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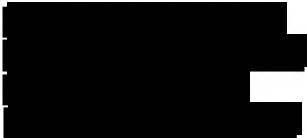
London
CANADA

ONTARIO HERITAGE TRUST

FEB 01 2018

RECEIVED

February 1, 2018



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

**RE: DESIGNATION OF 163 OXFORD STREET EAST
THE ONTARIO HERITAGE ACT, R.S.O. 1990, c. O.18**

Enclosed for your information is notice of the Municipal Council of The Corporation of the City of London's intention to designate the property identified above pursuant to Section 29(1) of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18. Any person who objects to any intended designation must, **within thirty days** after the date of the first publication, serve on the City Clerk a notice of objection in writing, setting out the reason for the objection and all relevant facts. The *Ontario Heritage Act* provides that where a notice of objection has been served, the Council shall refer the matter to the Conservation Review Board for a hearing. **Publication Date: February 1, 2018. Last Date for Objection: March 5, 2018.**

Catharine Saunders
City Clerk

/mc

cc: Kyle Gonyou, Heritage Planner
Laura Dent, Heritage Planner
Jim Yanchula, Manager, Urban Regeneration

encl.

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Statement of Cultural Heritage Value or Interest – 163 Oxford Street East

Legal Description

Part Lots 8 and 9, s/s Oxford Street, Plan 22(W), as in 909614, London

Description of Property

The property at 163 Oxford Street East is located on the south side of Oxford Street East between Talbot Street and St. George Street.

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

Statement of Cultural Heritage Value or Interest

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

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

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

Heritage Attributes

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

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