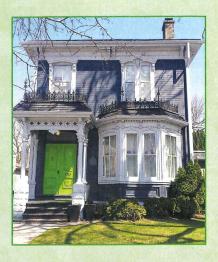
ACO'S 47TH ANNUAL

Geranium Heritage House Tour

Woodfield Ramble



Sunday, June 18, 2023 12 – 5 pm

Walk begins at Lord Roberts Public School 440 Princess Ave.

Refreshments at London Masonic Centre 1 – 5 pm



Introduction

Welcome to the 47th annual Geranium Heritage House Tour. After a 3 year hiatus due to the Covid pandemic, we are delighted to be able to once again host our traditional walking tour of London's heritage neighbourhoods. This year's walk takes place in the historic Woodfield district. Located only a few blocks east of London's bustling downtown, this area has always maintained its character as a quiet residential neighbourhood, and its tree-lined streets feature some of the best heritage architecture London has to offer.

One of the main aims of Architectural Conservancy Ontario is "to preserve the finest examples of architecture in the province". ACO London's annual heritage house tour provides an opportunity for the public to learn about and appreciate the richness of London's built heritage so they will find value in its preservation. Proceeds from today's tour will help fund ongoing ACO heritage projects, including:

- the annual London Heritage Awards, in partnership with Heritage London Foundation
- the Historic House Signs program
- publications such as the London Doorways book

Enjoy your "ramble" through lovely Woodfield today. You will find a map on the back cover of this booklet, but do remember that the houses can be visited in any order you wish. A pot of red geraniums marks each house open for viewing (hence, the name of the tour!).

Note: As part of our commitment to property owners we would ask that tour participants be prepared to remove their shoes if asked, and please DO NOT take interior photographs.

Geraniums for today's tour have been graciously provided by Parkway Gardens.

A Brief History of Woodfield



Woodfield - built 1846 and demolished 1968 - Ivey Family London Room

Woodfield got its name from a grand old house. In 1846 Reverend Benjamin Cronyn, first Anglican Bishop of Huron, acquired three blocks of land here and built a large stone house called "The Pines" on the south east portion of his estate, near Dundas and Adelaide. The home was sold by Cronyn in 1854, however it returned to the family in 1892 when John Labatt gave it as a wedding gift to his daughter Frances Amelia and her husband Hume Blake Cronyn. They renamed the house "Woodfield".

Following its incorporation in 1840, the small town of London grew bigger - extending its boundaries eastward to Adelaide and northward to Huron Street. One of the large land grants in this area was that of Ira Schofield, whose property boundaries are still marked today by the jogs on Dufferin and Princess Avenues.

By the 1850s, building lots were being created and London's first suburbs began to be built. The coming of the Great Western Railway in 1853 and the oil boom of the 1860s and 1870s created a land boom east of the city's core, making Queens Avenue the most exclusive street in London. Located between the downtown financial and mercantile core and the refineries southeast of Adelaide, the Woodfield area was a logical choice for the grand residences of London's wealthy citizens. Eventually, middle and working class tradesmen, skilled artisans and clerks built smaller but still decorative homes in the spaces between the mansions.

In 1875 London's street railway system expanded to this district, enabling residents to commute to their place of work. This accessibility to the core is responsible for the neighbourhood's strictly residential function, except for the small commercial area at Fitzgerald's Corners (462-466 Dufferin Ave.)



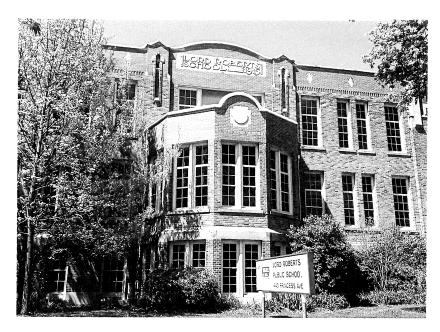
Fitzgerald's Corners, c.1889

By the 1920s, many of the city's elite moved to the newer exclusive streets in London and the large homes in this area began to be converted to multiple family dwellings or offices. The trend continued until 1969 when a new generation of Woodfield citizens organized to conserve the neighbourhood's heritage. Evolving into the Woodfield Community Association, the organization became an effective voice in keeping this part of the city "Residential to the Core".

