

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee

From: Scott Mathers, MPA, P. Eng.,
Deputy City Manager, Planning and Economic Development

Subject: Request to Remove the Properties at 2 Kennon Place and 3 Kennon Place from the Register of Cultural Heritage Resources, Ward 1
Public Participation Meeting

Date: July 17, 2023

Recommendation

That, on the recommendation of the Director, Planning and Development, the properties located at 2 Kennon Place and 3 Kennon Place **BE REMOVED** from the Register of Cultural Heritage Resources.

Executive Summary

The properties at 2 Kennon Place and 3 Kennon Place were identified as a potential cultural heritage resource during the preliminary work completed for the Rapid Transit project back in 2018 and were added to the Register of Cultural Heritage Resources by Municipal Council. Since then, the City has completed a Cultural Heritage Evaluation Report (CHER). The CHER evaluated the properties against the mandated criteria of Ontario Regulation 9/06, criteria for determining cultural heritage value or interest. The CHER determined that the properties at 2 Kennon Place and 3 Kennon Place do not meet the criteria for designation under the *Ontario Heritage Act*. Staff agree with the findings and conclusions of the CHER and recommend the property be removed from the Register of Cultural Heritage Resources.

Linkage to the Corporate Strategic Plan

This recommendation supports the following 2023-2027 Strategic Plan areas of focus:

- London has safe, vibrant, and health neighbourhoods and communities.
 - Londoners have a strong sense of belonging and sense of place.
 - Create cultural opportunities that reflects arts, heritage, and diversity of community.
- London's infrastructure and systems are built, maintained, and operated to meet the long-term needs of the community.
 - Infrastructure is built, maintained, and secured to support future growth and protect the environment.
 - Continue to develop and maintain cultural assets in the community.

Analysis

1.0 Background Information

1.1 Property Location

The subject properties at 2 Kennon Place and 3 Kennon Place are located on Lots 10 (2 Kennon Place) and 11 (3 Kennon Place) of Registered Plan 449. The properties are located on the south side of Kennon Place, east of Wellington Road, just north of Grand Avenue (Appendix A).

1.2 Cultural Heritage Status

The properties at 2 and 3 Kennon Place are heritage listed properties. The properties were added to the Register of Cultural Heritage Resources by resolution of Municipal Council on March 27, 2018.

1.3 Description

1.3.1 2 Kennon Place

The house located at 2 Kennon Place is a one-storey vernacular style frame house (Image 2). It is clad in pink horizontal vinyl siding. The house is situated on the south side of Kennon Place, with the main façade of the house facing north onto Kennon Place. The ground floor north façade includes a main entrance offset to the west enclosed in a small vestibule with a single entrance door and a shallow gable roof. The north façade also features two differently shaped vinyl windows in the center and on the east side of the façade. The window to the east is a small hung or sash-type window. The window to the west is larger and appears to be a single fixed pane of glass with a small horizontal casement pane below. The most distinguishing feature on the house is the jerkinhead gable roof on the front façade (Image 1). Jerkinhead gable roofs are also referred to as clipped gable roofs.

1.3.2 3 Kennon Place

The house at 3 Kennon Place is very similar in massing and design to the house at 2 Kennon Place, however it appears to maintain more original features (Image 4). The house is situated immediately east of the house at 2 Kennon Place, facing north onto Kennon Place. The house features a similar jerkinhead gable roof. The façade is clad in a grey vertical vinyl siding. The upper part of the gable is clad in black painted shingles. The gable also features three wood framed windows with a frosted texture. These windows are separated by small wooden bracket details blending into the black painted shingles. Similar wooden bracket details are located at the bottom corners of the gable. These brackets and upper gable detailing distinguish the house at 3 Kennon Place from its neighbour at 2 Kennon Place (Image 3).

1.4 History

Prior to European settlement, the area later known as Westminster Township was occupied by First Nations groups as far back as 11,000 years ago. Westminster Township was first surveyed in 1809-10 by Deputy Provincial Surveyor Simon T. Z. Watson, and later further surveyed in 1820 by Colonel Mahlon Burwell and Colonel Bostwick. Settled in the 1810s, and originally part of Westminster Township, South London became part of the City of London on May 1, 1890.

The subject properties at 2 Kennon Place and 3 Kennon Place are located on part of Lot 25, Broken Front Concession, in the former Westminster Township. In February of 1811, Lot 25, Broken Front Concession was assigned to Jon Odell. The Odell family was one of the earliest families to settle in the Westminster Township. In 1840, part of the north portion of Lot 25 was purchased from Odell by Rev. William Clarke, who later constructed a cottage overlooking Wellington Road. Rev. William Clarke gathered funds from the nearby community to build Clarke's Bridge, dated 1840, on Wellington Road over the Thames River.

In 1912, Lots 10, 11, and 12 of RP 11 on the east side of Wellington Road were purchased by Violet A. Johnson and subsequently subdivided into smaller lots. The new plan was surveyed by F. W. Farncomb in 1912 and registered as RP 449. Lots 10 and 11 of RP 449 are occupied by the subject properties, 2 and 3 Kennon Place. Kennon Place was laid out to access these new lots between 1912 and 1915. The street is first listed in the 1915 Vernon's London City Directory, showing the properties at 2 and 3 Kennon Place listed as the only existing properties at the time, addressed as 1 and 3 Kennon Place.

The subject properties located at 2 Kennon Place and 3 Kennon Place were both built in 1915. The 1912, Revised 1915 FIP shows the dwellings on the properties at 2, 3, and 8 Kennon Place as extant at the time, with the properties at 2 and 3 Kennon Place labelled as 1 and 3 Kennon Place, corrected in later FIPs. The two subject properties are shown as 1 storey wood frame dwellings with 1 storey rear additions.

The properties at 2 and 3 Kennon Place have been sold various times since the 1920s, with minimal changes to the dwellings themselves. The properties continue to be used as residences today. The property at 2 Kennon Place appears to have undergone exterior renovations between 2009 and 2014.

2.0 Discussion and Considerations

2.1 Legislative and Policy Framework

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

2.1.1 Provincial Policy Statement

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

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

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

2.1.2 Ontario Heritage Act

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

The only cultural heritage protection afforded to heritage listed properties is a 60-day delay in the issuance of a demolition permit. During this time, Council Policy directs that the Community Advisory Committee on Planning (CACCP) is consulted, and a public participation meeting is held at the Planning & Environment Committee. A Cultural Heritage Evaluation Report (CHER) is required for a demolition request for a building or structure on a heritage listed property.

Section 29, *Ontario Heritage Act* enables municipalities to designate properties to be of cultural heritage value or interest. Section 29, *Ontario Heritage Act* also establishes consultation, notification, and process requirements, as well as a process to appeal the designation of a property. Objections to a Notice of Intention to Designate are referred back to Municipal Council. Appeals to the passing of a by-law to designate a property pursuant to the *Ontario Heritage Act* are referred to the Ontario Land Tribunal (OLT).

2.1.2.1 Criteria for Determining Cultural Heritage Value or Interest

Ontario Regulation 9/06, as amended by Ontario Regulation 569/22, establishes criteria for determining the cultural heritage value or interest of individual properties. These criteria are consistent with Policy 573_ of *The London Plan*. These criteria are:

1. The property has design or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value because it has direct associations with a

theme, event, belief, person, activity, organization or institution that is significant to a community.

5. The property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.

A property is required to meet two or more of the abovementioned criteria to merit protection under Section 29 of the *Ontario Heritage Act*.

2.1.3 The London Plan

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

2.1.4 Register of Cultural Heritage Resources

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

The Register of Cultural Heritage Resources states that further research is required to determine the cultural heritage value or interest of heritage listed properties. If a property is evaluated and found to not meet the criteria for designation, it should be removed from the Register of Cultural Heritage Resources.

The properties at 2 and 3 Kennon Place are included on the Register of Cultural Heritage Resources as a heritage listed properties.

3.0 Financial Impact/Considerations

None

4.0 Key Issues and Considerations

The properties at 2 Kennon Place and 3 Kennon Place were identified as a potential cultural heritage resource during the preliminary work completed for the Wellington Gateway project back in 2018 and were added to the Register of Cultural Heritage Resources by Municipal Council. Since then, the City has completed a Cultural Heritage Evaluation Report (CHER). The CHER evaluated the properties against the mandated criteria of Ontario Regulation 9/06, criteria for determining cultural heritage value or interest.

4.1 Cultural Heritage Evaluation Report (CHER)

A Cultural Heritage Evaluation Report (CHER; AECOM Canada Ltd., dated March 2023) was submitted as part of the work being completed for the Wellington Gateway segment of the proposed London Bus Rapid Transit (BRT) system (Appendix D). As required, the CHER included an evaluation of the properties according to the criteria of *Ontario Regulation 9/06*, Criteria for Determining Cultural Heritage Value or Interest.

Table 1: Summary of Evaluation of the property at 2 Kennon Place

Criteria	Evaluation
1. The property has design value or physical value because it is a rare, unique, representative or early example o a style, type, expression, material or construction method.	No
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No
3. The property has historical value because it demonstrates a high degree of technical or scientific achievement.	No
4. The property has historical value or associative value because it has direct association with a theme, event, believe, person, activity, organization or institution that is significant to a community.	No
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	No
9. The property has contextual value because it is a landmark.	No

Table 2: Summary of Evaluation of the property at 3 Kennon Place

Criteria	Evaluation
1. The property has design value or physical value because it is a rare, unique, representative or early example o a style, type, expression, material or construction method.	No
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No
3. The property has historical value because it demonstrates a high degree of technical or scientific achievement.	No
4. The property has historical value or associative value because it has direct association with a theme, event, believe, person, activity, organization or institution that is significant to a community.	No
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No

7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	No
9. The property has contextual value because it is a landmark.	No

See Appendix D for the full evaluation of the properties at 2 Kennon Place and 3 Kennon Place.

Through the evaluations, it was determined that the properties at 2 Kennon Place and 3 Kennon Place do not meet the criteria of *Ontario Regulation 9/06* and therefore do not merit designation pursuant to the *Ontario Heritage Act*. Staff have reviewed the CHER and agree with its conclusions and recommendations.

4.2 Consultation

Pursuant to the Council Policy Manual, notification of the request to remove the subject properties from the Register of Cultural Heritage Resources has been sent to property owners within 120m of the subject property on June 29, 2023, as well as community groups including the Architectural Conservancy Ontario – London Region Branch, the London & Middlesex Historical Society, and the Urban League of London. Notice was published in *The Londoner* on June 29, 2023.

