
- Brick piers and parapet with concrete coping on the front porch
- Front entrance door opening including a transom window
- Arrangement of window and door openings on the front elevation

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Fire Insurance Plans, 1912-1927
- Geodetic Mapping, 1926
- Historic Aerial Photograph, University of Western Ontario, 1922-1945
- London City Directories
- Historical Series Scrapbook, Volume 5
- Business and Industry Clippings, London Room, Roll 1

**Civic Address: 804 Talbot Street**

**Assessment Roll No:** 010500116000000

**Legal Description:** PLAN 65 PT LOT 8 35.00FR 133.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** c.1912

**Architect and/or Builder:** Unknown

**Historic Associations:** The house at this property was constructed in 1912 and was lived in by a Mrs. C. Perkins. She only remained at the property for a short time. By 1914, R. Forristal lived in the house. Little historic information is known regarding Forristal or many of the other owners of the property throughout the 20<sup>th</sup> century. In the 1940s the property was home to E.M. Kennedy, the President of the Midland Securities Corporation Limited, as well as a member of the board of Huron College, Beck Memorial Sanatorium, and the YM-YWCA.

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### **Property Description**

The house at 804 Talbot Street is a two and a half storey buff brick vernacular Queen Anne Revival house with a steep-pitched hipped roof. The top peak of the roof is accented with decorative wood scallop detailing. A second offset gable dormer consisting of a grouping of three wood windows surrounded by wood scallop imbrication. The first and second storeys both include large wood windows and doors. The second storey door appears to have formerly been a second storey door to a balcony. The first storey entrance door is a wood door with a decorative transom window, and a smaller wood window adjacent to the front entrance. The first and second floor door and window openings have segmented arches with brick voussoirs.

The raised front porch includes a flat roof that is supported by square wood posts. The cornice of the porch roof includes dentils that span the roofline. This porch has a railing with plain square spindles. The deck and steps are wood.

The north side of the house has a brick chimney.

The property has a moderate setback with a brick-paved driveway on the north side of the house. It is approximately 4 metres from its front property line and 20.5 metres from the edge of the street. Landscaping has been done at the front of the house and includes a variety of tall trees and shorter shrubs and bushes. This house has an interlocking brick driveway.



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### **Heritage Attributes**

- Two and a half storey scale and massing
- Buff brick exterior
- Steep, hipped roof with a dormer
- Decorative wood scallop texture in roof peaks
- Wood storm windows and doors
- Transom window above front entrance
- Covered porch, including dentil detailing along roofline
- Square timber posts supporting the porch roof
- Flat roof above the porch

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Fire Insurance Plans, 1892-1907
- London City Directories
- Historical Series Scrapbooks, Volumes 5 and 8.

**Civic Address: 805 Talbot Street**

**Assessment Roll No:** 010500011000000

**Legal Description:** PLAN 252 LOT 3 PT TALBOT ST CLOSED  
35.83FR 106.83D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1909

**Architect and/or Builder:** Unknown

**Historic Associations:** Constructed in 1909 this house appears to be the first building to be constructed on the west side of Talbot Street, along with 807 Talbot Street, its neighbour to the north. The first resident of the property was O.P. Rindelhart who lived there for most of the early 20<sup>th</sup> century. Little is known regarding Rindelhart's profession or influence within the community.

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### **Property Description**

The house at 805 Talbot Street is a two and a half storey red brick vernacular dwelling exhibiting some simple Edwardian details, best exemplified by its smooth red brick materials and simple white trim details around window openings, and along rooflines. This house has a truncated hip roof. The house includes a two storey bay-and-gable feature with bay windows and a projecting gable roof dormer that stands out from its otherwise asymmetrical roof form. A flat roof verandah is supported by a set of four thin black posts, and provides cover to the front porch which consists of the double-door with wide transom, and a leaded glass window adjacent to the front door. A plain white fascia board wraps around the house at the edge of the roofline, and a window is present in the roof dormer.

This house has window openings with plain concrete sills and lintels. The windows are wood framed sash windows.

A paved driveway is present on the south side of the house and provides access to the house and the small garage at the rear of the property.



This house, along with its neighbour at 807 Talbot Street, are set slightly further back from the rest of the houses along this portion of Talbot Street indicating their earlier construction dates. This house is approximately 3 metres from its front property line and 15 metres from the edge of the street.

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### **Heritage Attributes**

- Two and a half storey scale and massing
- Smooth red brick exterior cladding
- Projecting two storey bay windows and gable dormer including dormer window
- Double-door front entrance with wide transom
- Leaded glass window on front façade adjacent to the front door
- White wood fascia along the roofline of the house

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Fire Insurance Plans, 1892 Rev. 1907
- London City Directories

**Civic Address: 806 Talbot Street**

**Assessment Roll No:** 010511073000000

**Legal Description:** PLAN 162 PT LOT 6 PT LOT 7 W/S RICHMOND  
43.00FR 80.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1941

**Architect and/or Builder:** Unknown

**Historic Associations:** A later addition on the street, this house was constructed in 1941 and was first owned by H. B. Agnew. Little information regarding Agnew is known.

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### **Property Description**

The house at 906 Talbot Street is a two storey side hall plan Georgian Revival house with three bays. The non-symmetrical placement of the front door keeps the house from representing a true Georgian style, however, its simplicity in form and detail contribute to its Georgian Revival elements. The second storey consists of three symmetrical wood-sash windows flanked with wood louvered shutters. Two similar windows are located at the ground level and also include wood dado below. The windows have brick sills and brick soldier course voussoirs.

A concrete stoop, three steps above grade is in front of the front door. The projecting door surround includes engaged fluted wood pilasters and an undecorated entablature located above the door. The house has a gable roof with a brick chimney located on the south side of the house.

A driveway runs along the north side of the house and a winding walkway extends from the sidewalk to the front porch, while a tall spruce tree hides a good portion of the front façade from Talbot Street.

The house is located on a narrow property at a moderate setback in line with most of the houses on Talbot Street. It is approximately 3.5 metres from the front property line and 20.5 metres from the edge of the street. The rear yard appears to be heavily treed.



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### **Heritage Attributes**

- Two storey scale and massing with gable roof and chimney and brick exterior
- Symmetrical second storey wood sash windows and wood shutters
- Brick sills and soldier course voussoirs
- Dado below first floor storey windows
- First storey door with projecting brick door surround, engaged wood pilaster and entablature
- Winding walkway from the sidewalk to the front porch

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Fire Insurance Plans, 1912 Rev. 1922
- Geodetic Mapping, 1926
- Historic Aerial Photography, University of Western Ontario, 1922-1955
- London City Directories
- Historical Scrapbook Series, Volume 1

**Civic Address: 807 Talbot Street**

**Assessment Roll No:** 010500010000000

**Legal Description:** PLAN 252 LOT 4 PT TALBOT ST CLOSED  
35.83FR 106.83D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** 1909

**Architect and/or Builder:** Unknown

**Historic Associations:** Along with its neighbour, 805 Talbot Street, this house was one of the first houses constructed on the west side of Talbot Street. The house remained empty for the first year that it was built but was then lived in by J. W. Westervelt Jr., the son of the founder and former part owner of the Westervelt School in London.

Westervelt Jr. shared part ownership of the business school with his father. In 1920, the Westervelts sold the school, but remained on staff for another five years. Westervelt was still living in the house when he passed away in 1952.



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**Property Description**

Built as almost identical to 805 Talbot Street, this house is a two and a half storey red brick vernacular dwelling exhibiting some simple Edwardian details, best exemplified by its smooth red brick materials and simple beige trim details around window openings, and along rooflines. This house has a truncated hip roof with an off centre front gable. The house includes a two storey bay-and-gable feature with bay windows and a projecting gable roof dormer that stands out from its otherwise asymmetrical roof form. The dormer retains a small section of wood scalloping as part of the skirt roof along the base of the gable. A flat porch roof is supported by a set of four thin black posts. The front door is a double door with wide transom. A leaded glass window is adjacent to the front door. A plain beige fascia board wraps around the house at the edge of the roofline, and a side by side sliding window is present in the roof dormer. The house window openings have plain concrete sills and the window openings on the first floor have concrete lintels. Lintels on the second floor window openings are hidden behind the plain cornice. Some of the windows are wood frame sash windows and some are aluminum frame sash windows.

A paved driveway is on the south side of the house and a mature tree is located at the edge of a walkway that extends from the driveway to the front porch of the house.

This house, along with its neighbour at 805 Talbot Street, is set slightly further back from the rest of the houses along this portion of Talbot Street indicating their earlier construction dates. It is just over 3 metres from the front property line and just over 15 metres from the edge of the street.

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### **Heritage Attributes**

- Two and a half storey scale and massing
- Smooth red brick exterior cladding
- Concrete sills and lintels
- Two storey bay windows and gable dormer including dormer window
- Double door front entrance with wide transom
- Leaded glass window on front façade
- Beige wood fascia, and green trim along the roofline of the house

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Fire Insurance Plans, 1892 Rev. 1907
- London City Directories
- London Public Library, Scrapbook Series, Volumes 22 & 23
- Historical Scrapbook Series, Volumes 6 & 7

**Civic Address: 808 Talbot Street**

**Assessment Roll No:** 010500118000000

**Legal Description:** PLAN 65 PT LOT 7 ONTARIO HERITAGE ACT  
41X162 & R6X61.92 41.00FR

**Designation/Listing Status:** Designated, By-law L.S.P. 3169-300

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**Property History**

**Date of Construction:** 1904

**Architect and/or Builder:** Unknown

**Historic Associations:** Constructed on much of Alexander Harvey's subdivided land, the house at 808 Talbot Street was constructed in 1904 for O.H. Gidley. For most of the 21<sup>st</sup> century the house was lived in by D.F. Smith, who lived in the house well into the 1940s. Little information is known regarding the life of D.F. Smith.

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**Property Description**

The property includes a two and a half storey buff brick end gable house with an eclectic mix of subtle details. The front (east) façade of the house includes a covered porch that is supported by Ionic wood columns, and dentil work on the entablature that spans the entirety of the façade. A set of double doors and a transom window form the entrance to the house and a large arched window is located on the first floor of the façade. Two symmetrical double-hung windows are located on the second storey and a set of 2 windows are centrally located within the gable peak, surrounded by wood scallop texturing that is often found on Queen Anne style homes. A plain brick chimney is located on the north side of the house, while a narrow paved driveway runs along the south side of the house and extends back to the rear portion of the property. A straight walkway extends from the sidewalk to the steps of the front porch that are flanked by wood panel newel posts. The front veranda has four ionic columns along the front and two engaged ionic columns along the house and a simple balustrade. The entablature of the front veranda includes fine dentil work.

The house sits on the lot at a setback that is consistent with the surrounding properties on the east side of Talbot Street. It is approximately 2 metres from the front property line and 18.5 metres from the edge of the street.



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### **Heritage Attributes**

- Two and a half storey scale and massing with end gable façade facing Talbot Street;
- Covered front veranda with dentil work on entablature and Ionic columns;
- Simple balustrade along front porch
- Wood newel posts and railings on front porch steps;
- Gable roof;
- Fenestration including ground floor arched window, symmetrical second storey windows, and centrally located gable windows
- Wood scallop decorative texturing in gable peak;
- Buff brick exterior materials
- Double door with transom

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Designation By-Law, L.S.P.3169-300
- Historical Scrapbook Series, Volumes 2 & 7
- Fire Insurance Plan, 1892 Rev. 1907

**Civic Address: 810 Talbot Street**

**Assessment Roll No:** 010500119000000

**Legal Description:** PLAN 65 PT LOT 6 PT LOT 7 ONTARIO HERITAGE ACT 36.00FR 100.00D

**Designation/Listing Status:** Designated, By-law LSP 3161-279

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**Property History**

**Date of Construction:** 1883

**Architect and/or Builder:** Alexander Harvey

**Historic Associations:** The house at 810 Talbot Street is associated with Alexander Harvey who originally owned most of the land on this section of Talbot Street. He subdivided most of his land and sold it or oversaw the construction of many of the houses for his family members. This house was evidently constructed for one of his daughters. In 1884, it was lived in by Fielden Crossley; however, Francis S. Clarke, an exchange broker; banker and steamship agent lived there throughout most of the 1880s. In the early 1940s the house was lived in by Kenneth S. Murray, Managing Director of the Hobbs Hardware Co. Ltd., and board member of the Beck Memorial Sanatorium. He was also actively involved in numerous University of Western Ontario Alumni associations.



