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

**London**  
CANADA



January 18, 2018

Rygar Properties Inc.  
93-95 Dufferin Ave  
London, ON, N6A 1K3

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, ON, M5C 1J3

**Re: Designation of 93-95 Dufferin Avenue  
The Ontario Heritage Act, R.S.O. 1990, c. O.18**

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Please find enclosed, for your information, a certified copy of By-law No. L.S.P.-3469-18, entitled, "A by-law to designate 93-95 Dufferin Avenue to be of cultural heritage value or interest.", passed by the Municipal Council of The Corporation of the City of London on December 12, 2017 and registered as Instrument No. ER1147680 on December 15, 2017.

The London Advisory Committee on Heritage will be contacting you at a later date to determine whether or not you wish to have a plaque mounted on this building to designate it as a property of cultural heritage value or interest.

Catharine Saunders  
City Clerk

/mc

Encl.

cc : G. Kotsifas, Building Division  
K. Gonyou, Heritage Planner  
L. Dent, Heritage Planner  
J. Yanchula, Manager, Urban Regeneration  
J. Bunn, City Clerk's Office

The Corporation of the City of London  
Office: 519-661-CITY (2489) ext 0916  
Fax: 519-661-4892  
[www.london.ca](http://www.london.ca)

Bill No. 19  
2018

By-law No. L.S.P.-3469-18

A by-law to designate 93-95 Dufferin Avenue to be  
of cultural heritage value or interest.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of cultural heritage value or interest;

AND WHEREAS notice of intention to so designate the property known as 93-95 Dufferin Avenue has been duly published and served and no notice of objection to such designation has been received;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The real property at 93-95 Dufferin Avenue, more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published once in a newspaper of general circulation in The City of London, to the satisfaction of the City Clerk, and to enter the description of the aforesaid property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on December 12, 2017.



Matt Brown  
Mayor



Catharine Saunders  
City Clerk



London  
CANADA

CITY OF LONDON  
BY-LAW CERTIFICATION RECORD

First Reading – December 12, 2017  
Second Reading – December 12, 2017  
Third Reading – December 12, 2017

I, Catharine Saunders, City Clerk, of The Corporation of the City of London, hereby certify that the document hereunder is a true copy of By-law No. L.S.P.-3469-18 of the City of London, passed on December 12, 2017.

Dated at London, Ontario, this 8<sup>th</sup> day of January, 2018.



Catharine Saunders  
City Clerk

**SCHEDULE "A"**  
**To By-law No. L.S.P.- 3469-18**

**Legal Description**

1STLY: PT LTS 3 & 4 S DUFFERIN AV FORMERLY S MAPLE ST PLAN 61(W), PT 1 33R3977;  
2NDLY: PT LT 4 S DUFFERIN AV FORMERLY S MAPLE ST PLAN 61(W), PT 1 33R7012;  
EXCEPT PT 1 33R7443; T/W 766407; LT 4 S DUFFERIN AV FORMERLY MAPLE ST PLAN  
61(W) EXCEPT 594716, 766407, 832209, 802592, 485019, 662276 & 646116; S/T 832209,  
766407, 646116, 802592, 485019 & 662276; PT LTS 4 & 5 S DUFFERIN ST FORMERLY S  
MAPLE ST PLAN 61(W) AS IN 646116; T/W 646116; PT LTS 4 & 5 S DUFFERIN ST FORMERLY  
MAPLE ST PLAN 61(W), PT 1 33R2843; T/W 802592; PT LTS 4 & 5 S DUFFERIN ST  
FORMERLY MAPLE ST PLAN 61(W) AS IN 485019; T/W 485019 IF ANY; PT LTS 4 & 5 S  
DUFFERIN ST FORMERLY MAPLE ST & PT LTS 4 & 5 N FULLARTON ST PLAN 61(W), PT 1  
33R5367; T/W 662276 IF ANY; PT LTS 4 & 5 N FULLARTON ST PLAN 61(W) AS IN 683997 PT  
LTS 4 & 5 N FULLARTON ST PLAN 61(W) & PT LT 4 S DUFFERIN AV FORMERLY MAPLE ST  
PLAN 61(W), PT 1 33R7443 & AS IN 832209; T/W 832209; "DESCRIPTION IN 832209 MAY NOT  
BE ACCEPTABLE IN FUTURE RE: LOCATION OF T/W ROW"; PT LTS 4 & 5 N FULLARTON ST  
PLAN 61(W) AS IN EC13526; EXCEPT PT 1 33R5367; S/T 662276 & 485019 ; PT LT 3 SOUTH  
SIDE OF DUFFERIN AVE., PLAN 61(W) DESIGNATED AS PT 7 PL 33R-15874, (DESCRIPTION  
AMENDED TO ADD PLAN 61(W) 2015/01/26 - PKF); CITY OF LONDON