DID YOU KNOW: East Woodfield was London's first Heritage Conservation District (1994) followed by West Woodfield (2008). The dividing line is roughly along Maitland Street.



440 Princess Avenue 1915-1916



LORD ROBERTS PUBLIC SCHOOL

Lord Roberts Public School was officially opened on November 17, 1916, replacing the old Princess Avenue School. The modern new school boasted 14 rooms including a large kindergarten and Manual Training and Household Science facilities. Luxury features included fireplaces in the second floor kindergarten and third floor Household Science room, and a heated swimming pool in the basement. A determined effort to create a bright, sun filled school was achieved by large banks of double hung windows, many of which faced north, skylights in two third floor classrooms and in the third floor hall, and a basement at ground level to allow for the placement of good sized windows.

Lord Roberts School was named in honour of Frederick Sleigh Roberts, or Lord Roberts, Commander of British Forces in the South African War (Boer War) in which Canadian soldiers "distinguished themselves, bringing glory and fame to Canada." The school building has undergone only two major physical changes: in the 1950s when the pool was filled in and in 1972 when the gym was added. The greatest change has come in the student body of Lord Roberts, when in 1985 the school became the first completely French Immersion Public School in London.



As you exit the building, notice the stairwell windows containing attractive stained glass panels that have been created by members of graduating classes. Behind the school you can see that a portion of the parking lot was transformed into a naturalized area in 1992 to provide a welcome respite from the hard asphalt surface.

Interesting fact: The old Princess Avenue School bell was presented to Lord Roberts School and still hangs on the east wall of the second floor. There is a descriptive plaque beneath.

Walk around to the front of the school to look at the fine craftsmanship evident on the front façade, including a variety of brickwork designs. Lord Roberts is a fine example of the Collegiate Gothic style. This style, designed to impress, is characterized by a flat roofline, brick exterior, buttresses, and recessed entrances. If you look on either side of the stone school sign you can see brick lancets with pointed tops, a nod to the "Gothic" in Collegiate Gothic.

→ Cross Princess Ave. and head east.



469 Princess Avenue c.1888



The first house on today's tour is a two-and-a-half storey yellow brick home built in the Queen Anne style. Queen Anne architecture is generally described as asymmetrical in design, displaying "an irregular roofline and an irregular footprint". In practical terms, Queen Anne houses are two or more storeys in height and typically feature elaborate gables, bay windows, decorative brickwork, and large verandahs, all of which can be seen here. The matching front and side gables have scalloped shingle infill, box bargeboard trim, and a unique geometric design at the peak. Brackets surround the "attic" windows.

The elegant slate roof and bi-chromatic brick voussoirs (row of vertical bricks) adorning the windows are distinguishing features of this home, as is the wrap-around verandah with its Tuscan columns and decorative row of dentils along the edge of the roof.

The first occupants were Joshua Gerrard Wright, a railway mail clerk for the post office, and his wife Permelia.



Photo of Joshua Wright, courtesy of bmattox6821, Ancestry.ca

473 Princess Avenue c.1884





This yellow brick side-hall plan cottage sits quietly between its taller neighbours, but boasts fine decorative features of its own.

Side-hall plan cottages were a variation of the Ontario Cottage, a popular local style during the 19th century. Ontario Cottages had a symmetrical design, with a central door and hallway, however they required a rather large lot size to accommodate comfortable-sized rooms on either side of the hall. Side-hall plan cottages were better suited for smaller urban lots since they had only one large room alongside the hall. Like Ontario Cottages, they feature a hipped roof, tall windows and a central gable. Note the sunrise design in the gable here, highlighted in a pleasing yellow colour.