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**Property Description**

The property includes a two storey frame house constructed in a simple vernacular style with Italianate influence in its form. The exterior of the house is clad with white wood tongue and groove siding and includes a low-pitched hipped roof. The front entrance of the house includes a cantilevered pediment with a sunburst pattern that covers the front entrance. The front door is approached over a concrete stoop two steps above grade. The doorway is noted in the property's designation by-law as a more recent alteration to the property. The ground floor of the front façade includes two wood sash windows with wood shutters and wood window surrounds with pointed pediments for lintels. The second storey consists of three symmetrical wood sash windows with wood shutters. A red brick chimney, also noted as a more recent alteration to the house extends above the roofline on the south side of the house. A paved driveway also runs along the south side of the house and leads to a garage clad to match the house.

The house on the property is set back at a consistent distance with the other houses on Talbot Street, and contextually the house matches its neighbour 812 Talbot Street. It is almost 4 metres from the front property line and just over 20 metres from the edge of the street.

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### **Heritage Attributes**

- Two storey scale and massing
- Hipped roof
- White, tongue and groove wood siding
- Wood sash windows and decorative window surrounds, including wood shutters

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Fire Insurance Plan, 1892 Rev. 1907
- London City Directories
- Designation By-law, L.S.P. 3161-279
- Historical Scrapbook Series, Volumes 9 &12

**Civic Address: 811 Talbot Street**

**Assessment Roll No:** 010500008000000

**Legal Description:** PLAN NIL PT LOT 19 PLAN 252 PT LOTS 6, 7 PT TALBOT ST CLOSED ONTARIO HERITAGE ACT 74.00FR 165.00D

**Designation/Listing Status:** Designated, By-law LSP 3162-280

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**Property History**

**Date of Construction:** 1916

**Architect and/or Builder:** Alexander Harvey

**Historic Associations:** The designation by-law for this property indicates that the house at 811 Talbot Street was constructed in 1909 by Alexander Harvey for the Grant family. However, based on further research it appears that the house was not constructed until c.1916. A.E. McLean is identified as the first owner of the house, but by 1923 William R. Grant is listed as the owner. Grant, who passed away just five years later, was a salesman for the wholesale dry good store known as Robinson and Little, in London. He was described a well-known citizen and a prominent official. He served as the former president of the Ontario Commercial Traveler’s Association. By the late 1920s, his wife, Edith Vining Grant is listed as the owner of the house.



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**Property Description**

The property includes a two and a half storey house that displays Arts and Crafts influence. Its simple design includes a hipped gable roof, with a project bay dormer and chimneys on the north and south side of the house. A covered porch surrounds the front door and includes a flat roof supported by decorative wood posts and brackets. Dentil work spans the trim around the porch roof and forms a belt-course of sorts just above the second storey of the house. The windows found on the front façade are multi-pane wood windows set in groupings of three on the second storey, and a grouping of five on the first storey. An attached 2 storey garage exhibits much of the same architectural detail such as the hipped gable roof, dark brick exterior cladding, dentils, and white wood brackets. The garage has two garage doors that appear to be carriage doors with black metal hinges and small windows in the upper panels of the door. A mature tree is located just on the edge of the property.

The house sits on a lot that is wider than most of the lots to the south, on the west side of Talbot Street. The setback of the house is consistent with the other lots on the street. The house is approximately 4 metres from the front property line and almost 16 metres from the edge of the street. The property backs onto the London Life Insurance Company recreational grounds.

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### **Heritage Attributes**

- Two and a half storey massing
- Dark brick exterior
- Hipped gable roof
- Projecting bay dormer and multi-pane windows
- Massed multiple pane windows
- Groupings of three and five multi-pane windows
- Dentil and bracket details on the house and garage
- Second storey above the garage

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London City Directories
- Fire Insurance Plan, 1912 Rev. 1915
- Fire Insurance Plan, 1912 Rev. 1922
- Designation By-law, L.S.P. 3162-280
- London Public Library, Scrapbook Series, Volumes 26 & 43

**Civic Address: 812 Talbot Street**

**Assessment Roll No:** 010500087000000

**Legal Description:** PLAN 65 PT LOT 6 S/S SYDENHAM ONTARIO  
HERITAGE ACT 34.00FR 100.00D

**Designation/Listing Status:** Designated, By-law LSP 3163-281

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### **Property History**

**Date of Construction:** 1883

**Architect and/or Builder:** Alexander Harvey

**Historic Associations:** This property was originally owned by Alexander Harvey, along with most of the properties on Talbot Street. This house, along with its nearly identical counterpart at 810 Talbot Street were among two of the houses that Harvey oversaw as construction projects for his family members. However, the house remained empty for its first year and by 1884 was home to James Egan, who would later be known as a well-known Alderman and influential leader in London. Egan was chairman of the Fire, Water, and Gas Committee of City Council when they established the waterworks system within the City. For this reason is has often been referred to as the “Father of London’s Waterworks System. He also contributed to the formation of parks and planting of trees within the City. In 1871, through his efforts, 15,000 trees were purchased from the Dorchester area and planted on London streets. Two years later, in 1873, Egan made a trip to Ottawa to get an order-in-council passed to grant London 13 acres for the purpose of establishing a city park, which was eventually Victoria Park.



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### **Property Description**

Designed to complement its counterpart at 810 Talbot Street, the house on this property is a two storey frame house constructed with vernacular Italianate details. The exterior of the house is clad with green wood clapboard siding and includes a low-pitched hipped roof. The front façade of the house can be divided into three evenly spaced bays. The front entrance of the house is in the northern bay on the ground floor. The front entrance includes a small covered porch with sloped shed-style roof. The porch roof is supported by a set of fluted columns on square bases and tied into the roof. The front porch has a wood deck three steps above grade with two concrete steps. The other two ground floor bays of the front façade include two wood sash windows with wood shutters and wood window surrounds with pointed pediments for lintels. The second storey consists of three symmetrical wood sash windows, one in each bay. The windows have wood louvered shutters. Chimneys are located on both the north and south sides of the house.

Hedging forms a landscaped fence around the borders of the property and a walkway extends from the Sydenham Street side of the house. A set of birch trees are located on the south side of the lot.

This property forms a corner lot between Talbot Street and Sydenham Street and includes a walkway to the house from the Sydenham Street façade. Its setback is consistent with the rest of the houses on Talbot Street, and it contextually it matches its counterpart at 810 Talbot Street. It is approximately 2 metres from the front property line and just over 18 metres from the edge of the street.

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### **Heritage Attributes**

- Two storey scale and massing
- Hipped roof
- Wood clapboard siding
- Wood sash windows and decorative window surrounds on the ground floor windows
- Wood louvered shutters on windows
- Sloped shed-style porch roof with small portico and fluted columns

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London City Directories
- Fire Insurance Plan, 1892 Rev. 1907
- Historical Series Scrapbook, Volumes, 1, 8, & 12
- Business and Industry Clippings, Roll 1
- London Public Library, Scrapbook Series, Volume 1, 2, & 37

**Civic Address: 813 Talbot Street****Assessment Roll No:** 010500007000000**Legal Description:** PLAN 252 PT LOT 7 PT LOT 8 PLAN NIL PT LOT 19 PT TALBOT ST CLOSED ONTARIO HERITAGE ACT 37.00FR 165.00D**Designation/Listing Status:** Designated, By-law LSP 3170-301

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**Property History****Date of Construction:** c.1912**Architect and/or Builder:** Alexander Harvey

**Historic Associations:** Constructed on part of Alexander Harvey's land, the house at 813 Talbot Street was constructed, c. 1912, under the guidance of Harvey. Its first resident was Fred H. Beltz. Little is known about Beltz, but he lived in the house from 1913 to the mid-1920s. By 1936, Mrs. Katherine Constance (Labatt) Scatcherd, the eldest daughter of John Labatt, was living in the house. Scatcherd was educated in England and was married her husband, Alan D. Scatcherd at St. Pauls Cathedral in London. The couple spent their married life in Batavia, New York but upon Alan's death in 1901, Katherine returned to London. She passed away in 1941.



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**Property Description**

The house at 813 Talbot Street is a two and a half storey house that displays Arts and Crafts influence. The house exterior is a combination of buff brick and roughcast stucco. The roof is a truncated gable roof at the back of the house with an offset gable in front and on the south side. This house has a wide brick chimney extending above the roof peak. A grouping of three windows separated with mullions are located on the first storey, three singular six over six wood sash windows on the second storey, and a grouping of three windows are located in the gable peak on the front façade of the house. The front doorway include a simple set of sidelights and a transom window around the front door. The house has a glass storm door on the front. A narrow multi-pane window is adjacent to the doorway. Simple wood posts on brick piers support a hipped roof over the front porch. A single-car garage is attached to the south side of the house, and mature tree is located on the west edge of the property.

The property is relatively narrow in comparison to the neighbouring property at 811 Talbot Street, but is consistent with 815 Talbot Street. The setback is consistent with the houses along the west side of the street, and the property backs onto the London Life

Insurance Company recreation grounds. The house is almost 3 metres from the front property line and almost 15 metres from the edge of the street.

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### **Heritage Attributes**

- 2 ½ storey scale and massing;
- Combination of buff brick and roughcast stucco on exterior;
- Intersecting gable roof peaks;
- Wood-sash windows
- Groupings of windows on the first floor and in the gable peal;
- Wood posts and covered porch
- Decorative doorway including sidelights and transom.

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Fire Insurance Plan, 1892 Rev. 1907
- Fire Insurance Plan, 1912 Rev. 1915
- London City Directories
- London Public Library, Scrapbook Series, Volumes 2, 28, & 29
- Designation By-law L.S.P. 3170-301

**Civic Address: 815 Talbot Street**

**Assessment Roll No:** 010500006000000

**Legal Description:** PLAN NIL PT LOT 19 PLAN 252 PT LOTS 8,9 PT TALBOT ST CLOSED ONTARIO HERITAGE ACT 40.42FR 165.00D

**Designation/Listing Status:** Designated, By-law LSP 3245-471

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**Property History**

**Date of Construction:** c.1913-1914

**Architect and/or Builder:** Alexander Harvey

**Historic Associations:** Constructed between 1913 and 1914, the house was first home to Alexander Harvey Jr., the son of the original land owner for most of Talbot Street, and resident of 802 Talbot Street. He lived here during the early 20<sup>th</sup> century before moving into the much larger house at 825 Talbot Street once it was constructed.

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**Property Description**

The property includes a two and a half storey house with subtle Arts and Crafts details and a steep-pitched truncated hip roof. The eaves of the roof project on exposed rafters. The exterior of the house is covered in rough-cast stucco. The roof has a central shed dormer in the front with a set of 1 over 1 sash windows separated by a mullion. A grouping of three multi-pane windows are located on the first storey of the house and a simple wood panelled door sidelights and transom windows surrounding the doorway. A small window is located adjacent to the door. An overhang shelters the door and is supported by paired wood brackets. Three wood sash multi-pane windows are evenly spaced across the front on the second storey. The front door is framed with sidelight and a transom window. The A concrete block chimney extends above the roof peak but appears to be a more recent alteration to the house. The property includes a paved driveway and a set of concrete steps that lead to the front door.