**SCHEDULE "B"**  
**To By-law No. L.S.P.- 3469-18**

**Roll Number**

93-95 Dufferin Avenue: 010030049000000

**Description of Property**

93-95 Dufferin Avenue is located on the south side of Dufferin Avenue (formerly Maple Street/Hitchcock Street) between Talbot Street and Ridout Street in London, Ontario. The double house located on the property was primarily constructed in two phases, but maintains cohesion across its two parts. The first, 93 Dufferin Avenue, was constructed circa 1864, as the home of Samuel Peters. 95 Dufferin Avenue was added in 1894.

**Statement of Cultural Heritage Value or Interest**

93-95 Dufferin Avenue is of cultural heritage value or interest because of its physical or design values, historical or associative values, and its contextual values.

**Physical/Design Values**

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

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

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

**Historical/Associative Values**

93-95 Dufferin Avenue has several significant historical associations. Firstly, it is believed to have been designed by London architect/surveyor/engineer Samuel Peters (1822-1882). Samuel Peters was a Surveyor, Architect, and Engineer. He was appointed as Town Engineer in 1852, and became the first City Engineer in 1855. Samuel Peter is responsible for surveying the first City of London map in 1855. He is a noted architect in London having designed several prominent buildings, including Grosvenor Lodge (1853), first Covent Garden Market building (1853-1854, now demolished), and the Edge Block (1875, southeast corner of Richmond Street and Dundas Street). He oversaw the construction of the city sewer system, surveyed and designed the Mount Pleasant Cemetery, and other undertakings in the rapidly growing City of London. Samuel Peters

and his family lived at 93 Dufferin Avenue from its construction in 1868 until immediately prior to his death in 1882. Samuel Peters' decision to settle in Talbot North reflects the status he had achieved in London.

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

### **Contextual Values**

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

### **Heritage Attributes**

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

- Form and scale of a significant portion of the double house, including the northerly and westerly facades;
- Buff brick;
- Demonstration of the Italianate style in 93 Dufferin Avenue: shallow hipped roof; paired wooden eave brackets; balanced proportions of street-face façade in three bays in the upper and lower storey; window and door openings, including robust lugsills and lintels with a gentle peak; wide, six panel single leaf door with rounded arch fan light transom above, and framed with wooden fluted pilasters and trim; a flat-roofed front porch supported by a cornice containing an entablature with modillions and plain frieze, itself supported on square columns set on masonry plinths; brickwork detailing on street-facing and westerly facades including quoining, a plain frieze, and stringcourse; window openings with robust lugsills and capped with vertical-laid brick flat-arches on original building westerly façade;
- Double storey bay window, acting as a bridge between 93 and 95 Dufferin Avenue;
- Demonstration of the Classical Revival style in 95 Dufferin Avenue: temple front façade and peaked roof form; round window with laurel wreath surround, set in gable pediment with scalloped siding and wood dentilled trim; oval window with keystone frame; paired wooden eave brackets; brickwork detailing, including quoining, a plain frieze, and stringcourse; window sills and lintels with a gentle peak; blocks above entry doorway; and
- Historical associations with Samuel Peters, Colonel John Walker and Mrs. Laura (Hespler) Walker.