In accordance with Section 27(4), *Ontario Heritage Act*, consultation with the Community Advisory Committee on Planning (CACCP, the City's municipal heritage committee) is required before a property may be removed from the Register. The CACCP was consulted on this request at its meeting held on July 12, 2023.

Conclusion

As a part of the work being completed for the Wellington Gateway segment of the proposed Bus Rapid Transit (BRT) system, a CHER was prepared, including an evaluation of the properties at 2 Kennon Place and 3 Kennon Place according to the criteria of *Ontario Regulation 9/06*, Criteria for Determining Cultural Heritage Value or Interest.

The CHER determined that the properties at 2 Kennon Place and 3 Kennon Place did not meet the criteria and therefore do not warrant designation pursuant to the *Ontario Heritage Act*. Staff agree with the conclusions and recommendations of the CHER. The properties should be removed from the Register of Cultural Heritage Resources.

Prepared by: Konner Mitchener, M.Arch, Intern CAHP
Heritage Planner

Reviewed by: Kyle Gonyou, RPP, MCIP, CAHP
Manager, Heritage and Urban Design

Recommended by: Heather McNeely, RPP, MCIP
Director, Planning and Development

Submitted by: Scott Mathers, MPA, P. Eng.
Deputy City Manager, Planning and Economic
Development

Appendices

Appendix A	Properties Location
Appendix B	Images
Appendix C	Cultural Heritage Evaluation Report (attached separately)

Selected Sources

Corporation of the City of London. *2023-2027 Strategic Plan*.

Corporation of the City of London. Property file.

Corporation of the City of London. *Register of Cultural Heritage Resources*. 2022.

Corporation of the City of London. *The London Plan*. 2022 (consolidated).

Land Registry Records.

Ministry of Culture. *Ontario Heritage Toolkit: Heritage Property Evaluation*. 2006.

Ontario Heritage Act. 2023, c. 21. Sched. 6.

AECOM Canada Ltd. Cultural Heritage Evaluation Report: 2 and 3 Kennon Place, London, Ontario. March 2023.

AECOM Canada Ltd. Cultural Heritage Evaluation Report: 35 Properties, Wellington Road, London, Ontario Bus Rapid Transit – Transit Project Assessment Process. February 2019.

Appendix A – Property Location



Figure 1: Location of the subject properties at 2 Kennon Place and 3 Kennon Place.

Appendix B – Images



Image 1: Photograph of the dwelling located on the subject property at 2 Kennon Place, May 30, 2023.



Image 2: Photograph of the dwelling located on the subject property at 2 Kennon Place, May 30, 2023.



Image 3: Photograph of the dwelling located on the subject property at 3 Kennon Place, May 30, 2023.



Image 4: Photograph of the dwelling located on the subject property at 3 Kennon Place, May 30, 2023.

Appendix C – Cultural Heritage Evaluation Report

Cultural Heritage Evaluation Report (AECOM Canada Ltd., dated March 2023) –
attached separately

Cultural Heritage Evaluation Report: 2 and 3 Kennon Place, London, Ontario

Wellington Gateway Bus Rapid Transit and Infrastructure Improvements

Corporation of the City of London

60641336

March 2023

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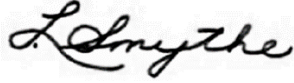
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Quality Information

Prepared by



Liam Smythe, B.URPL
 Cultural Heritage Specialist

Checked by



Tara Jenkins, M.A., GPCertCHS, CAHP
 Cultural Heritage Specialist, Lead

Verified by



Britta Patkowski, BSc (Env), MCIP, RPP
 Associate Vice President, Planning & Permitting

Revision History

Rev #	Revision Date	Revised By:	Revision Description
0	November 2022	Liam Smythe and Tara Jenkins	Draft Preparation
1	March 2023	Liam Smythe and Tara Jenkins	Revised to address City of London comments

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Corporation of the City of London

Cultural Heritage Evaluation Report: 2 and 3 Kennon Place, London, Ontario
Wellington Gateway Bus Rapid Transit and Infrastructure Improvements

Prepared for:

City of London

Prepared by:

Liam Smythe, B.URPI
Cultural Heritage Specialist
liam.smythe@aecom.com

Tara Jenkins, MA, GPCertCHS, CAHP
Cultural Heritage Specialist, Lead
D +1-226-377-2838
tara.jenkins@aecom.com

AECOM Canada Ltd.
410 – 250 York Street, Citi Plaza
London, ON N6A 6K2
Canada

T: 519.673.0510
F: 519.673.5975
www.aecom.com

Table of Contents

1.	Introduction	1
1.1	Development Context.....	1
1.2	Location and Physical Description of the Subject Properties	2
1.2.1	Location	2
1.2.2	Physical Description.....	2
2.	Legislation and Policy Context	6
2.1	Provincial and Municipal Context and Policies	6
2.1.1	Provincial Policy Context	6
2.1.2	Ontario Heritage Act and Ontario Regulation 9/06	6
2.1.3	Municipal Policies	7
2.2	Methodology.....	7
2.3	Municipal Correspondence.....	8
3.	Description of the Study Area	9
3.1	Local Context and Settlement History	9
3.1.1	Westminster Township	9
3.1.2	London South.....	9
3.2	Land Use History.....	9
4.	Existing Conditions.....	12
4.1	Landscape Context	12
4.2	Architectural Description – 2 Kennon Place	12
4.3	Architectural Description - 3 Kennon Place	13
4.4	Comparative Analysis.....	14
5.	Cultural Heritage Evaluation – 2 Kennon Place	26
6.	Cultural Heritage Evaluation – 3 Kennon Place	28
7.	Conclusions and Recommendations.....	30
7.1	Conclusions - 2 Kennon Place	30
7.2	Conclusions - 3 Kennon Place	30
7.3	Recommendations	30
8.	Sources.....	31

Figures

Figure 1:	Location of the Subject Properties	4
Figure 2:	Location of the Subject Properties on Aerial Photography.....	5
Figure 3:	Subject Property overlaid on the 1855 Map of the City of London.....	46

Figure 4:	Subject Property overlaid on the 1878 Illustrated Historical Atlas Map of London and its Suburbs	47
Figure 5:	Subject Property overlaid on the 1892, Revised 1907 Fire Insurance Plan.....	48
Figure 6:	Subject Property overlaid on the 1912, Revised 1915 Fire Insurance Plan.....	49
Figure 7:	Subject Property overlaid on the 1912, Revised 1922 Fire Insurance Plan.....	50
Figure 8:	Subject Property overlaid on the 1945 Aerial Photo	51
Figure 9:	Subject Property overlaid on the 1955 Aerial Photo	52
Figure 10:	Subject Property overlaid on the 1958 Fire Insurance Plan.....	53
Figure 11:	Subject Property overlaid on the 1967 Aerial Photo	54

Tables

Table 1:	Comparative Analysis for 2 & 3 Kennon Place	15
Table 2:	Ontario Regulation 9/06 Evaluation for 2 Kennon Place.....	26
Table 3:	Ontario Regulation 9/06 Evaluation for 3 Kennon Place.....	28

List of Photographs

Photograph 1:	View of 2 Kennon Place (right) and 3 Kennon Place (left) (AECOM, November 2022)	3
Photograph 2:	Looking east on Kennon Place from Wellington Road showing houses at 2 and 3 Kennon Place (AECOM, September 2022)	34
Photograph 3:	Detail of rusticated concrete block foundation, 2 Kennon Place (AECOM, September 2022)	35
Photograph 4:	Detail of rusticated concrete block foundation, 3 Kennon Place (AECOM, September 2022)	35
Photograph 5:	Front (north) façade, 2 Kennon Place (AECOM, November 2022)	36
Photograph 6:	View showing driveway and west side of house, 2 Kennon Place (AECOM, September 2022).....	37
Photograph 7:	View showing east side of house at 2 Kennon Place with concrete block chimney (AECOM, September 2022).....	38
Photograph 8:	Front (north) façade, 3 Kennon Place (AECOM, September 2022)	39
Photograph 9:	Detail of 3 Kennon Place showing attic windows and shingle cladding in gable (AECOM, September 2022).....	40
Photograph 10:	Close-Up of address of 3 Kennon Place, including the year built (Est. 1915) (AECOM, November 2022).....	40
Photograph 11:	Detail of decorative bracket, 3 Kennon Place (AECOM, September 2022)	41
Photograph 12:	Porch and front entrance of 3 Kennon Place (AECOM, September 2022)	41
Photograph 13:	View showing west elevation of the house, 3 Kennon Place (AECOM, September 2022)	42
Photograph 14:	View of the east elevation of the house and driveway, 3 Kennon Place (AECOM, November 2022).....	43

Appendices

Appendix A.	Photographs
Appendix B.	Mapping

1. Introduction

1.1 Development Context

AECOM Canada Ltd. (AECOM) was retained by the City of London to complete a Cultural Heritage Evaluation Report (CHER) for the properties with the municipal addresses of 2 Kennon Place and 3 Kennon Place in the City of London (the ‘subject properties’) as part of the work being completed for the Wellington Gateway segment of the proposed London Bus Rapid Transit (BRT) system (the ‘project’).

At the onset of the Rapid Transit Master Plan (RTMP) process, the proposed route was a 24 kilometre BRT system that comprised of four segments, combined into two operation routes: the north/east corridor and the south/west corridor, with 38 bus stops in total. The BRT system was approved by the City of London Council through the RTMP in July 2017. The second stage of the process was completed using the *Transit Project Assessment Process* (TPAP) under Ontario Regulation 231/08: Transit Projects and Metrolinx Undertakings. As part of the TPAP, an Environmental Project Report (EPR)¹ was completed in 2019. Since the commencement of the TPAP there has been refinement of the BRT network through the development and evaluation of alternative design options, public and stakeholder engagement, and the identification of impacts on the environment.

As a support document to the EPR, a Cultural Heritage Screening Report (CHSR) authored by WSP was finalized in 2019. The CHSR was written to establish a developmental history of the proposed BRT Study Area. The CHSR identified properties with recognized and potential cultural heritage value or interest that may be impacted by the project. The screening criteria of the Ministry of Citizenship and Multiculturalism (MCM) *Criteria for Evaluating Potential Built Heritage Resources and Cultural Heritage Landscapes* and the 40-year threshold were used to identify potential cultural heritage resources, not on the City of London *Register of Cultural Heritage Resources*. With the recommendation of London’s Advisory Committee on Heritage (LACH),² Municipal Council added 347 potential cultural heritage resources to the City of London’s *Register of Cultural Heritage Resources* as “Listed.”