The house sits on a lot consistent in size and setback with most of the properties on the west side of Talbot Street, south of 815 Talbot. The property backs onto the London Life Insurance Company recreation grounds. The house is approximately 3.5 metres from the front property line and approximately 15.5 metres from the edge of the street.



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### **Heritage Attributes**

- Two and a half storey scale and massing
- Roughcast stucco exterior
- Multi-pane wood sash windows on first and second storeys
- Steep-pitched truncated hip roof
- Shed dormer with pair of wood sash windows separated with a mullion
- Sidelights and transom window framing the front door
- Wood-panelled door
- Overhang shelter on front façade and supporting paired wood brackets
- Projecting rafters

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Fire Insurance Plan, 1892 Rev. 1907
- Fire Insurance Plan, 1912 Rev. 1915
- London City Directories
- Designation By-law, L.S.P. 3245-471

**Civic Address: 816 Talbot Street**

**Assessment Roll No:** 010511051000000

**Legal Description:** PLAN 65 PT LOT 4 RP 33R4070 PARTS 1,2  
ONTARIO HERITAGE ACT 38.08X75.61X75.61X37.77 38.08FR

**Designation/Listing Status:** Designated, By-law LSP 3119-160

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**Property History**

**Date of Construction:** c. 1886

**Architect and/or Builder:** Unknown

**Historic Associations:** Records indicate that this house was constructed c. 1886 and by the next year Robert H. Miller, an agent for the Equitable Life Insurance Society of New York was living in the house. Little further information is known regarding Miller. The designation by-law for the property indicates that the house has been home to primarily upper and middle class residents, one of which was W.J. Blackburn, President and Manager of the London Free Press who lived in the house in the middle of the 20<sup>th</sup> century. Blackburn became the publisher for the Free Press in 1935 and under his leadership the newspaper grew into one of the most influential independent newspapers in Canada. In a 1972 article, he was listed as one of “London’s 10 most powerful men”.

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**Property Description:**

The house on this property is a single storey wood frame cottage with a side hall plan layout. It is clad with tongue-and-groove wood siding. The house has a hipped roof and a buff brick chimney on the north side of the house. The wood-sash windows on the front façade are flanked by operating wood shutters and Eastlake style window surrounds. The Eastlake style double-doors also include a transom above the door and decorative wood mouldings on the door proper. The corners of the house are accented with engaged wood pilasters and the roofline is highlighted with a plain, wide cornice board. A curved walkway bends around a mature tree that is located in the centre of the lot, and a paved driveway runs along the south side of the property.

Contextually, the house on this property is the smallest house on Talbot Street, but remains at a consistent setback with the rest of the houses on the east side of the street. It is on its front property line and is approximately 16.5 metres from the edge of the street.



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### **Heritage Attributes**

- One storey scale and massing;
- Tongue-and-groove wood siding;
- Wood sash windows and wood window surrounds;
- Operating wood shutters;
- Decorative front door with wood mouldings and transom window;
- Wood pilasters at the corners of the house;
- Wide cornice board;
- Hipped roof form

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Fire Insurance Plan, 1892 Rev. 1907
- London City Directories
- Designation By-law, L.S.P. 3119-160
- ACO Geranium Walking Tour, Stroll Around St. James: Heritage Building Walking Tour, 1990
- Historical Scrapbook Series, Volumes 2, 7, 12, & 13
- London Public Library, Scrapbook Series 5, 10, & 40

**Civic Address: 817 Talbot Street**

**Assessment Roll No:** 010500005000000

**Legal Description:** PLAN 252 PT LOT 9 PLAN NIL PT LOTS 19,20 PT TALBOT ST CLOSED ONTARIO HERITAGE ACT 50.00FR 165.00D

**Designation/Listing Status:** Designated, By-law LSP 3164-282

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**Property History**

**Date of Construction:** 1962

**Architect and/or Builder:** Unknown

**Historic Associations:** Constructed in 1962. The first owners listed for the property were Donald A. and Helen McKillip. Donald was identified as a manufacturing agent. The house was designated under Part IV of the *Ontario Heritage Act* for its contextual value to the street in 1992.



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**Property Description**

The house at 817 Talbot consists of a two storey house, designated for its contextual value on Talbot Street. The house includes a low-pitched intersecting gable roof with its street-facing façade consisting of a gable-end wall with 2 multi-pane windows. The setback, shrubs, and plantings hide the entrance from public view, however, a set of decorative posts and entablature are visible above what appears to be the houses’ doorway. A private laneway extends along the north side of the property and a curved walkway weaves around on the front yard behind the sets of shrubs, and wraps around to the south side of the house. A lamppost set at the edge of the laneway indicates the address of the property. A short concrete block wall separate the property from 815 Talbot Street.

The house on the property sits on a deep setback unlike most of the properties south of it. This house is approximately 5.5 metres from its front property line and just over 17 metres from the edge of the street. To the north on the west side of Talbot Street, this property marks the first of a set of larger houses with deeper setbacks and bigger property sizes. The property backs onto the London Life Insurance Company recreation grounds.

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**Heritage Attributes**

- Two storey scale and massing
- Setback
- Sympathetic building materials and form that respects surrounding architecture and setting

**Contributing/Non-Contributing:** TBD

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**Sources**

- Fire Insurance Plan, 1912 Rev. 1922
- Designation By-law, L.S.P. 3164-282
- London City Directories

**Civic Address: 818 Talbot Street**

**Assessment Roll No:** 010511052000000

**Legal Description:** PLAN 65 PT LOT 3 34.00FR 158.25D

**Designation/Listing Status:** None

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**Property History**

**Date of Construction:** 1951

**Architect and/or Builder:** Unknown

**Historic Associations:** One of the later houses constructed on the street, 818 Talbot Street was built in 1951. It was the last house built on the east side of the street. The first owner of the house was Mrs. Viva O. Slater, a widow of Sinclair Slater. Little information is known about the Slaters.

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**Property Description**

The house located at 818 Talbot Street is a two storey vernacular dwelling with influences of neo-classical architectural style. This house is clad with wood clapboard siding and includes a low-pitched hipped roof and a brick chimney that extends above the roof peak on the north side of the house. On the first storey a wide projecting bay includes a set of four windows that are accented with exterior finishes that includes fine wood dado paneling and blind elliptical moulding. The six-paneled front door is surrounded with wood pilasters and a transom window. The front door is approached up a set of four concrete steps. A set of two wood sash windows with wood shutters are placed above the projecting bay on the second storey, and a third wood sash window is set back above front entrance. A paved driveway extends along the south side of the property.

The setback of the house on the property is consistent with the other properties located along Talbot Street. This house is approximately 3 metres from its front property line and almost 18 metres from the edge of the street. Although not built in the late-19<sup>th</sup> century or the first few decades of the 20<sup>th</sup> century, this property blends well with its context given its architectural form and details.



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**Heritage Attributes**

- 2 storey scale and massing;
- Hipped roof and brick chimney;
- Wood siding
- Projecting bay with set of four windows and exterior wood paneling, and elliptical moulding;
- Decorative door surround including pilasters;
- Second storey wood sash windows and flanking shutters.

**Contributing/Non-Contributing:** TBD

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**Sources:**

- Fire Insurance Plans, 1892 Rev. 1907
- London City Directories
- Historic Aerial Photography, Western University, 1965

**Civic Address: 820 Talbot Street**

**Assessment Roll No:** 010511053000000

**Legal Description:** PLAN 65 PT LOT 2 PT LOT 3 31.25FR 158.25D

**Designation/Listing Status:** None

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### Property History

**Date of Construction:** c. 1883

**Architect and/or Builder:** Unknown

**Historic Associations:** The property was constructed as one of the earliest houses on Talbot Street, built c. 1883. The house was built for W.H. Flood, a civil servant. Further historic information regarding Flood is unknown.

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### Property Description

The house at 820 Talbot Street is a two and a half storey frame house constructed with Tudor Revival details mostly indicated by the half-timbering and stucco exterior on the second storey of the building. The first storey cladding, and the rest of the exterior elements consist of red brick. The roof on the house consists of various roof forms including gable and hipped elements, and a brick chimney located on the north side of the house. A large projecting bay on the front façade includes a set of four wood windows and a bellcast roof that slopes over the bay. Another bellcast roof overhangs the front door and is supported by wood brackets. A grouping of three wood sash windows is also located above the projecting bay. From the sidewalk, a winding walkway weaves past a mature tree at the front of the property to the steps of the house.

The property setback, landscaping, and context is consistent with the properties located north and south of it along Talbot Street. This house is approximately 2.5 metres from its front property line and 19 metres from the street.

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### Heritage Attributes

- Two and a half storey scale and massing;
- Half-timbering, stucco, and brick exterior finishes
- Bellcast roof overhanging front door and projecting bay window;
- Projecting bay with wood windows
- Groupings of wood windows on front elevation.

**Contributing/Non-Contributing:** TBD



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**Sources:**

- Fire Insurance Plan, 1892 Rev. 1907
- London City Directories

**Civic Address: 825 Talbot Street**

**Assessment Roll No:** 010500003000000

**Legal Description:** PLAN NIL PT LOTS 29M 21 ONTARIO HERITAGE ACT RP 33R6753 PART 2 80.30X166X166X83.88 80.30FR

**Designation/Listing Status:** Designated, By-law LSP 3165-283

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**Property History**

**Date of Construction:** 1931

**Architect and/or Builder:** Bridgeman Construction

**Historic Associations:** The house at 825 Talbot Street was a part of the Alexander Harvey family association on Talbot Street. The house was constructed in 1929 for Alexander Harvey Jr., the son of the original Alexander Harvey who owned most of the land on Talbot Street. Harvey Jr. initially lived at 815 Talbot Street but appears to have lived at this house once it was constructed. Harvey was the former president of the Hobbs Hardware Co. Ltd. Harvey moved into this house in 1931.



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**Property Description**

The property features an imposing two and a half storey Colonial Revival house with a steep bellcast gable roof that includes three prominent hooded window dormers. Its five-bay front façade is punctuated by a projecting central bay that consists of an elegant six-panelled front door surrounded by wood pilasters, entablature and a copper bellcast overhang. A second storey window with wood shutters is located above the door. The projecting central bay is flanked on each side by two bays of first and second storey windows wood sash windows that include concrete sills, brick lintels, and decorative fixed wood shutters. The first storey windows on the south side of the façade appear to be smaller in size with their counterparts on the rest of the façade however, their design and location is consistent with the rest of the first storey windows. Windows have plain concrete sills and soldier course brick lintels. The house has a brick chimney on the north side. Decorative copper letterbox downspouts extend from the eaves of the roofline past the cornice board and down the front of the house. The property also includes a set of winding walkways that lead to the front steps of the house and the south façade. Two mature trees are planted on the west edge of the property and the perimeter of the property is lined with hedges.

The house sits further back on a deep spacious lot along with a set of larger landmark lots on the east side of Talbot Street. It is set

back approximately 8.5 metres from the front property line and just over 20 metres from the edge of the street. The rear portion of the property backs onto the London Life Insurance Company recreation grounds.

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### **Heritage Attributes**

- Two and a half storey scale and massing
- Bellcast gable roof with three arched roof dormer windows
- Brick exterior finish and brick quoins at the corners of the house
- Five bay configuration on front façade
- Six-panel door with decorative wood pilasters, brackets, entablature and copper bellcast overhang
- Wood sash windows, sills, lintels, and shutters on first and second storeys
- Decorative copper downspouts
- Winding walkways that lead to the deeply setback house on the spacious lot

**Contributing/Non-Contributing:** TBD

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### **Sources**

- London City Directories
- Designation By-law, L.S.P. 3165-283
- London Public Library, Scrapbook Series, Volume 32
- Business and Industry Clippings, Roll 1

**Civic Address: 830 Talbot Street**

**Assessment Roll No:** 010511026000000

**Legal Description:** PLAN 65 PT LOT 1 PT LOT 2 70.00FR 126.75D

**Designation/Listing Status:** Listed (Priority 2)

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### **Property History**

**Date of Construction:** c. 1870

**Architect and/or Builder:** Unknown

**Historic Associations:** This property was one of the earliest developed at the north end of Talbot Street, and for a long time was identified at 115 St. James Street. Identified in early city directory files as simply "Corner of Talbot and St. James Street," the property was initially lived on by John Dyas, listed first as a city missionary in 1872, and later as an assistant editor for the *Farmer's Advocate*. He lived at the property from c. 1870 to 1889 when a H.H. Tancock becomes the new owner of the property.