The double-leaf front door is protected by a small roof, its gentle curve echoing the door and window headings. There is a bay window on the west side of the house with tall windows and a roof supported by mini-brackets.

The first listed residents include Miss Jesse Davidson (1886 Directory) and Thomas Cowley, engineer for the Grand Trunk Railroad (1887 Directory).

PRINCESS AVENUE

As you stroll along the streets of Woodfield today, take time to appreciate the many fine details on the houses that you pass.

472 Princess Ave.

- Italianate style house across the street has a centre gable and paired brackets at the roofline
- tall round-headed windows feature keystones
- note the matching mini-brackets on the one-storey bay window

489 Princess Ave.

- nicknamed "a fantasy in wood", this is one of the few Stick Style houses in London
- walls with diagonal wooden slats are accented at the edges with wooden "sticks"
- front and side gables are edged with decorative bargeboard
- built in 1881 for Charles F. Colwell, a printer at the Free Press

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505 Princess Avenue c.1887





Making an imposing statement on the street, this grand Italianate house was built for James Twohy of Twohy & Screaton Dry Goods and Carpets, located at 149 Dundas Street.

In true Italianate style, the house was designed in a manner to emphasize its height and majesty. It features a hipped roof with overhanging eaves supported by brackets, tall slender windows topped with stone lintels and keystones, and a full-width verandah supported by Tuscan columns. The windows are lined up one above the other in an orderly fashion, giving the facade an air of symmetry broken only by the placement of the door to one side.

The home's crowning glory is the prominent central gable, its sharp point more reminiscent of Gothic Revival architecture than Italianate. It draws the eye upwards to the carved wooden bargeboard, the organic design of which provides the only curvilinear lines on an otherwise rectilinear building.

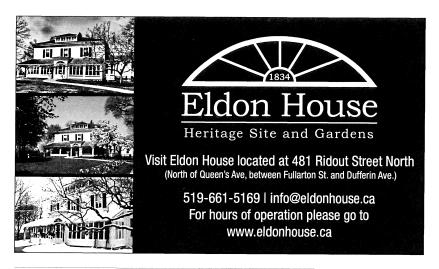
SITE 4: 505 PRINCESS AVENUE

Notice the delightful oculus (round window) with its stone surround and keystone matching the windows below.





Like many houses in the area, this one boasts a Historic House Sign provided by ACO London. To order yours, check out our website acolondon.ca



507 Princess Avenue 1885





An elegant classical porch now adorns this home, but look beyond it to imagine how this High Victorian townhouse appeared when first built in 1885 for piano tuner William D. Taylor. Constructed of "white" brick, the two-and-one-half storey house is unique in many of its architectural details.

The front gable roofline commands attention with its squared top peak and elaborate cornice, featuring single and paired brackets. Centered beneath is a bull's eye window accentuated by a raised brick surround. A single storey bay window on the ground floor balances the side doorway, and upper floor windows are also balanced, with twins over the bay and a larger window over the door. Notice that the paired brackets of the

bay imitate those of the cornice above.

The double-leaf door is accentuated with heavy mouldings and topped with a large etched-glass transom. The addition of a porch c.1911, with paired Ionic columns and dentil decoration, has added further drama to this stately home.



507 Princess Ave. porch detail

SITE 5: 507 PRINCESS AVENUE

Interesting Fact: "A Mr. Gibson once lived at 507 Princess Street and was the first resident in the neighbourhood to buy a motorcar. He acquired his driver's licence after merely driving around Victoria Park twice." (p. 88, Residential To The Core)

515/517 Princess Ave.

- double house unified with single gable
- gable has scalloped shingle infill and twin windows
- matching one-storey bay windows decorated with mini brackets

525 Princess Ave.

features a triple-arch London Doorway

527 Princess Ave.

- one of the premier QueenAnne style houses in London
- corner tower, elaborate gables on front and side, and wrap-around verandah
- built in 1899 for Frank
 Cooper, London's leading
 portrait photographer



525 Princess Ave.



527 Princess Ave.

→ Cross the street to the north side.