In October 2018, the TPAP process was paused in a “Time Out”. Process to strengthen the project’s cultural heritage strategy. A total of 67 potential cultural heritage resources were identified as having potential cultural heritage value or interest and were determined to potentially be directly impacted by the construction of the BRT. As the project footprint was refined and reduced, the number of properties requiring further work were reduced and as a result, 51 cultural heritage resources required CHERs. It should be noted however, that the properties at 2 and 3 Kennon Place which are the subject of this CHER were not identified in the 2019 CHSR, as they were not anticipated to be impacted by project construction at that time.

As of July 2022, the City of London is in the 90% Detailed Design phase for the Wellington Gateway segment of the project. The Wellington Gateway segment extends south from the Downtown Loop segment at King Street and extends 7.5 kilometres south along Wellington Street/Wellington Road³ to the intersection of Exeter Road and Bessemer Road near Highway 401. The route includes 11 bus stations, located at King Street, Horton Street East, South Street, Bond Street, Base Line Road East, Commissioners Road East, Wilkins Street, Southdale Road East, Montgomery Gate, Bradley Avenue, and Exeter Road.

Currently, the Wellington Gateway Phasing Plan is comprised of four design segments:

- Design Segment 1 – York Street to Grand Avenue

¹ The EPR is a thorough report that is required as part of the TPAP. It is intended to provide enough information to understand what the project is and how it will affect the natural, social, cultural, transportation and economic environments.

² Now the Community Advisory Committee on Planning (CACP) serves as the City’s municipal heritage committee.

³ Note: Wellington Street becomes Wellington Road south of the Thames River

- Design Segment 2 – Grand Avenue to Wilkins Street
- Design Segment 3 – Wilkins Street to Montgomery Gate
- Design Segment 4 – Montgomery Gate to Exeter Road

The subject properties at 2 and 3 Kennon Place were identified in the 2018 CHSR as potential heritage properties, and subsequently added to the City of London's Register of Cultural Heritage Resources. CHERs for these properties were not completed during the TPAP, as the properties were not anticipated to be impacted by project activities at that time. Based on the 90% Detailed Design (July 2022), the properties have the potential to be impacted by the project. The purpose of this CHER is to confirm if each property is of significant cultural heritage value.

1.2 Location and Physical Description of the Subject Properties

1.2.1 Location

The subject properties are shown on **Figure 1** and **Figure 2**, with the municipal addresses of 2 and 3 Kennon Place, located in the City of London. Historically, the two subject properties are located on a portion of Lot 25, Broken Front Concession, or Concession "B" in the former Westminster Township. Each subject property is approximately 0.03 hectares in size and are in Lots 10 (2 Kennon Place) and 11 (3 Kennon Place) of Registered Plan 449. The subject properties are located on the south side of Kennon Place, east of Wellington Road, just north of Grand Avenue. The subject properties are located in South London (also known as Old South). The subject properties are bound by the property at 1 Kennon Place to the west, Kennon Place to the north, residential property to the east (4 Kennon Place), and a commercial property to the south (16 Wellington Road). The adjacent property to the west was also identified in the 2018 as a potential heritage property. The property was evaluated as part of a Group CHER completed by AECOM in 2019, and found to not meet the criteria for designation. It was subsequently removed from the Register of Cultural Heritage Resources.

Kennon Place is a short, paved road with a row of eight houses (1-8 Kennon Place) on the south side only. It extends in an east-west direction bound by Wellington Road and the Thames River.

1.2.2 Physical Description

The subject properties are small-sized residential lots containing each a one-storey detached house (**Photograph 1**). Both houses were constructed circa 1915 and are of similar, almost identical designs, with jerkinhead style roofs. 2 Kennon Place includes a detached shed or outbuilding at the rear of the property, and 3 Kennon Place has a detached garage at the rear of the property.

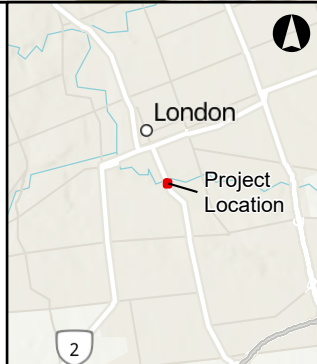


Photograph 1: View of 2 Kennon Place (right) and 3 Kennon Place (left) (AECOM, November 2022)



Legend

- Project Location
- London BRT 90% Project Design



Cultural Heritage Evaluation Report 2-3 Kennon Place London, Ontario												
Project Location in Detail												
March 2023	1:687	Datum: NAD 83 UTM17 Source: LIO 2017, Imagery - City of London 2018										
PH: 60613026	V#:											
		Figure 2										
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This drawing has been prepared for the use of AECOM's client and may not be used, reproduced or relied upon by third parties, except as agreed by AECOM and its client, as required by law or for use by governmental reviewing agencies. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that modifies this drawing without AECOM's express written consent.												

Photo Source: © 2023 Google Earth, LIDAR Imagery, City of London, Ontario

2. Legislation and Policy Context

The authority to request a CHER arises from the *Ontario Heritage Act*, Section 2(d) of the *Planning Act*, the Provincial Policy Statement (2020) and the City of London's Official Plan: *The London Plan* (June 23, 2016).

2.1 Provincial and Municipal Context and Policies

2.1.1 Provincial Policy Context

The *Planning Act* (1990) and the associated Provincial Policy Statement (2020) provide a legislative framework for land use planning in Ontario. Both documents identify matters of provincial interest, which include the conservation of significant features of architectural, cultural, historical, archaeological, or scientific interest. The *Planning Act* requires that all decisions affecting land use planning matters "shall be consistent with" the Provincial Policy Statement. In general, the Provincial Policy Statement recognizes that Ontario's long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral, cultural heritage, and archaeological resources for their economic, environmental, and social benefits.

Pursuant to Section 2.6 of the 2020 Provincial Policy Statement, Policy 2.6.1 states "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." The 2020 Provincial Policy Statement issued under the authority of the *Planning Act* defines "conserved" as "means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision designated and available for the purposes of this definition."

To conserve a cultural heritage resource, a municipality or approval authority may require a heritage impact assessment and/or a conservation plan to guide the approval, modification, or denial of a proposed development or site alteration that affects a cultural heritage resource. Using tools such as heritage impact assessments, municipalities and approval authorities can further enhance their own heritage preservation objectives.

Furthermore, a policy in Section 2.6 of the 2020 Provincial Policy Statement, Policy 2.6.3, states "Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it had been demonstrated that the heritage attributes of the protected heritage property will be conserved."

2.1.2 Ontario Heritage Act and Ontario Regulation 9/06

The *Ontario Heritage Act* enables municipalities and the province to designate individual properties and/or districts as being of cultural heritage value or interest. The province or municipality may also "list" a property or include a property on a municipal register that has not been designated but is believed to be of cultural heritage value or interest.

Under section 27(9) of the *Ontario Heritage Act* it is stated that:

If a property that has not been designated under this Part has been included in the register under subsection (3), the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council

of the municipality at least 60 days notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure.

Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest (O. Reg. 9/06) under the *Ontario Heritage Act* provides criteria for determining cultural heritage value or interest. If a property meets two or more of the following nine criteria, it may be designated under Section 29 of the *Ontario Heritage Act*.

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.

2.1.3 Municipal Policies

The London Plan is the City of London's new Official Plan and has been entirely in force and effect, as of May 2022. The plan sets out a new approach for planning in London which emphasizes growing inward and upward, so that the City can reduce the costs of growth, create walkable communities, revitalize urban neighbourhoods and business areas, protect farmlands, and reduce green building gases and energy consumption. The plan sets out to conserve the City's cultural heritage and protect environmental areas, hazard lands, and natural resources.

The London Plan focuses on three areas of cultural heritage planning, including: general policies for the protection and enhancement of cultural heritage resources; specific policies related to the identification of cultural heritage resources, including individual cultural heritage resources, heritage conservation districts, cultural heritage landscapes, and archaeological resources; and specific policies related to the protection and conservation of these cultural heritage resources. The criteria outlined in *The London Plan* for the identification and designation of individual properties of cultural heritage value or interest reflect the criteria defined in O. Reg. 9/06.

2.2 Methodology

A CHER examines a property as a whole, its relationship to its surroundings, as well as its individual elements—engineering works, landscape, etc. The recommendations of the CHER are based on an understanding of the physical values of the property, a documentation of its history through research, and an analysis of its social context, comparisons with similar properties, and mapping. This CHER is guided and informed by the key documents listed in Section 2. A field review to document the existing conditions of the property was undertaken by

Tara Jenkins, Cultural Heritage Specialist with AECOM on September 27, 2022, and November 8, 2022. Permission to enter the properties was not available and all documentation was completed from the public right-of-way.

To be consistent with previous CHERs completed for the Project, the following report has been prepared following the Terms of Reference prepared for the London BRT TPAP process, which were received LACH.

This CHER was completed by a team of AECOM's Cultural Resource Management staff including Liam Smythe (Cultural Heritage Specialist), Tara Jenkins (Cultural Heritage Specialist, Lead), and Adria Grant (Associate Vice President, Impact Assessment and Permitting). The CHER was developed in engagement with the City of London Heritage Planner, Kyle Gonyou.

2.3 Municipal Correspondence

As noted above in Section 1.1, the subject properties at 2 and 3 Kennon Place were not among the 51 properties recommended for CHERs during the TPAP in 2018. The 90% Detailed Design released in July 2021 showed that a portion of the western edge of the property located at 2 Kennon Place would be impacted, but not the structure on the property. Correspondence with the City of London staff on July 30, 2021, stated that this property was only flagged for partial impact and mitigation while maintaining the structure and installing mitigation measures (noise walls and/or retaining walls). During a meeting with City of London staff on August 24, 2021, it was confirmed that the properties at 2 and 3 Kennon Place were listed on the City of London's Register of Cultural Resources and had not been the subject of previous CHERs or HIAs. As the properties may be subject to impacts from the project, a CHER for each property would be required. Given the two houses within each subject property are similar in design, staff confirmed that a combined CHER for 2 and 3 Kennon Place would be appropriate. In addition, Kyle Gonyou, Heritage Planner with the City of London, provided AECOM with some comparative examples of houses with jerkinhead style roofs in the City of London, in an email dated October 31, 2022.