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### **Property Description:**

This house is described as a Gothic Revival style. The house has undergone several additions over the years. Fire Insurance Plans and Geodetic Survey maps show a small addition on the south side between 1907 and 1915, another addition on the south west corner between 1926 and 1929. Fire Insurance Plans and aerial photographs shows a large garage and addition to the back, south east corner of the house was added between 1940 and 1965.

The oldest part of the house is a white brick one and a half storey home with medium gable roof, two gable dormers on the west elevation and a gable dormer on the east elevation. The layout of the oldest part of the house is as an "L" shape.

The dormers and the north gable end of the house has decorative bargeboard. The dormer bargeboard is a wavy pattern. There are four windows on the west side of this part of the house, two on the first floor and two on the second in the dormers. These window openings are vertically oriented with segmented arches of brick voussoirs. Windows have shutters and simple stone sills.

Later additions to the house have large window openings that are more horizontally oriented than vertical. The earliest additions are also in white brick but the latest addition is clad in siding.

This house sits on a corner lot facing Talbot Street. The house is set well back from each street on a large lot. It is approximately 2 metres from its front property line and almost 19 metres from the edge of the street.

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### **Heritage Attributes**

- Vertically oriented window openings with associated brick details on the earliest part of this building
- Gable roof with gabled dormers
- Decorative trim in the dormers
- White brick cladding on the earliest parts of the house
- Historic association with John Dyas

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Fire Insurance Plans, 1892 Rev. 1907; 1912 Rev. 1915; 1912 Rev. 1922; 1912 Rev. 1929; 1912 Rev. 1940
- Geodetic Survey Map 1926
- London City Directories
- London Advisory Committee on Heritage, City of London, Inventory of Heritage Resources, 2006
- Air Photographs 1950, 1955, 1965

**Civic Address: 831 Talbot Street**

**Assessment Roll No:** 010500002000000

**Legal Description:** PLAN NIL PT L 2 RP 33R6753 PART 1 ONTARIO HERITAGE ACT 105.90X166X166.01X101.42 105.90FR

**Designation/Listing Status:** Designated, By-law LSP 3166-284

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**Property History**

**Date of Construction:** 1939

**Architect and/or Builder:** O. Roy Moore

**Historic Associations:** Constructed in 1939, the house at 831 Talbot Street was first lived in by T.B. Escott, owner of the Escott food distribution and former owner of 803 Talbot Street. In addition to the house being designed by local architect O. Roy Moore, who has a number his designs close-by, the gardens were designed by Gordon L. Culham, and were designed to account for the gentle sloping in elevation towards the Thames River. In 1942, the house was featured in the magazine *House and Garden*.



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**Property Description**

The house at 831 Talbot Street is a two storey Georgian Revival style designed by O. Roy Moore. The front elevation consists of five bays. The three bays in the centre of the house have a higher roof than the bay on each end. The central bay features an elaborate front door that consists of sidelights, fluted pilasters, entablature, and a balustrade that sits above the entryway. The central three bays surround the front door with five wood sash windows and pine shutters. Two additional bays are set back from the main façade and also consist of first and second storey windows. The roofline is highlighted with a cornice that features dentil work. The roof itself is a low-pitched gable roof clad with slate. The house is surrounded by landscaped yards designed by landscape architect Gordon L. Culham. The yard and its gardens were designed to reference the changes in elevation towards the Thames River. A curved walkway follows the edge of the driveway on the north side of the property and leads to the stone steps of the front entryway. A single storey addition is located on the south side of the house.

This house has a brick chimney on the south end. It has an additional one storey wing on the south side of the house. The wing has a pair of windows with concrete sill and wood shutters and an umbrage style porch entrance on the south side of the house.

The property is one of three of the large spacious properties with deep setbacks and extensive front yardage at the north end of Talbot Street. Designed as a later addition to the street, the house was one of the last to be constructed on the east side of Talbot. Its setback is consistent with the 825 and 837 Talbot Street and it backs onto the London Life Insurance Company recreation grounds. It is approximately 8.5 metres from its front property line and almost 20.5 metres from the edge of the street.

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### **Heritage Attributes**

- Two storey scale and massing
- Brick exterior
- Symmetrical five bay façade
- Elaborate door surround including sidelights, fluted pilasters, entablature, and balustrade
- Wood sash windows and pine shutters
- Dentil work and cornice along roofline
- Low-pitched, slate gable roof
- Designed landscape including winding walkway to stone steps, and gardens designed by Gordon L. Culham

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Designation By-law, L.S.P. 3166-284
- London City Directories
- (sources from 803 on Escott)
- Historical Scrapbook Series, Volume 5
- Business and Industry Clipping, London Room, Roll1

**Civic Address: 837 Talbot Street**

**Assessment Roll No:** 010500001000000

**Legal Description:** PL 30 PT LT 21,22 W TALBOT PT RESERVE OR PARK LOT PT TALBOT ST RP 33R6770 PART 1 RP 33R7263 PART 1,2,3 2.02AC 186.49FR

**Designation/Listing Status:** Listed, (Priority 2)

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### Property History

**Date of Construction:** 1915

**Architect and/or Builder:** Unknown

**Historic Associations:** Constructed on what can be considered one of the earliest connections to the Western Fair in London, the large house and property at 837 Talbot Street was constructed in 1915 but its property holds a deep historic association with one of London's oldest institutions. The house is built "almost exactly [on] the site of the old Western Fair Agricultural Hall" (Lutman 1982: 16). The property was originally home to the Western Fair Agricultural Hall, known as Simcoe Castle of the Middlesex Agricultural Society. Prior to any development on the west side of Talbot Street, Simcoe Castle was the lone building on this side of the street. However, in 1915 the property joined the rest of the residential properties on the street when the existing two-storey house was built for Edward E. Reid, a prominent official for the London Life Insurance Company. The outer and inner walls of the house are purported to have been constructed of the bricks from Simcoe Castle.

Beginning his career as a Business Clerk in 1894, Edward Reid eventually rose within the London Life Insurance Company to fill numerous executive positions. Between 1932 and 1941 he was the President and Managing Director of the London Life Insurance Company, and also filled numerous industry positions including President of the Life Officer's Association, Associate of the Actuarial Society of America, as well as being a member of the Chamber of Commerce, the YMCA, and a Senate member for the University of Western Ontario. Upon his passing, his son Robert H. Reid took over as the Managing Director of the London Life Insurance Company. Like his father, he continued to climb the corporate ladder and by 1956 served as the President of London Life. He would remain in the position until 1971. The property at 837 Talbot remained within the Reid family until 1973 when it was sold to Alfred Hillman, a real estate agent. The property changed hands throughout the late 20<sup>th</sup> century and by 2003 it was purchased by St. Joe's Hospital to be used as a hospice. It was sold again in 2013 to the Canadian Mental Health Association.



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## Property Description

This house displays features present in both Georgian Revival and Edwardian Classicism but does not embrace either entirely (Villers 2014: 10).

The house is a large two and a half storey building with shed dormers. The house has a chimney on each side. The front of this house is not symmetrical; the front door is off set to the north of centre on the front elevation. The front elevation has five windows on the first floor, two windows at either side of the front facade area arranged in groups of three sections. Three other small vertically oriented windows are also on the first floor. The large first floor window openings have segmented arches. The front door has sidelights on both side and transom light over the door. The door is framed with a plain pediment over the top and large square columns along the sides.

Approximately half way up the front elevation is a bay window. The front elevation also has three windows on the second floor. The two on either side match, however the third above the main entrance is smaller. Second floor windows have shutters.

The roof has a central shed dormer on the front and parallel gable dormers on the sides.

The house is clad in grey stucco.

This is a large property backing on to the river. It is approximately 4 metres from the front property line and 15.5 metres from the edge of the street.

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## Heritage Attributes

- The two storey scale and massing
- The large setback from the street
- The arrangement of window and door openings on the front elevation
- The shed dormers on the roof, including their placement on the structure

**Contributing/Non-Contributing:** TBD

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## Sources

- London Advisory Committee on Heritage. City of London Inventory of Heritage Resources. 2006.
- Villars, Emily. 2014. London Heritage Designation Report 837 Talbot Street. London Built Heritage Resources Evaluation.
- Lutman 1982: 16

# VICTORIA STREET

**Civic Address: 188 Victoria Street**

**Assessment Roll No:** 010530025000000

**Legal Description:** PLAN 217 PT LOT 34 E/S ST GEORGE 40.00FR  
100.00D

**Designation/Listing Status:** None

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### Property History

**Date of Construction:** 1949

**Architect and/or Builder:** Unknown

**Historic Associations:** John L. Warner was the first resident in this home. The fact that he is listed in several city directories without a listed occupation suggests that he may have been retired.



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### Property Description

The house at 188 Victoria Street is a Mid-century Modern structure on the northeast corner of Victoria Street and St. George Street and faces Victoria Street. A row of six plate glass windows (two on the west side of the house and four on the south side of the house) wraps around the corner of the house, as does the multi-coloured stone retaining wall that provides a level site for the house on its sloping lot. A broad stone chimney on the west side of the house provides a visual balance for the projecting front door and front entryway window in the southeast corner of the house. Most of the building is faced with white brick. It has a hipped roof, with a long ridge parallel to St. George Street. All windows are of the same height, approximately half the height of the exterior wall, and most are placed directly under the deep eaves. Exceptions are the long window east of the front door and a shallow, small-paned window at the top of the brick wall directly to its west. The two windows south of the back (west) door have sashes.

A driveway leads to a garage, off St. George Street, at the north end of the house. The garage is part of the basement of the house. This house has a walkway extending straight from the front door to the sidewalk on Victoria Street. It also has steps and a walkway extending straight from a side door to the street on the St. George Street side of the house.

Like all houses along the west side of Victoria and the east side of St. George Streets, this one is situated some distance back from the street, behind unusually broad boulevards and a sizeable front and side yards. This house is approximately 3.6 metres from the front property line and 19.5 metres from the edge of the street. The land still slopes westward here from the escarpment to the east, and this low house is well proportioned to occupy the top of the modest rise on which it sits.

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**Heritage Attributes**

- Form, mass, and scale of the house
- Hip roof with broad eaves
- White brick facing
- Windows and doors with metal frames
- Spacing and placement of windows under the eaves
- Placement of the doors on the south and west elevations
- Stone chimney
- Stone retaining wall
- Position on lot

**Contributing/Non-Contributing:** TBD

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**Source**

- London City Directories

**Civic Address: 190 Victoria Street**

**Assessment Roll No:** 010530024000000

**Legal Description:** PLAN 217 PT LOTS 34, 35 52.00FR 110.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1927

**Architect and/or Builder:** Unknown

**Historic Associations:** The first resident in this house was Dr. William Y. Hayden, a dentist.

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### **Property Description**

An inventive example of the application of English Arts and Crafts ideas in Canada, the house at 190 Victoria Street effectively balances the symmetry of a Georgian Revival style with a suggestion of older, more random and utilitarian modes of visual organization. Possessing 1 and 1/2 storey's, the house is of a mottled red brick separated by relatively thick applications of mortar, a technique that calls attention to the craftsmanship involved. The hipped gable roof seems to enfold the building, not only because of the broad hipped gable ends but also because of the way in which the roof edges fold around the two three-light dormers of the facade. The flat roofs of the dormers contrast dramatically with the more traditional roofs of the house, and are echoed by the flat roof of the ground-storey bay window, creating strong horizontal lines that are picked up and emphasized by the header course separating the storeys in the west part of the facade. The symmetry of the second floor gives way to the marked asymmetry of the first floor, where a bay window with four exposed sides on the east side creates a very different visual mass than the combined smaller window, recessed front entranceway, and somewhat longer front wall as the ground gradually descends to the west. Both the recessed front porch and the smaller ground-floor window are surmounted by segmental arches, that of the entranceway formed by a double row of brick headers and that of the window by a single row. The front door has now been moved forward so as to enclose the original porch, but an arch identical to that over the front door now covers two sash windows where the porch once opened to the west side of the building. All original window sills are formed by protruding rows of brick headers, and headers top the short walls now flanking the front door. A soldier course marches around the base of the bay window and then drops in steps to mark the bottom course of the west part of the facade, as the ground drops in front of the house. A brick chimney rises in the middle of the roof ridge at the rear of the house. The windows of the bay and the shorter ground-floor window hold small panes, ten in each of the six bay windows and



four in each of lights in the shallow arched window. It is tempting to suspect that the sash windows of the dormers once featured smaller window panes as well.