522 Princess Avenue c.1890





Intricate gable decoration and brickwork design are prominent features in this yellow brick Queen Anne style townhouse. The tall, offset gable is adorned with bargeboard, fishscale shingles, and a sunburst pattern in the peak. Carved consoles outline the paired windows and a double row of dentil patterning completes the gable decoration.

The large round headed window on the ground floor, crowned with brick voussoirs, contains original stained glass. Its shape is echoed in a smaller window on the second floor over the door. The verandah, a later addition, features turned-wood columns and a pediment over the doorway which balances the gable nicely.

The first owner listed at this address was William Angus, a boilermaker. In the early 1900s, Albert McMullen operated a printing company in a building behind the house, and listed it as $522 \frac{1}{2}$ Princess Ave.

PRINCESS AVENUE

512 Princess Ave.

- Tudor style features include stonework surrounding door, multicolour red brick walls, and roof that curves out gently at the bottom
- shape of gable is echoed in smaller gable over the door

510 Princess Ave.

- Italianate elements include tall round-headed windows and hipped roof with brackets
- porch with pierced woodwork and bay window topped with metal cresting
- built c.1882 for Reuben
 Brummit, blacksmith and carriage-spring maker



510 Princess Ave. porch detail

 wrought-iron fence was salvaged in segments by owner and enhanced with holly bushes

INTERESTING FACTS:

Princess Ave. was originally named Bond Street. The name was changed in 1876 to honour Queen Victoria's fourth daughter Princess Louise, who had spent time in Canada.

Prospect Ave. was originally named Salter Street after Dr. John Salter, druggist and landowner, whose estate it cut through. The street was renamed Prospect in 1887 by local residents.

→ Cross Princess Ave. and proceed south on Prospect Ave.

26 Prospect Avenue c.1881



This Italianate beauty was one of the first houses to appear on Salter Street (now Prospect Ave.) which was described as a street lined with vacant lots in the late 1870s. The first owner was William John Carson, principal of Central School and later Inspector of Public Schools. The home stayed in the family, as his son William Oliver Carson also lived here. William Oliver was chief librarian of the London Public Library and was honoured by having a library on Quebec Street named after him.



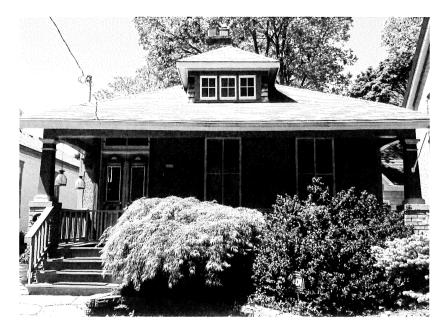
The present owners are proud of the fact that they are only the 3rd family to live here.

Although the basic design of the house is undisputedly Italianate, with the typical hipped roof, overhanging eaves, and paired brackets, it is unusual in London for an Italianate building to be frame rather than brick. It is also heavily ornamented for an Italianate structure, where the facade is usually somewhat simpler. Note the elaborate window heads on both the front and south facades and the onestorey bay window highlighted with mini brackets and twisted rope detailing. The porch is so laden with decorative woodwork that the double door had to be painted a bright colour just to be noticed. Elegant metal cresting provides literally the home's crowning touch on the porch and bay roofs.

→ Cross Prospect Ave. to the west side.



9 Prospect Avenue c.1884



This side-hall plan cottage is one of three in a row built on the west side of Salter Street. Originally frame like its neighbour at 7 Prospect, this cottage has been pebble stuccoed and the verandah enlarged. The hipped roof has been extended over the verandah and its shape is echoed in a small roof capping the dormer window.

Notice the original double leaf front door, a common feature in homes along this street. The tall windows and doorway transom welcome light into the house, and a bay window on the south side catches more rays of the sun. Simple yet elegant wood framing around the windows and doorway adds a finishing touch to this charming cottage.