3. Description of the Study Area

3.1 Local Context and Settlement History

3.1.1 Westminster Township

Prior to European settlement, the area that would eventually become Westminster Township was occupied by various First Nations groups who came to this land as the glaciers receded, as far back as 11,000 years ago. The first survey of Westminster Township, one of the largest townships in Middlesex County, was completed in 1809-10 by Deputy Provincial Surveyor Simon T. Z. Watson. The remainder of the township was surveyed in 1820 by Colonel Mahlon Burwell and Colonel Bostwick. Unlike other townships in Upper Canada, lots were not parceled out to government “favourites” or speculators before 1817; the earliest settlers were farmers, many of whom arrived by way of the United States. By 1817, the township was home to 428 people, and the price of land had quadrupled since tracts were first made available. By 1850, the township had a population of 4,525.⁴

3.1.2 London South

Originally part of Westminster Township, South London was originally settled in the 1810s. For most of the nineteenth century, the area was home to a number of wealthy Londoners, who constructed large country mansions away from the increasingly congested city. South London remained predominantly rural until the 1880s, but was connected to the City of London by a series of bridges over the Thames. By the 1890s, the population of the area had increased to the point where annexation was considered. Eager to reap the benefits of electric street lighting, safe drinking water, sidewalks and the city’s education system, this section of the township became part of the City of London on May 1, 1890. Bounded by Wellington Road, Wharncliffe Road, Emery Street and the Thames River, the new suburb was designated as Ward 6. The building boom of the 1880s and 1890s was concentrated largely to the western side of the ward; parcels of land along Wellington Road were still held by wealthy families such as the McClary and Mackenzie families until the end of the century. Grand Avenue – formerly Hamilton Row prior to 1890 – is so named for the large estates that once fronted on it.

3.2 Land Use History

The two subject properties are located on a portion of Lot 25, Broken Front Concession, or Concession “B” in the former Westminster Township.. In 1839, Albert S. Odell received 69 ½ acres in the north part of the lot from the Crown. Odell already owned Lot 24 immediately to the east, having purchased it from James Lester in 1822.⁵ The Odell family was one of the earliest families to settle in Westminster Township. Albert was the first of his family to arrive in the Township in 1810, settling on Lot 24 Concession I, along Commissioners Road near the present Victoria Hospital.⁶ One of ten children, Albert was born in 1787 to John Odell and Enor Schriver. The Odell family had originally settled in Dutchess County, New York, and were of Dutch origin. John left New York following the American Revolution and relocated near Montreal. All of John and Enor’s children would eventually settle in Westminster Township, with the exception of their son Loop, who died in Lower Canada.

The first records of the Westminster Council, dated March 4, 1817, identify Albert S. Odell and Robert Frank as “overseers of highways.”⁷ Albert Odell did not reside on the subject properties, however; the 1854 assessment roll

4. *A History of the County of Middlesex, Canada. Toronto: W. A. & C. L. Goodspeed, 1889. p. 566-568*

5. *MCLRO (33). Book 2: Abstract Index Up to 1866; Lot 23 Concession 4 to Concession 9; Concession A and B.*

6. *A History of the County of Middlesex. Op Cit. p. 568*

7. *A History of the County of Middlesex. Op Cit. p. 948*

lists him as living on Lot 26, Concession I, in Westminster Township.⁸ Albert and his wife, Charlotte Percival, did not have children. Charlotte predeceased Albert sometime prior to 1852; Albert himself passed away in 1856.⁹

In June of 1840, a portion of the north part of the original Lot 25 was purchased by William Clarke from Albert Odell.¹⁰ Clarke, a Congressional Missionary to the London Settlement, constructed a cottage on the property overlooking Wellington Road, on the south bank of the Thames. He canvassed the community for funds to construct a bridge on Wellington Road over the Thames River, which became known as Clarke's Bridge upon its completion,¹¹ and was still referred to as such in City Directories over a century later. The original road to Clarke's cottage was known as Clarke Street until the 1940s, when it was re-designated as an extension of Grand Avenue. By 1849, Clarke had sold the north part of Lot 25 to John Wilkes, who in turn sold it to William McIllich in 1851.¹²

In 1851, the property was subdivided into residential lots under the name of Messers McIllich and Russell and registered as Registered Plan (RP) 11. This plan laid out residential 25 lots, as well as a new street known as Bridge Street. Bridge Street was located on the south side of the Thames River, between Kennon Place and the river. Bridge Street was later renamed Front Street and is today the location of the parking lot and recreational trail on the south side of the Thames River. Front Street was heavily impacted by flooding in 1937. The properties along Front Street were subsequently acquired, as the area was determined to be too flood-prone for continued residential use. Consequently, the houses formerly located along Front Street were demolished.

The 1855 Map of the City of London, Canada West drawn by S. Peters (**Figure 3**) shows Bridge Street, and a small building located on Lots 11 and 12 of RP 11. The 1878 Map of London and Its Suburbs, a supplemental map to the Illustrated Historical Atlas of Middlesex County, shows only the lots. No structures or landowners are indicated on the property.

In 1912, Violet A. Johnson purchased Lots 10, 11, and 12 of RP 11 on the east side of Wellington Road and further subdivided the lots into smaller building lots.¹³ Registered as RP 449 in November of 1912, the plan was surveyed by F. W. Farncomb. The subject properties at 2 and 3 Kennon Place occupy lots 10 and 11 of RP 449. Between 1912 and 1915, Kennon Place was laid out as a new street to access these new lots in RP 449. The street is first listed in the 1915 Vernon's London City Directory. The 1893, Revised 1907, Goad's Fire Insurance Plan (FIP) includes Kennon Place (spelled Kinnon Place) and eight houses (**Figure 5**). The houses do not include any details (number of storeys are absent) and appear to be a placement for the future street plan.¹⁴

The 1912, Revised 1915, Goad's FIP shows that the properties at 2, 3 and 8 Kennon Place were the only ones with extant houses on the street at that time (**Figure 6**). Curiously, 2 Kennon Place is labelled as 1 Kennon Place, and 8 Kennon Place as 215 Kennon Place, however City Directories of this year uses the present address numbers. The reason for the discrepancy between the FIPs and the directories is unknown. Houses on both properties are shown as single-storey frame dwellings with identical plans featuring a small tail wing or entrance vestibule at the rear.

Land Registry records show that Gilbert Golder purchased Lot 10, RP 11 (2 Kennon Place) from Violet Johnson in June of 1914 for \$1250, plus a \$1250 mortgage. The 1916 Vernon's Directory lists James Langley as the occupant of the house at 2 Kennon Place, suggesting that Mr. Golder was renting out the property. It appears as if Mr. Golder

8. *Index to the 1854 Assessment Roll, Westminster Township, Middlesex County, Canada West.*

<https://londonmiddlesex.ogs.on.ca/docs/membpubs/assessment/1854-Westminster-Twp.pdf>. Accessed November 2018.

9. Dan Brock "All in the Family: An Account of Some Members of the Odell Family". *London & Middlesex County Historical Society Newsletter*, Fall 2018.

10. *MCLRO (33). Book 2. Op Cit.*

11. Harriet Priddis. 1908. "The Naming of London Streets." *Historic Sketches of London and Middlesex, Part II.* London, Ontario: The London and Middlesex Historical Society. p. 15

12. *MCLRO (33). Book 2. Op Cit.*

13. *MCLRO (33). Book 170 Chester Street; Plan 11, 400.*

¹⁴ The 1893, Revised 1907 Fire Insurance Plan contains revisions which were added later than 1907, possibly as late as the 1920s

went into arrears on the mortgage a few years later, as the property was sold to under a power of sale to Neil McGillivray and Frederick Quick in April 1920. In 1921, the property was sold to Frank and Alice Webb. Webb is listed as the occupant of the property in the 1922 Vernon's London City Directory. In the 1936 Vernon's London City Directory, only Alice Webb is listed as the occupant and marked with an asterisk indicating her as the homeowner. George W. Hawley is also listed at this address, presumably a tenant of Webb. By 1941, Vernon's directory lists George Hawley as the only resident at this address. The directory also identifies Hawley the homeowner, but Land Registry records do not indicate when Hawley took ownership of the property. The first entry in the abstract index with the Hawley surname is a Disbursement of Mortgage between the Canada Trust Company and Dorothy Hawley dated 1953. Very few changes to the property at 2 Kennon Place are evident over the years. At some point between 1922 and 1945, as shown on the historic mapping (**Figure 7** and **Figure 8**), a wood-framed single-car garage was constructed at rear of the property. This structure is no longer extant and has been replaced by a smaller outbuilding. The 1958 Underwriters FIP does not show the rear vestibule on the house (**Figure 9**). This may be an omission, as it appears to be extant in the 1955 and 1967 aerial photos (**Figure 9 and 11**). The 1958 FIP shows the outbuilding as an auto garage. At some point after 1967, a larger rear addition was added to the rear of the house.

City Directories indicate that George and Dorothy Hawley resided at 2 Kennon Place for more than fifty years. In January 1990, they sold the property to John and Suzanne Bax for \$76,000. The property was sold again nine months later to Gina Medeiros for \$92,000. It continues to be used as a residence today. Google Street View imagery indicates that the house underwent exterior renovations between 2009 and 2014.

3 Kennon Place follows a similar pattern of ownership. Land Registry records show that Amelia Jones purchased Lot 11, RP 11 from Violet Johnson in May of 1914 for \$1250, and a \$1150 mortgage. Like the neighbouring property at 2 Kennon Place, the property at 3 Kennon Place is listed for the first time in the 1916 Vernon's London City Directory. The same directory lists John H. Jones, an employee of the McClary Manufacturing Company as the occupant, possibly the husband or a relative of Amelia Jones. The 1912, Revised 1915, Goads FIP shows the house with an identical one-storey plan as the house at 2 Kennon Place. In 1918, Amelia Jones sold the property to Agnes Burke. Burke would reside at this property for almost fifty years. As with the property at 2 Kennon Place, few changes to the property are evident on historic maps. A review of the 1922 and 1945 aerial photos, the 1958 Underwriter's FIP, and the 1967 aerial photo shows that no additions to the house or outbuildings were constructed on the subject property at 3 Kennon Place (**Figures 7, 8, 10 and 11**).