There is a driveway just east of the house. Like all houses along the west side of Victoria Street, this one is situated some distance back from the street, behind an unusually broad boulevard and a sizeable front yard. It is approximately 6 metres from the front property line and 22 metres from the edge of the street. A row of mature maple trees, planted on the house side of the sidewalk, marks the south end of the front gardens as the road rises towards Richmond Street.

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### **Heritage Attributes**

- Form, mass, and scale of the house
- Red brick facing with broad layers of mortar
- Hipped gable roof with overhanging roofline embracing dormer windows
- Front dormers with flat roofs, each dormer containing a trio of sash windows
- Bay window with ten exposed sides, holding six ten-paned windows, and topped by a flat roof
- Placement of all windows
- Pair of ground-floor six-paned windows, surmounted by a segmental arch defined by a row of brick headers
- Front entranceway, surmounted by a segmental arch outlined by two rows of brick headers and with two short walls to each side of the front door
- Window sills composed of brick headers
- Header course at level of second-storey floor
- Soldier courses near the base of the facade
- Brick chimney

**Contributing/Non-Contributing:** TBD

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### **Source**

- London City Directories

**Civic Address: 192 Victoria Street**

**Assessment Roll No:** 010530023000000

**Legal Description:** PLAN 217 LOT 36 PT LOT 35 IRR 58.00FR

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1926

**Architect and/or Builder:** Unknown

**Historic Associations:** The first resident in this house was William H. Hamilton. William was the "Son" in A.M. Hamilton & Son, flour and feed, then located at 373-375 Talbot Street.

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### **Property Description**

The one and a half storey house at 192 Victoria Street has a gable roof, with the gable facing the street, and a rug brick finish on the ground floor, in the characteristic red-to-black range of colours. It sits on a chamfered concrete block foundation. What were originally the tapered rug brick posts of a porch under a shallow shed roof now form the corners of a room formed by closing in the porch, and the front door has been moved forward under a modest shed roof with gable over the door. The gable is now covered with a modern vertical siding. Three-light windows in the gable and within the west half of the facade appear to occupy their original positions; those set within the brick cladding have a concrete sill. The house has eight concrete steps leading up to the front door.

Although the ground slopes downward towards the west, the house is built on fill. Like all houses along the west side of Victoria Street, this one is set back from the street, behind a broad boulevard and a sizeable front yard; this house has a wide west side yard as well. This house is approximately 4 metres from the front property line and 20 metres from the edge of the street. A driveway on the east side of the house leads to a two-car garage in the back that is shared with the adjacent house. The garage is faced with the same brick as the house. The garage has a front gable roof.



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**Heritage Attributes**

- Form, mass, and scale of the house
- Gable roof of house and shed roof of former porch
- Red-to-black rug brick facing
- Chamfered concrete block foundation
- Tapered rug brick posts of original porch, with concrete trim
- Position of three-light windows in gable and in west half of the façade
- Concrete sill of ground-floor windows
- Rug brick chimney towards west rear of house

**Contributing/Non-Contributing:** TBD

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**Source**

- London City Directories

**Civic Address: 194, 196 Victoria Street**

**Assessment Roll No:** 010530022000000

**Legal Description:** PLAN 217 LOT 37 50.00FR 150.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1913

**Architect and/or Builder:** Unknown

**Historic Associations:** The 1913 City Directory shows the new house at 196 Victoria Street occupied by George T. Tremeer, for whom no occupation was listed, and Ernest Tremeer, described as a "traveller" (i.e, for one of London's many wholesale firms). George Tremeer was still described as the owner in 1942, but the 1943 directory shows his wife, Mrs. M. Tremeer as the sole resident. By 1944, possibly under pressure from the demand for wartime housing because of the various military bases and war-related industries in London, Mrs. Tremeer was renting two apartments on her second floor, initially to Mrs. Helen Mayo and Richard Hodgins, the latter with the RCAF. In 1946, one of her tenants was Kenneth Creasy, a welder with Central Aircraft. In 1952, the second floor of the house gained its own address, 194 Victoria Street, with apartments A and B. At that time, W.M. Smyth, an audit clerk with Clarkson Gordon & Co., was living in 194 A Victoria Street, and William Harris, and order clerk with United Paper Mills, in 194 B Victoria Street.



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### **Property Description**

This 2 and a half storey brick house retains several attributes of an Edwardian Classical building. The pressed red brick facing is typical, as is the red mortar used to enhance the impression of a smooth, solid wall. The rusticated foundation, which appears to be of stone, is also typical, as is the steeply sloped, front-facing gable and L-shaped footprint of the facade. Here, the rusticated blocks of the foundation climb up the southwest corner of the house, and are echoed in the rusticated window sills throughout and in the bases of the Doric columns that support a deep fascia board and a porch roof that is now covered with a sun room on the east side of the upper facade. The porch and the room(s) now above it reach to a broad hexagonal bay window on the east side of the house; a brick chimney rises along the east side of the bay and up through the gable in which it terminates. A side door sits in the front angle of the bay. The original windows are 1/1 sash windows or, on the ground floor, a plate glass window with a transom. Both the

front transom and a small vertical window on the east side of the house display a distinctive tulip design in the stained glass. The frames of upper floor windows reach to the cornice; other window openings boast smooth stone lintels. The front door, is wood, with a large glass insert and a transom above. The gable is now covered with a modern siding, as is the sunroom with its 6/6 sash windows. Among the other changes made to accommodate the two upper apartments are the enclosed stairway along the west side of the building and at least two shed-roofed dormers.

An asphalt driveway is placed in front of the side stairway and part of the house facade. It also leads to the shared double garage partly behind the house at 192 Victoria Street.

Like all houses along the west side of Victoria Street, this one is set back from the street, behind an unusually broad boulevard and a sizeable front yard. This house is approximately 3 metres from its front property line and 19 metres from the edge of the street. A row of mature maple trees, planted on the house side of the sidewalk, marks the south end of the front gardens as the road rises towards Richmond Street.

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### **Heritage Attributes**

- Form, mass, and scale of the house, excluding the sunroom over the front roof, the dormer windows, and the enclosed side stairway
- Pressed brick and red mortar facing
- Rusticated concrete block foundation, along with the rusticated concrete blocks along the southwest corner of the house
- Rusticated stone or concrete window sills
- Stone lintels
- Window placement within original brick walls
- Sash and plate glass windows with transoms within original brick walls
- Original window frames
- Rusticated stone or concrete block bases of porch columns
- Doric columns
- Deep fascia board of porch
- Wood front door with glass insert and transom

**Contributing/Non-Contributing:** TBD

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### **Source:**

- London City Directories

**Civic Address: 195 Victoria Street**

**Assessment Roll No:** 010530084000000

**Legal Description:** PLAN 244 PT LOT 16 42X140X133X50 42.00FR  
140.00D

**Designation/Listing Status:** Listed

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### **Property History**

**Date of Construction:** 1919

**Architect and/or Builder:** Unknown

**Historic Associations:** Fred L. Henderson, a clerk at Robinson, Little & Co., Wholesale Dry Goods Co., was the first inhabitant of this house.

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### **Property Description**

This house is an unusually spacious 1 and a half storey Bungalow-style dwelling, with particularly fine detailing. In keeping with the definitive character of the style, a deep gable roof slopes from a ridge parallel with the front of the house over a front porch, with a wide dormer in front and a very deep gable at the side providing a substantial upper storey. The treatment here is unusual in that the porch extends along only part of the facade: the wall of the western section of the facade protrudes beyond the plane of the front wall behind the porch, but not as far as the porch itself, leaving the roof with a very wide overhang at the western end of the facade, supported by a plain, solid, oversized bracket with an arc along the outside edge. The soffits under the eaves of the house and the gable roof of the dormer are covered with narrow tongue-and-groove boards, as is the ceiling of the porch. Windows on the facade are clustered in rows: four 12/12 sash windows in the dormer; four narrow 8/8 sashes behind the porch; three 12/16 sashes to its west. With the exception of those in the dormer, windows have stone sills and are otherwise surrounded by a narrow wood frame. Small window panes comprise the sidelights and transom of the front door, and the door itself holds small panes separated by substantial rails and muntins and surrounded by a wood frame. The house is clad in rug brick with hues ranging from red to black. The dormer is faced with slate tiles, while the rest of the roof is now asphalt, and its gable, like that of the upper side gables is half timbered with straight wood slats filled in with pebble dash. The slightly protruding lintel of the dormer windows, cut in a shallow pediment shape, is supported by thick wood dentils; ears at the bottom of the side surrounds balance the heavy lintel. The porch has a low brick wall surmounted by stone copings; its thick posts, also of rug brick, are tapered along their outer sides and terminate in a stone course just below the soffit, with decorative stone inserts bordering the upper courses of brick. Craftsman-style light fixtures extend from the roof of the porch and the column adjacent to the front



steps. The house has a rusticated stone foundation, which extends to form low borders beside the front steps. The brick chimney that rises along the east wall terminates in a stone coping, below which are rectangular stone insets similar to those in the porch posts, as well as diamond-shaped stone inserts below.

This house sits on top of the escarpment that rises gradually to the east of Gibbons Park, with front and side yards that form a deep and largely naturalized descent to a sloping sidewalk and broad boulevard. Steps wind to the front door from the east edge of the property. A two-car garage is accessed from a back laneway; a laneway along the back of St. George Street also runs along the side of the house at 195 Victoria Street, coming to a dead end at the top of the slope next to the house. A wood fence borders the back garden along the laneway and the drive.

This house is approximately 4.5 metres from its front property line and 21 meters from the edge of the street.

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### Heritage Attributes

- Form, mass, and scale of the house, including the protruding house and porch walls along the front facade
- Long gable roof, with deep gable walls at sides of the house
- Tongue-and-groove lining of soffits under house and dormer eaves and of porch ceiling
- Large bracket supporting northwest corner of roof
- Half-timbered gables in dormer and side walls
- Red-to-black-hued rug brick facing of house and porch'
- Slate cladding of dormer
- Row of dormer windows with 12/12 sashes
- Protruding pediment-shaped lintel supported by dentil blocks
- Eared jambs and wood sills of dormer windows
- Rows of 8/8 and 12/16 sash windows in the front facade
- Wood frames and surrounds of windows set into the brick wall
- Stone sills of windows
- Front entranceway, with small-paned sidelights and transom, and a door with small-paned windows set into a wood frame
- Brick walls, with stone copings, of the front porch
- Tapered porch posts with stone coping and stone insets
- Brick chimney with stone coping and stone insets
- Rusticated stone block foundation
- Rusticated, stepped, stone borders of front steps

**Contributing/Non-Contributing:** TBD

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### Source

- London City Directories

**Civic Address: 198 Victoria Street**

**Assessment Roll No:** 010530021000000

**Legal Description:** PLAN 217 LOT 38 50.00FR 150.00D

**Designation/Listing Status:** Listed

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### **Property History**

**Date of Construction:** 1890

**Architect and/or Builder:** Unknown

**Historic Associations:** Richard T. Oke, a gardener, was the first inhabitant on this lot. Oke tenanted a number of lots in the area, likely for the purpose of gardening when the area was still largely rural.