The first listed resident was Robert Frazer Kingsmill, brother of Thomas F. Kingsmill who founded Kingsmill's Department store on Dundas Street.

9, 7, and 5 Prospect Ave.

- compare the three side-hall plan cottages built by the same builder
- 7 Prospect retain its original frame siding and ornate gingerbread verandah
- 5 Prospect has been altered significantly over the years

3 Prospect Ave.

- this Italianate house was home to Charles Beal, father of Herbert (H.B. Beal), first principal of the technical high school on Dundas Street which bears his name
- → Continue south to Dufferin Ave.

486 Dufferin Ave.

- proud corner house on your right is an excellent example of the Queen Anne style
- built in 1902 for George
 Mathewson, an executive
 with the London Free Press
- note 3-storey corner turret and fluted columns on the wraparound verandah



486 Dufferin Ave.

INTERESTING FACT: Dufferin Ave. was originally called Duke Street after the Duke of Wellington. It was changed to Dufferin Ave. to honour the very popular Lord Dufferin, Canada's Governor-General from 1872 to 1878.

DUFFERIN AVENUE

491 Dufferin Ave.

- side-hall plan cottage across the street is one of the oldest houses on the block
- full-width verandah has delicate pierced woodwork
- London's 1883 City
 Directory lists residents
 as Miss Mary Garlick,
 Miss Maggie Garlick,
 and Miss Alice Garlick



491 Dufferin Ave. door

466 Dufferin Ave.

- known as Fitzgerald's Corners for grocer James Fitzgerald (1890 City Directory), this was the local general store
- butcher Samuel Smith worked next door at 464 Dufferin and lived at 462 Dufferin
- → Continue west on Dufferin Ave. and turn right onto Cartwright St.



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6 Cartwright Street 1870s





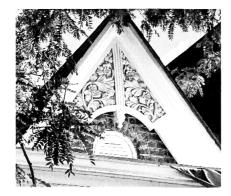
Built in the early 1870s, this house is the oldest on today's tour. It was constructed for local plasterer Francis MacIntosh, whose plastering skills remain on display to this day in the parlour and dining room.

The house was built in stages upon a shallow pier-and-beam foundation and is considered a modified Ontario Cottage. Plentiful in the London area, Ontario Cottages are generally known for their hipped roof and symmetrical facade featuring a central doorway with large windows on either side. This unusual variation is asymmetrical, allowing for a larger room on one side.

The present owners have put great effort into restoring the exterior of the house to its original appearance, carefully removing layers of unsympathetic alterations. The exterior walls, originally yellow brick, had been dyed red, coated with layers of paint, and then covered with aluminum siding. Now liberated from those layers except for traces of the red dye, the original brick has emerged as a curiously uneven but warm pink-orange.

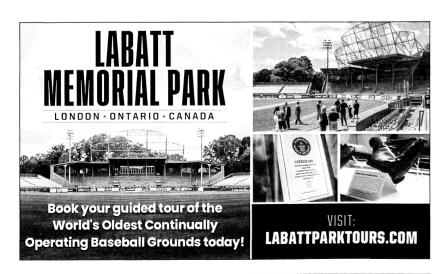
SITE 9: 6 CARTWRIGHT STREET

Note the restored front gable which embraces the cottage's most distinctive feature, an intricate floral hardwood carving.



INTERESTING FACT: Cartwright Street was named for John Cartwright who owned a forested tract of land here as well as a sawmill in Dorchester.

→ Return to Dufferin Ave. to view façade of majestic Masonic Centre.



453 Dufferin Avenue 1964





LONDON MASONIC CENTRE

Interesting fact: Architect Sam Kohn (1907-1978) was for many years the staff architect for Metropolitan Stores Ltd. and was responsible for many of the distinctive Art Deco facades developed for that chain of department stores in communities across Canada.