Land Registry records indicate that Burke passed away on December 30, 1965. Her executor, Harry Y. Williams inherited ownership of the property in March of 1966. In November 1967, Williams sold the property to John and Sheila Hurley for \$12,500. In 1978, the property was sold to Evlo Limited District Trust. During the 1980s and 1990s the City Directories show a variety of occupants, suggesting that the house was being rented out. It continues to be used as a residence today, and most recently put up for sale in 2014. A single car garage is located at the rear of the property. Historic mapping suggests this would have been constructed sometime after 1967.

4. Existing Conditions

4.1 Landscape Context

Kennon Place is a narrow, two-lane residential street located in South London (also known as Old South) (**Photograph 1**). It is a dead-end street which extends east from Wellington Road north of Grand Avenue and is approximately 80 metres in length. The street slopes upward away from Wellington Road. The south side of the street contains eight detached residential dwellings situated on elevated ground (1 to 8 Kennon Place). The Subject Properties are the second and third houses on the street, travelling east from Wellington Road. The north side of Kennon Place is undeveloped due to the adjacent Watson Street Park and is occupied by trees which mark the edge of the lower lands associated with the flood plain of the Thames River.

The area surrounding Kennon Place is a mixed-use area, with commercial properties along Wellington Road and residential properties on adjacent side streets. The majority of these residential properties feature small, single-storey detached houses constructed in the early to mid-twentieth century, similar to the context of Kennon Place. The houses are primarily of frame construction believed to be selected from a prefabricated model and include a variety of roof types including hipped roofs, jerkinhead gable roofs, side and end gable roofs, and other front façade features (i.e. portico, verandah, etc).

The houses located at 2 and 3 Kennon Place are very similar in design to each other. Both are single-storey houses with a side-hall plan. Both have a jerkinhead style roof, featuring a clipped gable in the front with a hipped roof at the rear. Both houses sit on rusticated concrete block foundations (**Photographs 2 and 3**), which use blocks of the same pattern.

4.2 Architectural Description – 2 Kennon Place

2 Kennon Place is a one-storey frame vernacular style frame house (**Photograph 4**). It is clad in a pink coloured horizontal vinyl siding. The main façade of the house faces north onto Kennon Place. The ground floor includes a main entrance offset to the west and is enclosed in a small vestibule with a single entrance door and a shallow gable roof. Two windows are located on the ground floor of the main façade. The window to the east is a small hung or sash-type window. The window to the west is larger and appears to be a single fixed pane of glass. Both windows are relatively recent replacements with vinyl or fibreglass frames.

The jerkinhead gable roof on the front façade is a distinguishing feature on the house. The jerkinhead gable roofs combine a gable roof and hipped roof design (also referred to as clipped gable roofs). Google Street View imagery of the front of 2 Kennon Place indicates that the house once featured three small rectangular windows below the eaves in the upper part of the front gable. Google Street View imagery indicates that the house was renovated sometime between 2009 and 2014, and these windows were either covered with siding or removed entirely. A wooden deck extends across the front of the house with a set of stairs connecting to the driveway at the west end. This deck was also added to the house during renovations between 2009 and 2014. Remnants of the original poured concrete steps are still visible at the edge of the sidewalk.

The west side of the house faces onto the property driveway (**Photograph 5**). It features a pair of large hung or sash-type windows located towards the south end of the house. These windows are also modern replacements. Two small basement windows are located within the foundation. A low poured-concrete retaining wall is located on the west side of the driveway to accommodate the change in grade between the driveway and the elevated land the house sits on.

The east façade of the house faces onto the adjoining property driveway at 3 Kennon Place (**Photograph 6**). It features two large hung or sash-type windows, both of which are modern replacements, and a narrow horizontal sliding window. A single basement window is located within the foundation. A tall external chimney is located on the east elevation of the house. It is constructed of smooth concrete blocks and is a likely later addition to the property.

As the field review for this CHER was completed from the public right-of-way only, details of the rear of the house were not easily visible. Aerial imagery appears to show a small shed-roofed rear addition with a pair of doors, and a large wooden rear deck. A gable roofed shed is located in the southwest corner of the property. Historic mapping indicates this was once the location of a garage, although the current structure is smaller in size and shape.

4.3 Architectural Description – 3 Kennon Place

As noted, the house at 3 Kennon Place is similar in design to the house 2 Kennon Place, although it appears to have retained more of its original design details. The main façade of the one-storey vernacular style house faces north onto Kennon Place and features the jerkinhead gable roof (**Photograph 7**). The façade is clad in a grey vertical vinyl or aluminium siding suggesting a board-and-batten pattern.

The upper part of the gable is clad in imbricated shingles which have been painted black (**Photograph 8**). Three rectangular attic wood framed windows are located below the eaves. These windows have frosted panes and are separated by decorative mullions (**Photograph 9**). Additional wooden bracket details are located at the bottom corners of the gable.

The ground floor of the front façade features one large window opening and one small window opening, the same as on the house at 2 Kennon Place. The smaller opening features a modern vinyl hung/sash window. The larger opening features two narrow paired windows with a fixed transom light above. The main entrance is offset to the west. It features a modern door and decorative wooden screen door (**Photograph 11**). The door is accessed by means of a small porch and three cast-concrete stairs. The porch is constructed of rusticated concrete block and has a decorative metal railing. The address beside the door includes the year the house was built; Est. 1915 (**Photograph 10**). The rusticated blocks are of a different pattern than those comprising the foundation, suggesting the porch is a later addition to the house.

The west elevation of the house faces onto the property driveway (**Photograph 12**). It features a pair of large hung or sash-type windows located towards the south end of the house. These windows are also modern replacements. Low poured concrete retaining walls are located on the east and west side of the driveway to accommodate the change in grade.

The east elevation of the house faces onto the adjoining property driveway at 4 Kennon Place (**Photograph 13**). It features two large hung or sash-type windows, both of which are modern replacements. A single basement window is located within the foundation. This façade does not have the external chimney seen at 2 Kennon Place. The house has retained its original internal chimney which is constructed of buff brick located at the centre of the hipped roofline.

As with 2 Kennon Place, the rear of the house was not visible from the public right-of-way. It appears to feature a larger rear addition and deck. The addition is roughly T-shaped and has a low-pitched hipped roof. A single-car detached garage is located in the southwest corner of the property.

4.4 Comparative Analysis

The jerkinhead roof is a roof type which contains elements of a hipped and gabled roof. Unlike a traditional hipped roof that slopes down equally on all four sides, a jerkinhead has a partial, “clipped” slope on one or two sides. Jerkinhead roofs are typical of Period Revival style houses which include the Tudor style and Arts and Craft style houses (Bluemenson, 1990). The existing conditions review of 2 and 3 Kennon Place has indicated that while the houses contain jerkinhead roofs which is an architectural feature indicative of the Period Revival style, they lack other architectural details and are considered vernacular one storey homes (i.e., lack half timbering on the upper floors, entrance with a steeply pitched dipping or lopsided gable, semi-circular portico, etc.). Therefore, the comparative examples in **Table 1**, below, are based on a review of houses within the City of London that are one storey vernacular houses with a jerkinhead roof style. The City of London Register of Cultural Heritage Resources was reviewed as well as screening during the field review and using Google Street View as a tool for searching for similar house styles.



The comparative analysis was undertaken to establish a baseline understanding of these similar houses in the City of London to determine if the property “is a rare, unique, representative, or early examples of a style, type, expression, material or construction method” as described in O. Reg. 9/06.



The comparable analysis resulted in the identification of 14 comparable properties that are not on the City’s Register of Cultural Heritage Resources (**Table 1**). However, this sample does not represent all available properties, and is rather intended to be a representative selection of the best comparable properties that are similar in design style. The following observations were noted in analyzing the comparable properties.

Of these examples:



- All include buildings that were originally designed to be detached houses;
- All include jerkinhead roofs;
- All include various alterations to the exterior materials and appearance of the building;
- Twelve are of frame construction with vinyl or aluminium siding;
- All have rusticated concrete block foundations;
- Eight were constructed between 1915 and 1922;
- Six properties include a grouping of three windows in the front gable; and,
- Seven include one large, and one small window opening on the ground floor of the front I.



Table 1: Comparative Analysis for 2 & 3 Kennon Place



ID#	Address	Heritage Recognition	Photograph	Description
1	4 Kennon Place	None	 <p>(Google Street View, October 2020)</p>	<p>Single-storey frame house with jerkinhead roof. Side hall plan with front door offset to right side of façade. Rusticated concrete block foundation. Constructed circa 1916 (Vernon’s City Directory)</p>
2	6 Kennon Place	None	 <p>(Google Street View, October 2020)</p>	<p>Single-storey frame house with jerkinhead roof. Front door offset to right side of façade. Grouping of three attic windows in front gable with decorative brackets. One large and one small window opening at front. Rusticated concrete block foundation. Constructed circa 1916 (Vernon’s City Directory).</p>



ID#	Address	Heritage Recognition	Photograph	Description
3	17 Weston Street	None	 <p data-bbox="569 824 997 857">(Google Street View, October 2020)</p>	<p data-bbox="1428 237 1965 446">Single-storey frame house with jerkinhead roof. Front door offset to right side of façade. One large and one small window opening at front. Rusticated concrete block foundation. Constructed after 1922 (Goad’s Fire Insurance Plan)</p>
4	183 Woodward Avenue	None	 <p data-bbox="569 1393 997 1429">(Google Street View, October 2020)</p>	<p data-bbox="1428 857 1965 1101">Single-storey frame house with jerkinhead roof. Front door offset to right side of façade. Grouping of three attic windows in front gable with decorative brackets. One large and one small window opening at front. Rusticated concrete block foundation. Possibly constructed circa 1912 (MPAC).</p>


ID#	Address	Heritage Recognition	Photograph	Description
5	185 Woodward Avenue	None	 <p>(Google Street View, October 2020)</p>	<p>Single-storey frame house with jerkinhead roof. Front door offset to right side of façade. Grouping of three attic windows in front gable with decorative brackets. Rusticated concrete block foundation. Possibly constructed circa 1915 (MPAC).</p>