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### **Property Description**

The exterior of this one-storey cottage has been altered so it is difficult to ascertain its original style, beyond its footprint and the height of its walls. It is now covered in stucco, with a pargeted foundation. Three 6/1 sash windows, with ornamental shutters, are evenly spaced along its front facade, and a narrow door is placed between the westernmost window and the edge of the building. The door is panelled, with a window inserted in the top half. The hipped roof, now very steep with shallower overhanging eaves, is pierced by a large dormer containing a three-light window. The eaves are adorned with decorative rafters.

Like all houses along the west side of Victoria Street, this one is set back from the street behind a broad boulevard and a comfortably sized front yard. It is approximately 5.5 metres from its front property line and 21.5 metres from the edge of the street. A drive along the west side of the building leads to a garage behind.

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### **Heritage Attributes**

- Mass, and scale of the house
- Placement of three front windows

**Contributing/Non-Contributing:** TBD

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### **Source**

- London City Directories



**Civic Address: 199 Victoria Street**

**Assessment Roll No:** 010530085000000

**Legal Description:** PLAN 244 LOT 15 42.00FR 140.00D

**Designation/Listing Status:** Listed

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### Property History

**Date of Construction:** 1910-11

**Architect and/or Builder:** Unknown

**Historic Associations:** The first resident here was Harry Rechnitzer, owner of the wholesale flour and provision business, H. Rechnitzer & Co. By 1913, the house had become the residence of John and Mary Bindner, who lived there until 1951. Several other families have lived here since 1951.



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### Property Description

This house is a good example of Edwardian Classicism as it evolved in London. It possesses a number of classical elements: the Palladian window in the gable, the Doric columns, balustrade and pediment of the porch, and the near symmetry of the facade, broken only by the slightly protruding gable wing; the west gable also sits above a slightly protruding wing below. The gables are clad with scalloped slate tiles that reflect those of the hipped roof, the latter terminating in a flat deck at the top. The house is faced with pressed red brick laid with a red mortar; a protruding brick course marks the level of the second-storey floor. The front door has a wood frame, panelled in its lower section with a long, bevelled glass insert above and a leaded transom. The main floor windows feature a large plate glass in the bottom sections with narrower leaded glass transoms. All lower floor windows feature rusticated stone sills and deeper rusticated stone lintels, the latter also a feature of the basement windows; upper storey windows also have rusticated stone sills, but they push directly against the broad cornice of the house. The house has a rusticated foundation of either stone or concrete blocks. Tall, corbelled, brick chimneys rise along both sides of the house; a third chimney rises along the rear wall.

The house is situated near the top of the escarpment, which runs gradually eastward with the result that the land in front still slopes steeply towards the north; a flight of steps leads from the sidewalk to the level of the house. A deep boulevard distances the house

still further from the street. It is approximately 7.5 metres from its front property line and 23.5 metres from the edge of the street. A one-car, tongue-and-groove garage is accessed from the laneway behind the house; a plank fence with a trellis above further separates the back garden from a parking area and the laneway. A one-storey rear addition to the house, which can be seen from the laneway, is notable for its use of materials sympathetic to the older building: relatively smooth bricks, pink mortar, stone facings, and, on the roof, a synthetic slate material.

---

### **Heritage Attributes**

- Form, mass, and scale of the house
- Hipped roof terminating in flat deck and broken with cross gables, all covered in scalloped slate tiles
- Gables clad in scalloped slate tiles
- Palladian window in front gable
- Pressed red brick and red mortar facing
- Deep wood cornice of house and wood cornices of gables
- Rusticated stone window sills
- Rusticated stone lintels of ground floor and basement windows
- Window shapes and placement
- Original wood window and door frames and surrounds, where they currently exist
- Leaded glass transoms of ground floor windows
- Panelled wood front door with bevelled glass insert
- Rusticated stone or concrete block foundation
- Matching tall, corbelled, red pressed brick chimneys at the sides of the house

**Contributing/Non-Contributing:** TBD

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### **Sources:**

- London City Directories
- [Tausky, Nancy Z.] "199 Victoria Street." *10th Annual Geranium Walk: St. George-Grosvenor, A Good Address.* Architectural Conservancy of Ontario, London Branch, 1993.

**Civic Address: 200 Victoria Street**

**Assessment Roll No:** 010530020000000

**Legal Description:** PLAN 217 LOT 39 50.00FR 150.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** 1890

**Architect and/or Builder:** Unknown

**Historic Associations:** William Rowbotham, a house painter, first occupied this house.

---

### **Property Description**

This house displays elements of the Ontario Cottage style with a rectangular footprint; the symmetrical, three-bay facade that it still retains with a centre door and a 1/1 sash window to each side; and a moderately pitched hipped roof. A very broad dormer now rises across the front of the roof and two smaller dormers on the east side. They adopt a Gothic Revival influence, with a pointed window in the front gable and what appears to be a historic pierced bargeboard. This blends with the spindle-work across the front of the verandah and the pierced wood work of the spandrels. The verandah has a shed roof, its posts have chamfered edges, the balustrades comprise unusually tall versions of the traditional classical turned shape, and shaped porch skirting. The house itself is now covered by pebble dash and very simple half-timbering.

A driveway runs along the east side of the house. Like all houses along the west side of Victoria Street, this one is set back from the street, behind an unusually broad boulevard and a sizeable front yard. It is approximately 4 metres from the front property line and just over 20 metres from the edge of the street. A row of mature maple trees, planted on the house side of the sidewalk, marks the south end of the front gardens as the road rises towards Richmond Street.



---

**Heritage Attributes**

- Mass, and scale of the house
- Placement of front windows and doors
- Original wood window and door frame
- Pierced bargeboard detailing

**Contributing/Non-Contributing:** TBD

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**Source**

- London City Directories

**Civic Address: 204 Victoria Street**

**Assessment Roll No:** 010530019000000

**Legal Description:** PLAN 217 LOT 40 49.500FR 150.00D

**Designation/Listing Status:** None

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### **Property History**

**Date of Construction:** Probably 1890, but greatly altered

**Architect and/or Builder:** Unknown

**Historic Associations:** A house was built on this site in 1890, occupied by Oram O. Benson, whose occupation was listed as "finisher." The present house may have replaced that one, but the variations in the roofline suggest that the older house was more likely enveloped in the present conformation of the building. Several current features of the house were popular around the middle of the 20th century.



---

### **Property Description**

This one-storey house, faced with clapboard siding, has a hipped roof that reaches a relatively high point over the eastern part of the house and then extends along a lower ridge towards the west. The roof juts forward over a projection containing the front door and a 24 pane window against the east end of the building. A recessed bay, adjacent to the entry door has an 8/8 sash window. The form projects again with a second 24-pane window at the far west end of the building. In the upper section of the front door is an 8-pane window shaped into a segmental curve along the top; fielded panels fill the rest of the door.

A driveway leads to a street-level garage beneath the west end of the house. East of the garage, the ground rises quite steeply from the sidewalk to the front door. The front garden is landscaped to accommodate concrete steps leading from the drive to the house. Like all houses along the west side of Victoria and the east side of St. George Streets, this one is set back from the street, behind an unusually broad boulevards and a sizeable front garden. This house is approximately 4.75 metres from the front property line and 21 metres from the edge of the street.

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**Heritage Attributes**

- Scale and massing of the house

**Contributing/Non-Contributing:** TBD

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**Source**

- London City Directories

**Civic Address: 205 Victoria Street**

**Assessment Roll No:** 010530086000000

**Legal Description:** PLAN 244 LOT 13 LOT 14 84 X 133 140 92  
84.00FR 140.00D

**Designation/Listing Status:** Designated, By-law No. L.S.P.-3407-284

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### Property History

**Date of Construction:** House 1937; landscape 1938

**Architect:** Architect: Forsey Page and Steele  
Landscape Architect: Bergstrom and Carver

**Historic Associations:** This house was built for John Gillespie McEachern, who taught History, art, and literature at the London Normal School. Forsey Page the architect who designed the house had founded his firm around 1905, before serving in World War I. He continued after the war as part of the partnership "Page and Warrington," and established a solid reputation even before he took on Harland Steele as a partner in 1926 or 1927. Steel had graduated with honours from the University of Toronto, School of Architecture in 1925, studied for a year as an apprentice in the office of John M. Lyle, a leader in the Art Deco style, and then won a scholarship to study for three months at the Fontainebleau School of Fine Arts in France, before joining Page's firm. Page became President of the Ontario Association of Architects for the year of 1933-34. Steel served as President of that association in 1946-47 and was then elected President of the Royal Architectural Institute of Canada in 1960-62. The *Biographical Dictionary of Architects* observes of Page and Steele, "Much of their early work was inspired by Georgian and classical precedents, but by the mid-1930's they began to introduce a more progressive and modern aesthetic to their residential and commercial work." Among the firm's later designs were the O'Keefe Centre in



Toronto and the Queen Elizabeth Building at the Canadian National Exhibition. A perspective view by Forsey Page & Steele indicates that the house designed for J.G. McEachern was on the cusp of the firm's transition from relatively traditional designs to "a more progressive and modern aesthetic."

---

### Property Description

The drawing shows a house with a number of Georgian and Neoclassical Revival elements: examples include the hipped roof; the parapet wall, with classical urns at the corners of the projecting frontispiece; the underlying symmetry of the main block, with its centre door and frontispiece and even symmetrically placed tall chimneys; the sidelights and transom of the front entranceway; the door leading to the second-floor balcony; and even the coloured shutters of some windows. Some elements, such as the shallow curve of the bay window and horizontal thrust of the railings along the balcony and over the garage, draw on an Art Deco vocabulary. Between the conceptualization of the drawing and the house in its current form, the house has lost some of its Georgian/Neoclassical elements. Without the urns, shutters, sidelights and transom, and symmetrical heights of the chimneys, and with a starker emphasis on white and black, the building seems largely influenced by the Art Moderne and International styles, and it is mainly because of its affiliations with "the International / Moderne Style of the late nineteen thirties and forties" that the building was designated under Part IV of the *Ontario Heritage Act*. The "Description of Heritage Attributes" in the designating by-law claims to "establish the building as a good example of the International Style; most items in the list of Heritage Attributes in the adjoining column are quotations of those entries in the by-law pertaining to the front facade and east side of the building and to the historical associations of the building.

A stone retaining wall just south of the public sidewalk allows the house to sit on a level site, accessed by steps leading to a straight walk to the front door. The resulting flat and relatively bare landscape provides a perfect setting for the simple rectangular shapes of the house. A short drive leads from the laneway east of the house into the garage. A fence, approximately eight feet high blocks the back garden, which reputedly retains aspects of the Bergstrom and Carter landscaping, from the laneways along its east and south sides. The fence, composed of a double row of vertical 2" x 2" boards, stained black, forms a fitting architectural accompaniment to the house. This house is approximately 8.5 metres from the front property line and nearly 25 metres from the edge of the street.