The London Masonic Centre is a mid-century gem designed by London Architect Sam Kohn in a style called New Formalism, which began in the United States in the 1950s and blossomed during the next decade. Buildings in this style exhibit classical elements such as columns, stylized entablatures and colonnades, and are commonly made of rich materials such as travertine, marble and granite (or man-made materials that mimic such grandeur). They are usually set upon a podium. This building exhibits all of those features.

Notice the slender lines in the front row of metal columns with delicate, streamlined capitals. The marble panel defining the main entrance, slightly off-center, features Masonic symbols of square and compass, hearkening back to Masonry's origins as a guild of stone workers in the Middle Ages.

Today's London Masonic
Centre building is the third
iteration of a Masonry centre
in London. The first centre,
built in 1881, was a combined
Masonic Temple and Grand
Opera House, multistoried
and ornate with Romanesque
details, on the northeast
corner of Richmond and King
Streets. When the building
was gutted by fire in 1901, the



Masonic Temple and Opera House, built 1881

Masons moved to a new building named Masonic Hall on Queens Ave. where the Canada Life building sits today. Finally, the current London Masonic Centre was built in the Woodfield district in 1964, its formidable size tempered with its restrained elegance.

A number of masonic "lodges" (basic organizational units) meet in this building, following the declared values of the fraternal organization known as Masonry or Freemasonry: kindness in the home, honesty in business, courtesy in society, fairness in work, concern for the unfortunate and respect for one another.

→ Enter Dufferin Hall (adjacent to Masonic Centre) for lemonade and cookies.

Thank you for participating in the Geranium Heritage House Tour. Hope to see you again next year!

ACO: About Us

Architectural Conservancy Ontario was founded in 1933.

Mission

"Through education and advocacy, to encourage the conservation and re-use of structures, districts and landscapes of architectural, historic and cultural significance, to inspire and benefit Ontarians."

Aims

- To preserve the finest examples of architecture in the province.
- To protect its cultural heritage landscapes.
- To preserve significant buildings regardless of age, style and size.
- To protect such buildings from unsympathetic alterations.
- To preserve the architectural integrity of streetscapes.
- To protect places of natural beauty from destructive uses.

ACO London was founded in 1966 as the London Region Branch

When faced with the possible demolition of London's earliest business and financial buildings on Ridout Street, concerned citizens and groups came together to form the London Region branch of ACO over fifty years ago. The Ridout Street Complex was designated a National Historic Site in 1966. As a branch of the provincial ACO, our group works to further the aims of the parent organization in the London region.

Activities

- Influence public policy at local and provincial levels.
- Hold annual architectural tour on the first Sunday in June.
- Present annual joint Heritage Awards with Heritage London Foundation.
- Organize walking tours, lectures, bus tours and workshops.
- Appoint a representative to the Community Advisory Committee on Planning (CACP).

Welcome to Woodfield!

Rosy Loewith is an award winning realtor who lives and works in "old" London with a proven record of marketing and selling character filled gems and diamonds in the rough. Are you wondering what your heritage home is worth? Are you thinking of buying an older character home and have questions? Rosy can help.

Call today for a no obligation consultation to learn what your home's top market value is and what your purchasing options are.

Enjoy the tour!

Rosy Loewith

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Heritage Conservation & Designation

Some of the properties described or noted in this guidebook are on the City of London's Register of Cultural Heritage Resource. The Register consists of over 6,000 properties located throughout the city, which have recognized



or potential cultural heritage value or interest. Many of these properties have been designated under the provisions of the Ontario Heritage Act, either individually or as part of one of London's seven Heritage Conservation Districts, or may be eligible for designation following further research and evaluation.

London currently has seven Heritage Conservation Districts: East Woodfield, Bishop Hellmuth, Old East, West Woodfield, Downtown, Blackfriars/Petersville, and Wortley Village-Old South.