ID#	Address	Heritage Recognition	Photograph	Description
6	187 Woodward Avenue	None	 <p>(Google Street View, October 2020)</p>	<p>Single-storey frame house with jerkinhead roof. Front door offset to right side of façade. Grouping of three attic windows in front gable. One large and one small window opening at front. Rusticated concrete block foundation. Possibly constructed circa 1920 (MPAC).</p>
7	189 Woodward Avenue	None	 <p>(Google Street View, October 2020)</p>	<p>Single-storey frame house with jerkinhead gable roof. Front door offset to right side of façade. Grouping of three attic windows in front gable. One large and one small window opening at front. Rusticated concrete block foundation. Possibly constructed circa 1920 (MPAC).</p>

ID#	Address	Heritage Recognition	Photograph	Description
8	178 Woodward Avenue	None	 <p data-bbox="575 803 995 831">(Google Street View, October 2020)</p>	<p data-bbox="1432 245 1959 480">Single-storey frame house with jerkinhead roof. Front door offset to left side of façade. Grouping of three attic windows in front gable. One large and one small window opening at front. Rusticated concrete block foundation. Possibly constructed circa 1920 (MPAC).</p>
9	176 Woodward Avenue	None	 <p data-bbox="575 1391 995 1419">(Google Street View, October 2020)</p>	<p data-bbox="1432 839 1959 1003">Single-storey frame house with jerkinhead roof. Front door offset to left side of façade. One large and one small window opening at front. Rusticated concrete block foundation. Possibly constructed circa 1920 (MPAC).</p>

ID#	Address	Heritage Recognition	Photograph	Description
10	73 Wellington Road	None	 <p>(Google Street View, October 2020)</p>	<p>Single-storey frame house with jerkinhead roof. Front door offset to left side of façade. Small attic window in front gable, dormer on south side of roof. Constructed prior to 1915 (Goad's Fire Insurance Plan)</p>
11	60 Josephine Street	None	 <p>(Google Street View, October 2020)</p>	<p>Single-storey frame house with jerkinhead roof. Front door offset to left side of façade. Small attic window in front gable. Rusticated stone block foundation. Constructed prior to 1922 (Goad's Fire Insurance Plan)</p>

ID#	Address	Heritage Recognition	Photograph	Description
12	490 Chester Street	None	 <p data-bbox="573 862 997 894">(Google Street View, October 2020)</p>	<p data-bbox="1434 245 1959 480">Single-storey frame house with jerkinhead roof. Front door offset to right side of façade. 4-over-1 wood framed windows. Pair of attic windows in front gable. Full width verandah. Rusticated stone block foundation. Brick chimney. Constructed post-1922 (Goad's Fire Insurance Plan)</p>
13	659 Highbury Avenue	None	 <p data-bbox="573 1443 997 1476">(Google Street View, October 2020)</p>	<p data-bbox="1434 902 1944 1203">Single-storey brick clad house with jerkinhead roof. Front door offset to right side of façade. 3-over-1 and 4-over-1 wood framed windows. Pair of attic windows in front gable. Shingle cladding in front gable. Full width brick verandah with rusticated stone block foundation. Brick chimney. Constructed post-1922 (Goad's Fire Insurance Plan)</p>

ID#	Address	Heritage Recognition	Photograph	Description
14	448 Moore Street	None	 <p data-bbox="569 813 997 842">(Google Street View, October 2020)</p>	<p data-bbox="1428 245 1967 480">Single-storey brick clad house with jerkinhead roof. Central front door with paired windows on either side. Pair of attic windows in front gable. Full width brick verandah with rusticated stone block foundation. Brick chimney. Constructed post-1922 (Goad's Fire Insurance Plan)</p>

The comparative analysis demonstrates that 2 and 3 Kennon Place are not the only houses in London that are one storey with a jerkinhead roof. For example, nine houses (Feature IDs 1 to 9) of almost identical design were identified in the City of London, two of which can be found in the row of eight houses along the south side of Kennon Place; at 4 and 6 Kennon Place. Another grouping of six others can be found on the east (183-189) and west (176-178) sides of Woodward Avenue south of Oxford Street. One house was identified at 17 Weston Street, which is the only one of these examples not built in a group or row.

The first nine examples identified in **Table 1** (IDs 1 to 9) demonstrate remarkable similarities in design. They all were built during the 1910s and 1920s. Six of the examples (IDs 2,4,5-8) feature the grouping of three attic windows in the front gable seen at 3 Kennon Place and formerly seen at 2 Kennon Place prior to renovations in the 2000s. It is possible that three other examples once featured these same windows and had them removed during renovations as was the case at 2 Kennon Place. Another notable feature seen on seven of the comparative examples (IDs 2, 4 and 6-8) is the arrangement of the ground floor windows on the front façade, with one small window opening to the left of the façade and a larger opening to the right; all houses have asymmetrical front facades. Examples at 176 and 178 Woodward Avenue are mirror images of the others. All of the comparable examples also sit on a rusticated concrete block foundation.

These remarkable similarities in design suggest that 2 and 3 Kennon Place, and nine of the comparable examples identified in **Table 1** (IDs 1-9) may have been “Catalogue” houses. In the first half of the twentieth century, a number of manufactures supplied partially-prefabricated houses on a mail-order basis. Catalogues provided illustrations and plans of various models of houses which a customer could order. The house then would be supplied to the customer as a complete knocked-down kit, including blueprints, pre-cut lumber and often other building materials such as shingles, siding, plumbing fixtures, and electrical goods at extra cost. The kit would be delivered by rail to a station nearest to the customer. The customer would then transport the materials to their property where they would assemble it themselves. Customers also had the option of purchasing the blueprints only and sourcing their own building materials.¹⁵

Although an exact match for the design of the houses in the catalogue examples presented in **Images 1-3**, below, to that of 2 and 3 Kennon Place could not be located, a review of manufacturers’ catalogues from the 1910s and 1920s shows that the jerkinhead gable roof was a feature frequently employed on small houses. Examples were found during the course of the research in American catalogues which include the “Fosgate” model in the 1925 Sears-Roebuck Catalogue (**Image 1**), the “Stafford” model in Aladdin’s 1915 catalogue (**Image 2**), and the “Elmhurst” in the 1929 Aladdin catalogue (**Image 3**). Although the design is somewhat newer, the “Elmhurst” model (**Image 1**) is most similar the London examples with the off-centred door, small attic window, and paired windows at the side.

The largest supplier of prefabricated catalogue homes in Canada during the early twentieth century was the Canadian Aladdin Company headquartered in Toronto. The company was a branch of the American Aladdin Company founded in Michigan in 1906. The Canadian branch went into operation around the same time and continued to provide prefabricated homes and blueprints until around 1952.¹⁶ Other major suppliers of catalogue homes during this time included the T. Eaton Co. Ltd. department store, which supplied houses primarily in western Canada, and Sears-Roebuck & Co, an American firm which did not have operations in Canada.

¹⁵ Warzecha, Monica. 2015.

The Rise and Fall of the Mail-order House. <https://www.livabl.com/2015/03/mail-order-house-history.html>. (Accessed October 2022)

¹⁶ Henry, Les. n.d.

“Fashions to Furnishings – Mail-order Houses”. *Before e-Commerce: A History of Canadian Mail-Order Catalogues.* <https://www.historymuseum.ca/cmhc/exhibitions/cpm/catalog/cat2104e.html>. (Accessed October 2022)

Five additional houses included in **Table 1** (IDs 10-14) feature a jerkinhead roof but are not constructed to the same design as the subject properties at 2 and 3 Kennon Place or the other nine examples. These examples all appear to have been constructed after 1922. Two of the houses (IDs 11 and 12) are similar in design the subject properties, with the offset front entrance and attic windows, but are much larger in size. Three examples (IDs 12-14) pair the jerkinhead roof with a hipped roof front verandah. At 490 Chester Street, the verandah is constructed of wood. ID 13 (659 Highbury Street) and ID 14 (448 Moore Street) feature brick verandahs. These three house feature design details more indicative of the Craftsman style houses, whereas the subject properties at 2 and 3 Kennon Place are of a simpler, more vernacular design. This further suggests that the jerkinhead roof was a popular design feature of the “Catalogue” houses during the 1910s and 1920s in the City of London.

In summary, although this simple one-storey house style with the jerkinhead gable roof was not extremely common in London, the comparative analysis shows they were popular the early to mid-twentieth century and are typical of the era in which they were built. They are not rare, unique, early examples, or representative of an architectural style, type, expression, material, or construction method.

THE FOSGATE
Standard Built
No. P6026—Already Cut and Fitted
\$788.00
Monthly Payments
\$15 to \$20

FLOOR PLAN
Overall dimensions: 24'-0" wide by 24'-0" deep.
Rooms: Kitchen (8'-2" x 10'-2"), Bath (5'-0" x 6'-0"), Hall, Living & Dining Room (14'-2" x 12'-8"), Bed Room (8'-5" x 10'-2"), Bed Room (8'-5" x 10'-2").
Includes: Stoop, Porch (Wood Floor), Closets (CLO.), and a rear door.

OPTIONS
Storm Doors and Windows, \$33.00 extra.
Screen Doors and Windows, galvanized wire, \$20.00 extra.
Eaves Trough and Down Spout, \$10.00 extra.
Sheet Plaster and Plaster Finish, to take the place of wood lath, \$68.00 extra.
Oriental Asphalt Shingles, guaranteed 17 years, instead of wood shingles for roof, \$26.00 extra.
4-In-1 Style Oriental Asphalt Slate Surfaced Strip Shingles, 12½ inches wide, guaranteed for seventeen years, instead of wood shingles for roof, \$35.00 extra.

THE FOSGATE Standard Built Home readily meets with favor because it has an attractive exterior and a modern interior. It is made of good quality material, ready cut, and square. Priced on the bedrock of greatest value.

The Living and Dining Room. The front door opens directly from the porch into the combination living and dining room. Size, 14 feet 2 inches by 12 feet 8 inches. Wall space permits a piano and furniture, while the dining table and chairs can be placed near the kitchen side of the room. One front window and a double side window flood the room with the brightness of outdoors.

The Kitchen. A door connects the living and dining room with the kitchen. Size, 8 feet 2 inches by 10 feet 2 inches. Everything, including the sink, range, table, ice box, etc., can be placed to reduce cost.

The Bedrooms. The front bedroom opens from the living room. The rear bedroom connects with the open hall off the living room. Each bedroom has a clothes closet, and a window.

The Bathroom also opens off the hall. Plumbing can be roughed-in on one wall, thereby lowering construction cost.