---

### Heritage Attributes

- Form, mass, and scale of the house
- Varied placement and sizes of windows
- Front entrance with a minimal porch and two columns
- Front door featuring wide mahogany beams
- Clean monochromatic surfaces created by white paint over white brick
- Recessed hip roof, suggesting a flat roof

- Tall rectangular chimneys on the east and west walls
- String coursing below the roofline linking the various visible facades, creating a horizontal thrust
- Central front projection on the north elevation flanked by sections to the east and west
- Second storey roof deck on the east facade and a balcony on the north facade with wood and metal balcony railings
- Wooden gate on the east facade in a style similar to that of the front door
- Original design by the firm of Page and Steele evidenced by the architectural renderings in the Provincial Archives of Ontario
- Original landscape design by Bergstrom and Carter
- The building's association with J.G. McEachern

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Hill, Robert. *Biographical Dictionary of Architects*.
- Forsey Page & Steele, Perspective view of the house for J.G. McEachern, Architectural Drawing in the Murphy-Moore Collection, Phase I, Western Archives, D.B. Weldon Library, Western University
- London City Directories
- Designation By-Law No. L.S.P.-3407-284

**Civic Address: 206 Victoria Street**

**Assessment Roll No:** 010530017000000

**Legal Description:** PLAN 217 PT LOTS 1 & 2 W/S RICHMOND  
45.00FR 100.00D

**Designation/Listing Status:** None

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### Property History

**Date of Construction:** A house was first located on this site in 1894 (see "Historic Associations" below). It has been significantly altered since that time.

**Architect and/or Builder:** Anthony Steele, a carpenter, was likely involved in some stage of its construction.

**Historic Associations:** The first building on this site was moved from a location near Victoria Park after being purchased by a carpenter, Anthony Steele, from John Robert Peel, father of the painter Paul Peel. That small structure, supported by hand-hewn beams, forms the nucleus around which the present house has been erected, first as a frame house, then as a brick clad structure, and finally as the stucco clad building on the lot.



---

### Property Description

The current building has a picturesque quality in the broad sweep of its front gable, the various sizes and shapes of the roof dormers, and the clustered windows along the front facade. The house is now clad in stucco. One can detect outlines of former buildings in the proportions and roof shapes of this house, however, and the building reveals its eclectic History in various details, in the Queen Anne Revival ornamentation in the apex of the east gable and the Queen Anne Revival window surrounds in the front gable, for example, or the combination of columns and Craftsman-style struts supporting the front porch. Such qualities as the clustered windows on the front facade, the stucco finish, and the oriel window and prominent stone chimney on the west side of the house are in keeping with the styles of around 1920, which likely represents the period when the building assumed the form it has now.

A laneway leads along the west side of the house, and parking is entered from the backyard, between two widely spread stone gateposts. The front garden is terraced to accommodate the steep rise on which the house is situated. Concrete steps and a straight walkway extend from the front of the house down the terraced front yard and straight to the sidewalk. The concrete steps have a metal hand rail on both sides. This property also has a light post in the front yard approximately half way up the steps.

Like all houses along the west side of Victoria and the east side of St. George Streets, this one is set back from the street, behind an unusually broad boulevards and a sizeable front garden. This house is approximately 4.5 metres from the front property line and 20.5 metres from the edge of the street.

---

### **Heritage Attributes**

- Scale, size, and mass of the house
- Picturesque roofline
- Stucco finish
- Window placements and trim
- Gable ornamentation
- Stone chimney

**Contributing/Non-Contributing:** TBD

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### **Sources**

- Aerial maps
- Interview with Michael Hannay, former resident in the house, 1 January 2016
- London City Directories
- Middlesex County Registry Office, City of London Land Records

# INVENTORY OF VIEWSCAPES

## Viewscope Reference Number: 1

Refer to Figure 6.2 in the St. George-Grosvenor HCD Study

---

### Location and Direction

Gibbons Place looking south into Gibbons Park

---

### Description

Park/open space

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### Type of Viewscope

As indicated on Figure 6.2 of this study and defined in the Glossary in Volume 1 this is a Panoramic View A: wide unobstructed view.



**Viewscope Ranking:** Contributing (for definition of this term refer to the Glossary in Volume 1).

---

### Additional Contribution of Viewscope

**a) Is the viewscope representative of identified heritage characteristics of the HCD study area?**

The viewscope is representative of the typical landscape characteristic of Gibbons Park. The composition of the park consisting primarily of mowed grass (lawn) and well-spaced trees (to permit the growing of grass) is reflective of the pastoral style that was created by 18<sup>th</sup> century British landscape designers. The trees in the viewscope include mature maples, oaks and weeping willows.

**b) Are the vantage points or focal points of the viewscope considered to be significant locations, such as gateways or individual heritage features?**

Yes, the vantage point is a gateway to Gibbons Park

**c) Are additional conservation measures (outside of HCD designation) appropriate for the viewscope?**

No

## Viewscope Reference Number: 2

Refer to Figure 6.2 in HCD study

---

### Location and Direction

Looking south on St. George Street at Victoria

---

### Description

Residential tree-lined street

---

### Type of Viewscope

As indicated on Figure 6.2 of this study and defined in the Glossary in Volume 1, this is a continuing corridor filtered by ridge on road

**Viewscope Ranking:** Contributing (for definition of this term refer to the Glossary in Volume 1).



---

### Additional Contribution of Viewscope

**a) Is the viewscope representative of identified heritage characteristics of the HCD study area?**

Viewscope is representative of residential, tree-lined streetscape with consistent building setbacks with similar architecture on both sides of the street, similar building massing and fairly consistent setbacks, grassed boulevards, mature vegetation on private yards and immature vegetation on boulevards.

**b) Are the vantage points or focal points of the viewscope considered to be significant locations, such as gateways or individual heritage features?**

No

**c) Are additional conservation measures (outside of HCD designation) appropriate for the viewscope?**

No

### Viewscope Reference Number: 3

Refer to Figure 6.2 in HCD study

---

#### Location and Direction

Looking east on Victoria Street at St. George Street

---

#### Description

Residential tree-lined street

---

#### Type of Viewscope

As indicated on Figure 6.2 of this study and defined in the Glossary in Volume 1 this is a filtered corridor (due to hills and drops in topography)

**Viewscope Ranking:** Contributing (for definition of this term refer to the Glossary in Volume 1).



---

#### Additional Contribution of Viewscope

**a) Is the viewscope representative of identified heritage characteristics of the HCD study area?**

Viewscope is representative of residential, tree-lined streetscape with consistent building setbacks with similar architecture on both sides of the street, uniform building massing uniform setbacks, grassed boulevards, mature vegetation on private yards and immature vegetation on boulevards

**b) Are the vantage points or focal points of the viewscope considered to be significant locations, such as gateways or individual heritage features?**

No

**c) Are additional conservation measures (outside of HCD designation) appropriate for the viewscope?**

No

## Viewscope Reference Number: 4

Refer to Figure 6.2 in HCD study

---

### Location and Direction

Looking west on Victoria Street from Richmond Street

---

### Description

Tree-lined residential street

---

### Type of Viewscope

As indicated on Figure 6.2 of the St. George-Grosvenor HCD Study and defined in the Glossary in Volume 1 this is a continuing corridor.

**Viewscope Ranking:** Contributing (for definition of this term refer to the Glossary in Volume 1).



---

### Additional Contribution of Viewscope

**a) Is the viewscope representative of identified heritage characteristics of the HCD study area?**

Viewscope is representative of residential, tree-lined streetscape with consistent building setbacks with similar architecture on both sides of the street, uniform building massing uniform setbacks, grassed boulevards, mature vegetation on private yards and immature vegetation on boulevards

**b) Are the vantage points or focal points of the viewscope considered to be significant locations, such as gateways or individual heritage features?**

No

**c) Are additional conservation measures (outside of HCD designation) appropriate for the viewscope?**

No

## Viewscope Reference Number: 5

Refer to Figure 6.2 in HCD study

---

### Location and Direction

Looking west on Bridport Street from Richmond Street

---

### Description

Residential tree-lined street terminating at St. George Street

---

### Type of Viewscope

As indicated on Figure 6.2 of this study and defined in the Glossary in Volume 1 this is a Filtered corridor (drop in topography truncates view)

**Viewscope Ranking:** Contributing (for definition of this term refer to the Glossary in Volume 1).

---

### Additional Contribution of Viewscope

- a) **Is the viewscope representative of identified heritage characteristics of the HCD study area?**

Viewscope is representative of residential, tree-lined streetscape with consistent building setbacks with similar architecture on both sides of the street, uniform building massing uniform setbacks, narrow boulevards with no trees, mature trees behind sidewalks providing canopy contribution

- b) **Are the vantage points or focal points of the viewscope considered to be significant locations, such as gateways or individual heritage features?**

No

- c) **Are additional conservation measures (outside of HCD designation) appropriate for the viewscope?**

No



## Viewscope Reference Number: 6

Refer to Figure 6.2 in HCD study

---

### Location and Direction

Looking west on Cheapside Street from Richmond Street

---

### Description

Residential tree-lined street, view truncates at St. George Street

---

### Type of Viewscope

As indicated on Figure 6.2 of this study and defined in the Glossary in Volume 1 this is a Terminating corridor (terminates at St. George Street).

**Viewscope Ranking:** Significant, this viewscope includes composition of high quality style and construction of heritage architecture (for definition of this term refer to the Glossary in Volume 1).

---

### Additional Contribution of Viewscope

- a) **Is the viewscope representative of identified heritage characteristics of the HCD study area?**

Viewscope is representative of residential, tree-lined streetscape with uniform building setbacks, wide grassed boulevards, mature vegetation behind sidewalks

- b) **Are the vantage points or focal points of the viewscope considered to be significant locations, such as gateways or individual heritage features?**

No

- c) **Are additional conservation measures (outside of HCD designation) appropriate for the viewscope?**

No



## Viewscope Reference Number: 7

Refer to Figure 6.2 in the St. George-Grosvenor HCD study

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### Location and Direction

Looking west on Cromwell Street at Richmond Street

---

### Description

Residential tree-lined street

---

### Type of Viewscope:

As indicated on Figure 6.2 of this study and defined in the Glossary in Volume 1 this is a terminating corridor (terminating at St. George Street)

**Viewscope Ranking:** Non-Contributing (for definition of this term refer to the Glossary in Volume 1).

---

### Additional Contribution of Viewscope

**a) Is the viewscope representative of identified heritage characteristics of the HCD study area?**

The viewscope is somewhat representative of the typical tree-lined residential street in the study area, but contains several new buildings. These properties add to the visual interest of the viewscope but not its heritage character. The buildings in the viewscope have similar massing and setbacks. There is not consistent tree coverage in the viewscope.

**b) Are the vantage points or focal points of the viewscope considered to be significant locations, such as gateways or individual heritage features?**

No

**c) Are additional conservation measures (outside of HCD designation) appropriate for the viewscope?**

No



## Viewscope Reference Number: 8

Refer to Figure 6.2 in HCD study

---

### Location and Direction

Looking west on Grosvenor Street from Richmond Street

---

### Description

Mixed residential and institutional street

---

### Type of Viewscope

As indicated on Figure 6.2 of this study and defined in the Glossary in Volume 1 this is a continuing corridor (view continues to Gibbons Park)

**Viewscope Ranking:** Significant, for the view on the north side of Grosvenor Street (for definition of this term refer to the Glossary in Volume 1).



---

### Additional Contribution of Viewscope

**a) Is the viewscope representative of identified heritage characteristics of the HCD study area?**

The viewscope is representative of heritage characteristics of the HCD study area particularly on its north side, which includes several historic houses and mature trees. At St. George Street, the viewscope includes historic stone entry gates to the park area. The south side of the viewscope includes major institutional buildings of St. Mary's hospital.

**b) Are the vantage points or focal points of the viewscope considered to be significant locations, such as gateways or individual heritage features?**

Yes, the stone gates at Grosvenor Street and St. George Street are individual heritage features and gateways to the park.

**c) Are additional conservation measures (outside of HCD designation) appropriate for the viewscope?**

Should it come to pass that upon finalization of boundaries of a proposed district or if the HCD is not enacted, Part IV designation may be appropriate for stone gate features, as they are a unique focal point within the study area.