Community members or property owners may request that a property be designated under the Ontario Heritage Act. Requests are reviewed by the Community Advisory Committee on Heritage (the City's municipal heritage committee) and Municipal Council makes decisions regarding designation under the Ontario Heritage Act. Heritage designating by-laws are registered on the title of a property and provide some protection for buildings against demolition. A Heritage Alteration Permit may be required to make changes to a heritage designated property.

FOR MORE INFORMATION on London's cultural heritage resources, the heritage designation process, or making changes to a heritage designated property please visit: www.london.ca/heritage or contact a Heritage Planner: 519-930-3500 or heritage@london.ca.

Glossary

Bargeboard: board, usually ornamented, under a gable

Bay: a division of façade usually indicated by an opening such as a door or window; or projection, as in "bay window"

Bracket: a projection from a wall, usually beneath the eaves

Buttress: an exterior mass of masonry bonded into a wall which it supports

Capital: block at the top of a column

Colonnade: a long sequence of columns joined by their entablature

Column: tall, cylindrical support, usually with details from Classical orders (Doric – plainest with a simple capital, Ionic – decorated with scrolls on the capital)

Console: type of bracket, particularly one with a scroll-shaped profile

Cornice: decorative termination to a wall; where wall meets roof

Cresting: ornamentation attached to the ridge of a roof,

Dentils: small rectangular blocks, similar to teeth; usually repeated as a band in a classical cornice

Dormer: vertical window in a projection built onto a sloping roof

Entabulature: superstructure of moldings and bands which lies horizontally above columns

Fluting: long, vertical grooves decorating a column or pillar

Gable: the triangular portion of a wall between the enclosing lines of a sloping roof

Gothic Revival: a style defined by steeply pitched rooflines, pointed arch windows and picturesque decoration

Half-timbered: timber framing with plaster or masonry infill

Heading: the area immediately over a door or window

Hip or Hipped Roof: a roof sloping on all four sides

Italianate: a style originating in rural Italy which features shallow rooflines, tall arched windows, and deep overhanging eaves supported by decorative brackets

Keystone: the stone at the top of an arch or window surround

Lancet: tall, narrow element with a pointed arch at its top, named for its resemblance to a lance

Lintel: horizontal beam over a door or window

Ontario Cottage: a popular early Canadian style, featuring one-and-a-half storey design with central doorway and large symmetrical windows

Parapet: part of a wall that extends above the roofline

Pediment: a triangular area within a gable or above a portico

Piers: square masonry supports

Oculus: round window

Queen Anne Style: a style popular in London in the late 1880s; featuring irregular rooflines and house footprints, gables, towers, and intricate decoration

Romanesque: a style featuring asymmetrical solid massing and heavy roundarch windows and doorways

Stucco: plaster or cement applied as a finish to the exterior surface

Townhouse: city residence of a wealthy family

Transom: a glass panel above a door or window

Tuscan column: plain, slender column; the Tuscan order was developed by the Romans

Voussoirs: wedge-shaped stones or bricks used to form an arch

Bibliography

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London Advisory Committee on Heritage, 2006

East Woodfield Walk, ACO London's 2012 Geranium Heritage House Tour brochure

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Residential to the Core, Woodfield Community Association, Seque Communications Ltd., 2007

Acknowledgements

We wish to show our appreciation to all the volunteers who donate their time to ACO London's annual Geranium Heritage House Tour. We are especially grateful to the homeowners who have allowed us into their homes. Without them this event would not be possible.

GHHT Organizing Committee

Sylvia Chodas (chair), Marlyn Loft, Genet Hodder, Dorothy Palmer

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Michelle Hamilton, Steve Liggett, Maggie Whalley, Jenny Grainger, Wes Kinghorn, Susan Bentley, Dave McKelvey, and Genet Hodder

Brochure

Sylvia Chodas, Genet Hodder, Dorothy Palmer (research), City of London (map), Mike Scott (layout)

Special thanks to Jason Hick, Kyle Gonyou, London Room staff, and geranium delivery man Don Menard.