Basement. Room for furnace, laundry and storage. Height of Ceilings, 8 feet 3 inches from floor to ceiling for main floor, 7 feet from floor to joist for basement.

At the price quoted, we will furnish all material to build this four-room house and bath, consisting of lumber, lath, millwork, flooring, shingles, siding, finishing lumber, heavy water-proof building paper, hardware and paint material. We guarantee enough material to build this house. Price does not include cement, brick or plaster.

For Our Easy Payment Plans See Pages 2 and 3
For Our Information Blanks See Pages 123 and 124


Image 1: “The Fosgate”, Sears-Roebuck & Co., 1925¹⁷

¹⁷ Sears, Roebuck & Co. 1925. “Honor-Bilt Modern Homes”.

<https://archive.org/details/SearsRoebuckandCoHonorbiltmodernhomes0001/mode/2up>. (Accessed October 2022)

THE STAFFORD

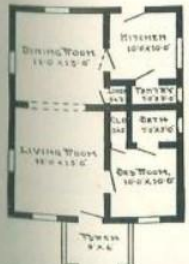
A COTTAGE with cowl roof to harmonize with porch. Eaves extend and show rafter ends. Lots of living room for small space. The floor plan of this home is one for convenience. Living room and dining room both of good size are separated by a wide arch, giving the advantage of one large room. Bath room and closet just off the bed room. A handy linen closet, kitchen, and pantry all conveniently arranged in the floor plan are seldom found in a home of this size.



SPECIFICATIONS

Size, 22 x 28 ft. Price, \$605. Cash Discount, 5%. Net Price, \$574.75. See Terms on Page 2.

All lumber selected Yellow Pine, Red Cedar, and Huron Pine.
Height of ceilings, 9 ft.
Sill, 6 x 8 in.
Joists, 2 x 8 in. Studding, rafters, and ceiling joists, 2 x 4 in.
Joists, studding, and ceiling joists placed every 16 in.
Sheathing lumber, 1 in. Flooring, clear and knotless. Sub-floor. Building paper. Bevel siding or shingles and shingle stain.
Roof, 1-in. lumber, overlaid with shingles.
Lath and plaster or patent plaster board.
Base board and all interior trim and finish clear and knotless Oregon Fir.
Windows, two sliding sash.
Doors, outside, 2 ft. 8 in. x 6 ft. 8 in., inside, 2 ft. 8 in. x 6 ft. 8 in.; front door, upper half glass.
Porch columns square.
Hardware, locks, hinges, knobs, nails, paint for two coats outside; oils, stains, and varnishes inside.



Floor Plan, The Stafford


Ask for names of Aladdin Home Owners near you and visit their Home.— This will prove the most satisfactory of all testimonials.

ALADDIN Read carefully pages 2-10, 101, and 127 of this catalog READI-CUT

[73]

Image 2: “The Stafford”, Aladdin Ideal Homes, 1915¹⁸

The Elmhurst :: Priced Including Heating, Lighting, Plumbing



THE Elmhurst is extremely attractive because of the unusual roof lines of the house and porch.

Image 3:
“The Elmhurst”, Aladdin Homes, 1929¹⁹

¹⁸ The Aladdin Company, 1915. “Aladdin Ideal Homes”. <https://archive.org/details/AladdinHouse1915>. (Accessed October 2022)

¹⁹ The Aladdin Company, 1929. “Aladdin Homes”. <https://archive.org/details/AladdinHomes1929/mode/2up> (Accessed October 2022)

5. Cultural Heritage Evaluation – 2 Kennon Place

The following evaluation uses O. Reg. 9/06 of the *Ontario Heritage Act* to determine if the property at 2 Kennon Place has CHVI. Background research, and consultation with the municipality confirmed that the property at 2 Kennon Place has not been subject to any previous heritage evaluations.

The application of the criteria to evaluate the Subject Property is included in **Table 2** below.

Table 2: Ontario Regulation 9/06 Evaluation for 2 Kennon Place

Criteria	Meets Criteria (Yes/No)	Rationale
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	No	The house at 2 Kennon Place is a one-storey frame house built circa 1915. It is believed to be a prefabricated design selected from a catalogue. It does not represent an architectural style but does include an architectural feature, the jerkinhead gable roof, that is popular in London to the period in which it was constructed (1910s-1920s). Therefore, the house located within the Subject Property is not a rare, unique, representative, or an early example of a style, type, expression, material, or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The house located at 2 Kennon Place was built using typical methods and materials. Due to the use of typical construction methods and materials, the property does not demonstrate a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The house located at 2 Kennon Place was built using typical methods and materials. Due to the use of typical construction methods and materials, the property does not demonstrate a high degree of technical or scientific achievement
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	No	<p>Although the Webb and Hawley families were identified as long-term occupants of the property, research compiled for this CHER did not demonstrate the members of these families were historically significant to the City of London. Therefore, the property does not have direct association with a person who is significant to the community.</p> <p>In addition, the property does not have direct association a theme, event, belief, activity, organization, or institution that is significant to the community.</p>
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The property at 2 Kennon Place does not yield or have potential to yield information that contributes to an understanding of a community or culture.

Criteria	Meets Criteria (Yes/No)	Rationale
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	The property at 2 Kennon Place is not known to demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the City of London.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No	The house at 2 Kennon Place is a detached one-storey frame house with a jerkinhead gable roof. The house is in a mixed-use residential and commercial area referred to as South London. Typical of these small detached one-storey frame prefabricated houses, they display a variety of architectural details on the front facades. Therefore, 2 Kennon Place is consistent in style with the character of the surrounding area. Although five of the eight houses located on Kennon Place have jerkinhead gable roofs, the roof style is one of several of this roof type to be found on one-storey houses built in the early twentieth century throughout South London, and the greater London area. Therefore, the property is not considered to be important in supporting, defining, or maintaining the character of the area anymore than the adjacent properties.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	No	The house at 2 Kennon Place is a detached one-storey frame house with a jerkinhead gable roof. It is located in South London, which is primarily characterized by small, detached houses. Typical of these small, prefabricated houses, they are similar in form, scale and massing but with some variety in architectural details on their front facades. With the exception of the adjacent house at 3 Kennon Place, the remainder of the houses on Kennon Place were constructed at various times in the early twentieth century and by different builders. Therefore, the property is not significantly linked physically, functionally, visually or historically to its surroundings.
9. The property has contextual value because it is a landmark.	No	The property at 2 Kennon Place is not considered to be a landmark. It is a small house located on narrow side-street.

The property located at 2 Kennon Place does not meet the criteria of O. Reg. 9/06, and therefore does not possess CHVI at the local level.

6. Cultural Heritage Evaluation – 3 Kennon Place

The following evaluation uses Ontario Regulation 9/06 of the Ontario Heritage Act to determine if the property at 3 Kennon Place has CHVI. Background research, and consultation with the municipality confirmed that the property at 3 Kennon Place has not been subject to any previous heritage evaluations.

The application of the criteria to evaluate the Subject Property is included in **Table 2** below.

Table 3: Ontario Regulation 9/06 Evaluation for 3 Kennon Place

Criteria	Meets Criteria (Yes/No)	Rationale
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	No	The house at 3 Kennon Place is a one-storey frame house built circa 1915. It is believed to be a prefabricated design selected from a catalogue. It does not represent an architectural style but does include an architectural feature, the jerkinhead gable roof, that is popular in London to the period in which it was constructed (1910s-1920s). Therefore, the house located within the Subject Property is not a rare, unique, representative, or an early example of a style, type, expression, material, or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The house located at 2 Kennon Place was built using typical methods and materials. Due to the use of typical construction methods and materials, the property does not demonstrate a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The house located at 2 Kennon Place was built using typical methods and materials. Due to the use of typical construction methods and materials, the property does not demonstrate a high degree of technical or scientific achievement
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	No	<p>Although Alice Burke was identified as a long-term occupant of the property, research compiled for this CHER did not demonstrate the Burke family or any other occupants of the property were historically significant to the City of London. Therefore, the property does not have direct association with a person who is significant to the community.</p> <p>In addition, the property does not have direct association a theme, event, belief, activity, organization, or institution that is significant to the community.</p>
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The property at 3 Kennon Place does not yield or have potential to yield information that contributes to an understanding of a community or culture.

Criteria	Meets Criteria (Yes/No)	Rationale
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	The property at 3 Kennon Place is not known to demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the City of London.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No	The house at 3 Kennon Place is a detached one-storey frame house with a jerkinhead gable roof. The house is in a mixed-use residential and commercial area referred to as South London. Typical of these small detached one-storey frame prefabricated houses, they display a variety of architectural details on the front facades. Therefore, 3 Kennon Place is consistent in style with the character of the surrounding area. Although five of the eight houses located on Kennon Place have jerkinhead gable roofs, the roof style is one of several of this roof type to be found on one-storey houses built in the early twentieth century throughout South London, and the greater London area. Therefore, the property is not considered to be important in supporting, defining, or maintaining the character of the area anymore than the adjacent properties.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	No	The house at 3 Kennon Place is a detached one-storey frame house with a jerkinhead gable roof. It is located in South London, which is primarily characterized by small, detached houses. Typical of these small, prefabricated houses, they are similar in form, scale and massing but with some variety in architectural details on their front facades. With the exception of the adjacent house at 2 Kennon Place, the remainder of the houses on Kennon Place were constructed at various times in the early twentieth century and by different builders. Therefore, the property is not significantly linked physically, functionally, visually or historically to its surroundings.
9. The property has contextual value because it is a landmark.	No	The property at 3 Kennon Place is not considered to be a landmark. It is a small residential house, located on narrow side-street.

The property located at 3 Kennon Place does not meet the criteria of O. Reg. 9/06, and therefore does not possess CHVI at the local level.

7. Conclusions and Recommendations

7.1 Conclusions - 2 Kennon Place

The Subject Property at 2 Kennon Place contains a single-detached vernacular style frame house. The house was constructed circa 1915 and is a one storey house with jerkinhead gable roof.

Based on the results of archival research, the field review, the heritage evaluation, and the comparative analysis, the subject property does not meet the criteria of O. Reg. 9/06. The house is vernacular in style, with architectural features common to the period and location in which it was constructed and therefore does not possess design value. The jerkinhead gable roof was determined in the comparable analysis to be of a common roof form in the City of London. The property does not have historical value as research compiled for this CHER did not demonstrate that occupants of the properties were significant to the City of London. Lastly, the subject property is not physically, functionally, visually, or historically linked to their surroundings and thus does not possess contextual value. Therefore, this CHER recommends that the property at 2 Kennon Place does not possess CHVI at the local level. As a result, a Statement of Cultural Heritage Value or Interest and Heritage Attributes has not been prepared for these properties. No further heritage assessment or mitigation is required.