## Viewscope Reference Number: 9

Refer to Figure 6.2 in HCD study

---

### Location and Direction

Looking west on College Avenue at Richmond Street

---

### Description

Mixed residential and institutional street

---

### Type of Viewscope

As indicated on Figure 6.2 of this study and defined in the Glossary in Volume 1 this is a Terminating corridor

**Viewscope Ranking:** Non-Contributing (for definition of this term refer to the Glossary in Volume 1).



---

### Additional Contribution of Viewscope

**a) Is the viewscope representative of identified heritage characteristics of the HCD study area?**

The viewscope is not representative of the typical tree-lined residential street of the study area. The north side of the street contains large buildings that are part of the hospital. The street has a narrow boulevard with immature trees that are non-contributing. The properties on the south side of the street have consistent setbacks, with buildings ranging in height from one and one half to two and one half storeys.

**b) Are the vantage points or focal points of the viewscope considered to be significant locations, such as gateways or individual heritage features?**

No

**c) Are additional conservation measures (outside of HCD designation) appropriate for the viewscope?**

No

## Viewscope Reference Number: 10

Refer to Figure 6.2 in HCD study

---

### Location and Direction

Looking west on St. James Street at Richmond Street

---

### Description

Tree-lined residential street

---

### Type of Viewscope

As indicated on Figure 6.2 of this study and defined in the Glossary in Volume 1 this is a continuing corridor (view continue past St. George Street)

**Viewscope Ranking:** Contributing (for definition of this term refer to the Glossary in Volume 1).

---

### Additional Contribution of Viewscope

**a) Is the viewscope representative of identified heritage characteristics of the HCD study area?**

Viewscope is representative of residential, tree-lined streetscape with uniform building setbacks, wide grassed boulevards, mature vegetation behind sidewalks. The buildings on the street range from one and one half to 3 storeys in height and although not uniform in massing have a consistent heritage character.

**b) Are the vantage points or focal points of the viewscope considered to be significant locations, such as gateways or individual heritage features?**

No

**c) Are additional conservation measures (outside of HCD designation) appropriate for the viewscope?**

No



## Viewscope Reference Number: 11

Refer to Figure 6.2 in HCD study

---

### Location and Direction

Looking west on Sydenham Street at Richmond Street

---

### Description

Residential street, commercial use on south west corner.

---

### Type of Viewscope

As indicated on Figure 6.2 of this study and defined in the Glossary in Volume 1 this is a continuing corridor (view continues past St. George Street).

**Viewscope Ranking:** Non-Contributing (for definition of this term refer to the Glossary in Volume 1).

---

### Additional Contribution of Viewscope

**a) Is the viewscope representative of identified heritage characteristics of the HCD study area?**

The viewscope is somewhat representative of the heritage character of the area, but the buildings on the street do not have consistent setbacks, there is a greater mixture of architecture than on other streets. However the stuccoed former church building (now an optometrist) at the southwest corner presents a significant gateway. Some houses are obstructed by trees. The street has a very narrow boulevard. Trees are located between the sidewalks and houses.

**b) Are the vantage points or focal points of the viewscope considered to be significant locations, such as gateways or individual heritage features?**

Yes, serves as gateway due to presence of church on corner.

**c) Are additional conservation measures (outside of HCD designation) appropriate for the viewscope?**

No



## Viewscope Reference Number: 12

Refer to Figure 6.2 in HCD study

---

### Location and Direction

Looking north on St. George Street from Oxford Street

---

### Description

Residential tree-lined street with hospital buildings and higher density apartments near the middle blocks

---

### Type of Viewscope

As indicated on Figure 6.2 of this study and defined in the Glossary in Volume 1 this is a continuing corridor (view continues down the street beyond HCD study area).

**Viewscope Ranking:** Non-contributing (for definition of this term refer to the Glossary in Volume 1).

---

### Additional Contribution of Viewscope

**a) Is the viewscope representative of identified heritage characteristics of the HCD study area?**

The viewscope is a more neutral representation of heritage characteristics of the HCD study area. It features generally consistent building setbacks, wide grassed boulevards with hydro poles and without vegetation. The streetscape contains historic buildings of similar massing but also block apartments and large hospital buildings in the middle ground.

**b) Are the vantage points or focal points of the viewscope considered to be significant locations, such as gateways or individual heritage features?**

No

**c) Are additional conservation measures (outside of HCD designation) appropriate for the viewscope?**

No



## Viewscope Reference Number: 13

Refer to Figure 6.2 in HCD study

---

### Location and Direction

Looking north on Talbot Street at Oxford Street

---

### Description

Tree-lined residential street

---

### Type of Viewscope

As indicated on Figure 6.2 of this study and defined in the Glossary in Volume 1 this is a terminating corridor (terminates at wooded area at St. James Street)

**Viewscope Ranking:** Significant, includes high quality style and construction of heritage architecture (for definition of this term refer to the Glossary in Volume 1).

---

### Additional Contribution of Viewscope

**a) Is the viewscope representative of identified heritage characteristics of the HCD study area?**

The viewscope is representative of the heritage characteristics of the study area, as the buildings along the street have consistent setbacks and massing. Though there are no boulevards, the street is highly treed on private yards, particularly on the west side. The viewscope is visually appealing.

**b) Are the vantage points or focal points of the viewscope considered to be significant locations, such as gateways or individual heritage features?**

Yes, the intersection of Talbot Street and Oxford Street is a gateway into the HCD study area

**c) Are additional conservation measures (outside of HCD designation) appropriate for the viewscope?**

No



## Viewscope Reference Number: 14a

Refer to Figure 6.2 in HCD study

---

### Location and Direction

Looking at north the park pathways from the Oxford Street Bridge over the Thames River

---

### Description

Park/open space area (Gibbons Park) (Railway Bridge in foreground)

---

### Type of Viewscope

As indicated on Figure 6.2 of this study and defined in the Glossary in Volume 1 this is a panoramic view: filtered wide view, influenced by vegetation/seasonality

**Viewscope Ranking:** Contributing (for definition of this term refer to the Glossary in Volume 1).



---

### Additional Contribution of Viewscope

**a) Is the viewscope representative of identified heritage characteristics of the HCD study area?**

The viewscope is representative of open space area characteristic to Gibbons Park, which includes paved multi-use pathways, vegetative border along the Thames River, mixed park vegetation and open space. The view is controlled on the west side by trees. The horizon is confined by trees. The railway bridge is located in the foreground of the viewscope.

**b) Are the vantage points or focal points of the viewscope considered to be significant locations, such as gateways or individual heritage features?**

Yes, the iron truss rail bridge, despite sitting just on the boundary of the Study Area is a highly visual landmark denoting a boundary of the study area.

**c) Are additional conservation measures (outside of HCD designation) appropriate for the viewscope?**

No

## Viewscape Reference Number: 14b

Refer to Figure 6.2 in HCD study

---

### Location and Direction

Looking north along the east bank of the Thames River

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### Description

View of park/open space and riverbank. Background formed by natural riparian (river bank) vegetation.

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### Type of Viewscape

As indicated on Figure 6.2 of this study and defined in the Glossary in Volume 1 this is a Panoramic view b: filtered wide view influenced by vegetation/seasonality.

**Viewscape Ranking:** Contributing (for definition of this term refer to the Glossary in Volume 1).

---

### Additional Contribution of Viewscape

**a) Is the viewscape representative of identified heritage characteristics of the HCD study area?**

The viewscape is characteristic of the open space area Gibbons park and has an appealing visual quality.

**b) Are the vantage points or focal points of the viewscape considered to be significant locations, such as gateways or individual heritage features?**

Yes, the location is a visual gateway into the proposed HCD study area from Gibbons Park.

**c) Are additional conservation measures (outside of HCD designation) appropriate for the viewscape?**

No



## Viewscape Reference Number: 15

Refer to Figure 6.2 in HCD study

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### Location and Direction

Looking east into the HCD from the east end of Saunby Street

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### Description

View of riverbank vegetation

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### Type of Viewscape

As indicated on Figure 6.2 of this study and defined in the Glossary in Volume 1 this is a panoramic view b: heavily filtered wide view influences by vegetation/seasonality

**Viewscape Ranking:** Non-Contributing (for definition of this term refer to the Glossary in Volume 1).



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### Additional Contribution of Viewscape

**a) Is the viewscape representative of identified heritage characteristics of the HCD study area?**

Viewscape is limited to natural vegetation associated with the Thames River and not representative of the characteristics of the HCD study area. The river is obstructed from view by the vegetation along its banks.

**b) Are the vantage points or focal points of the viewscape considered to be significant locations, such as gateways or individual heritage features?**

The river is a significant feature, but is obstructed from the view by vegetation.

**c) Are additional conservation measures (outside of HCD designation) appropriate for the viewscape?**

No.

## Viewscape Reference Number: 16

Refer to Figure 6.2 in HCD study

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### Location and Direction

View looking northward to Gibbons Park from the pedestrian bridge over the Thames River

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### Description

View of park/open space and river

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### Type of Viewscape

As indicated on Figure 6.2 of this study and defined in the Glossary in Volume 1 this is a panoramic view a: wide, unobstructed view

**Viewscape Ranking:** Contributing (for definition of this term refer to the Glossary in Volume 1).



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### Additional Contribution of Viewscape

**a) Is the viewscape representative of identified heritage characteristics of the HCD study area?**

The viewspace is representative of park/open space area of Gibbons Park. The Thames River, the eastern border of the study area, is also part of this view. The viewscape contains natural riparian vegetation, parkland, trees, grassed areas, benches and pathways. Trees are all ages, mixed species including willow, London plane, basswood, birch, hackberry ash, black locust and Manitoba maple.

**b) Are the vantage points or focal points of the viewscape considered to be significant locations, such as gateways or individual heritage features?**

Yes, Gibbons Park and the Thames River are significant heritage features that are viewed from this vantage point.

**c) Are additional conservation measures (outside of HCD designation) appropriate for the viewscape?**

No.

## Viewscope Reference Number: 17

Refer to Figure 6.2 in HCD study

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### Location and Direction

View looking southward from Gibbons park between the Thames River and terminus of Victoria Street

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### Description

Park area and riverbank

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### Type of Viewscope

As indicated on Figure 6.2 of this study and defined in the Glossary in Volume 1 this is a terminating view (terminates at river curve)

**Viewscope Ranking:** Non-contributing (for definition of this term refer to the Glossary in Volume 1).



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### Additional Contribution of Viewscope

**a) Is the viewscope representative of identified heritage characteristics of the HCD study area?**

The viewscope is not representative of the characteristics of the HCD study area. The view contains a parkette, but is a terminal view blocked by trees and does not provide a view into Gibbons Park (with its characteristic open space grassy area, multiple paths, recreational buildings and features)

**b) Are the vantage points of the viewscope considered to be significant locations, such as gateways or individual heritage features?**

No.

**c) Are additional conservation measures (outside of HCD designation) appropriate for the viewscope?**

No.

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- By-law, L.S.P. 2788-352
- By-law, L.S.P. 3102-397
- By-law, L.S.P. 3111-51
- By-law, L.S.P. 3119-160
- By-law, L.S.P. 3161-279
- By-law, L.S.P. 3162-280
- By-law, L.S.P. 3164-282
- By-law, L.S.P. 3165-283
- By-law, L.S.P. 3166-284
- By-law, L.S.P. 3167-285
- By-Law, L.S.P. 3169-300
- By-law, L.S.P. 3170-301
- By-law, L.S.P. 3245-471
- By-law, L.S.P. 3295-51
- By-law, L.S.P. 3308-193
- By-law, L.S.P. 3407-284

## **Interviews**

- Interview with Peter Becher, descendent of H.C.R. Becher, October 31, 2015
- Interview with Leslie Brock, November 19, 2015
- Interview with Michael Hannay, 1 January 2016
- Interviews with Nancy McNee, c. 1985.
- Interviews and visits with Constance and Kent Hieatt
- Interviews and visits with Carl and Margaret Klinck

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## **Maps**

### Fire Insurance Plans

- 1892 Rev. 1907;
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