7.2 Conclusions - 3 Kennon Place

The Subject Properties at 3 Kennon Place contains a single-detached vernacular style frame house. The house was constructed circa 1915 and is a one storey house with jerkinhead gable roof.

Based on the results of archival research, the field review, the heritage evaluation, and the comparative analysis, the subject property does not meet the criteria of O. Reg. 9/06. The house is vernacular in style, with architectural features common to the period and location in which it was constructed and therefore does not possess design value. The jerkinhead gable roof was determined in the comparable analysis to be of a common roof form in the City of London. The property does not have historical value as research compiled for this CHER did not demonstrate that occupants of the properties were significant to the City of London. Lastly, the subject property is not physically, functionally, visually, or historically linked to their surroundings and thus does not possess contextual value. Therefore, this CHER recommends that the property at 3 Kennon Place does not possess CHVI at the local level. As a result, a Statement of Cultural Heritage Value or Interest and Heritage Attributes has not been prepared for these properties. No further heritage assessment or mitigation is required.

7.3 Recommendations

The completion of the CHER has resulted in the following recommendation:

- The property at 2 Kennon Place was determined not meet the criteria of O. Reg. 9/06. Subsequently, the property should be removed from the City of London Register of Cultural Heritage Resources.
- The property at 3 Kennon Place was determined not meet the criteria of O. Reg. 9/06. Subsequently, the property should be removed from the City of London Register of Cultural Heritage Resources.

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Standards & Guidelines for the Conservation of Provincial Heritage Properties: Heritage Identification & Evaluation Process. Available online at: http://www.mtc.gov.on.ca/en/heritage/MTCS_Heritage_IE_Process.pdf

Ministry of Transportation, 2007:

Environmental Guide for Built Heritage and Cultural Heritage Landscapes.

Ministry of Transportation, 2013:

Environmental Reference for Highway Design

Appendix **A**

Photographs



Photograph 2: Looking east on Kennon Place from Wellington Road showing houses at 2 and 3 Kennon Place (AECOM, September 2022)



Photograph 3:

Detail of rusticated concrete block foundation, 2 Kennon Place (AECOM, September 2022)



Photograph 4:

Detail of rusticated concrete block foundation, 3 Kennon Place (AECOM, September 2022)



Photograph 5: Front (north) façade, 2 Kennon Place (AECOM, November 2022)



Photograph 6: View showing driveway and west side of house, 2 Kennon Place (AECOM, September 2022)



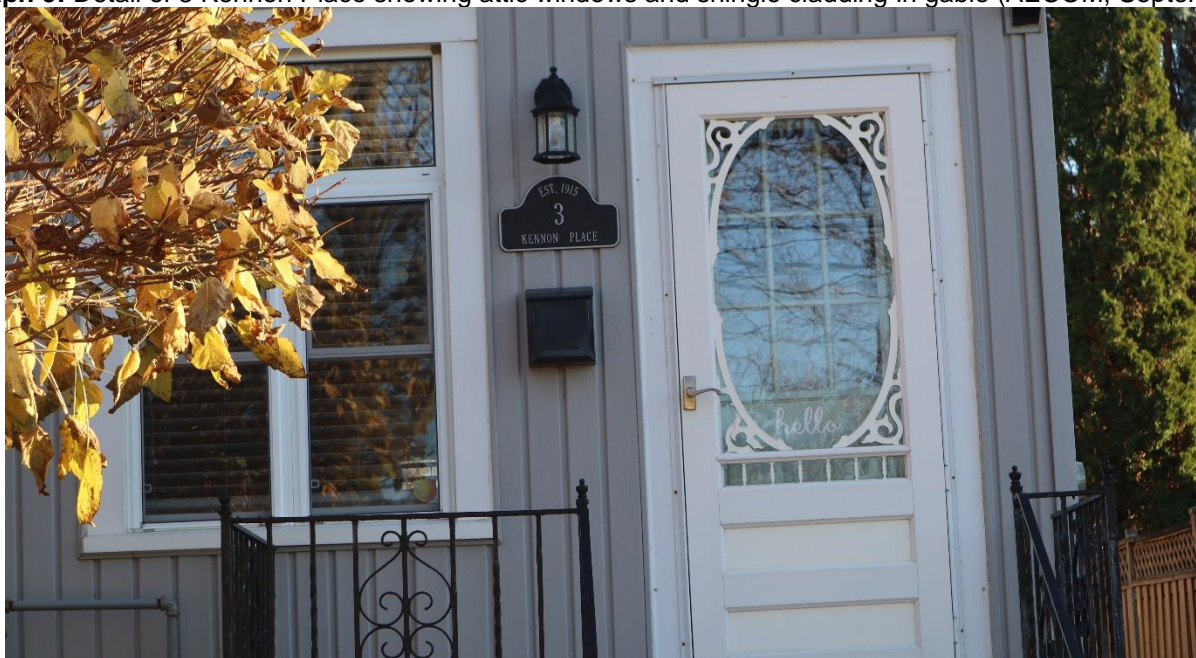
Photograph 7: View showing east side of house at 2 Kennon Place with concrete block chimney (AECOM, September 2022)



Photograph 8: Front (north) façade, 3 Kennon Place (AECOM, September 2022)



Photograph 9: Detail of 3 Kennon Place showing attic windows and shingle cladding in gable (AECOM, September 2022)



Photograph 10: Close-Up of address of 3 Kennon Place, including the year built (Est. 1915) (AECOM, November 2022)



Photograph 11: Detail of decorative bracket, 3 Kennon Place (AECOM, September 2022)



Photograph 12: Porch and front entrance of 3 Kennon Place (AECOM, September 2022)



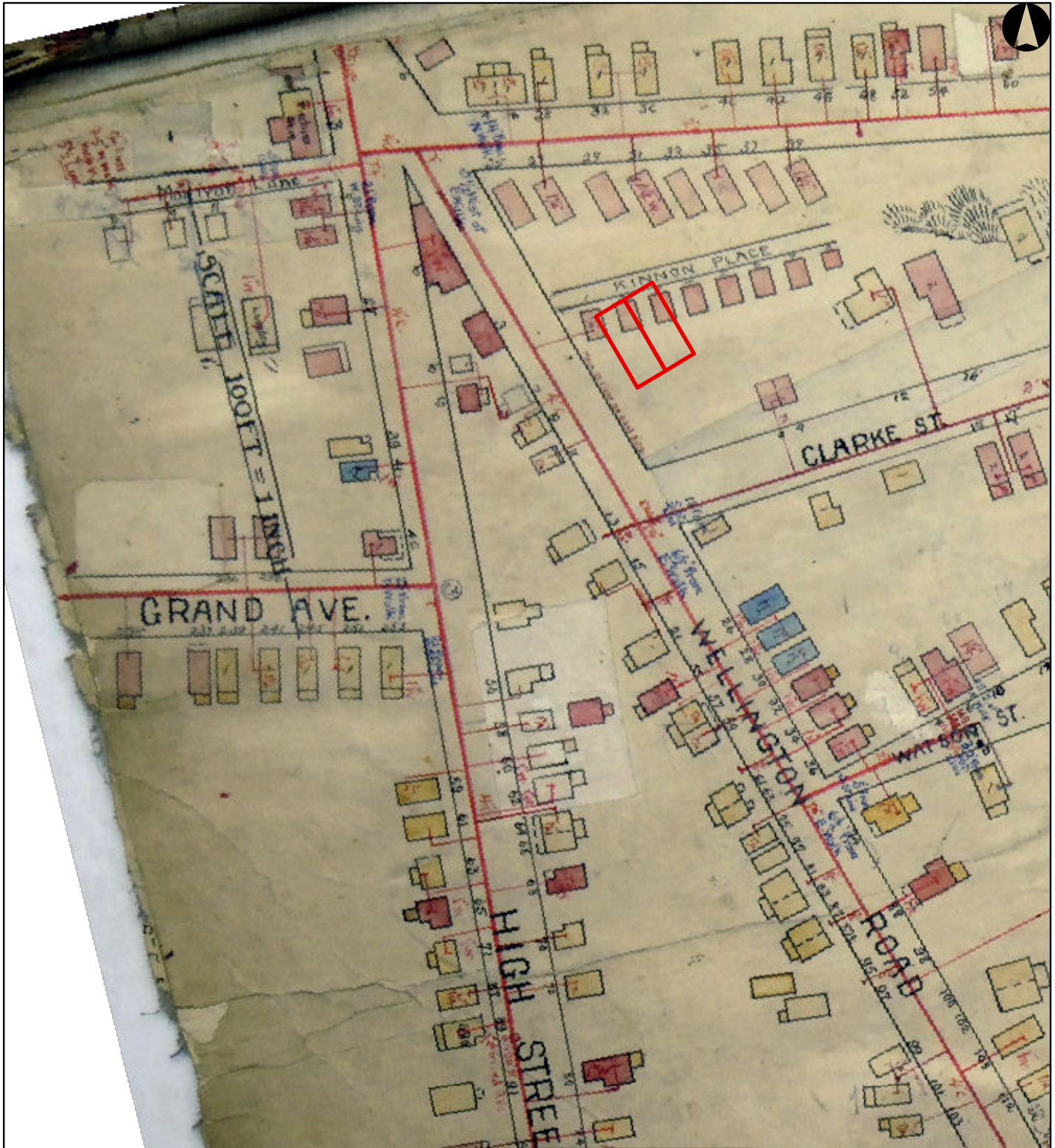
Photograph 13: View showing west elevation of the house, 3 Kennon Place (AECOM, September 2022)



Photograph 14: View of the east elevation of the house and driveway, 3 Kennon Place (AECOM, November 2022)

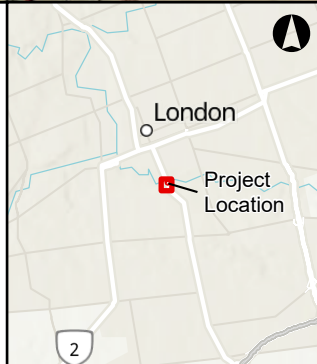
Appendix **B**


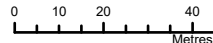
Mapping



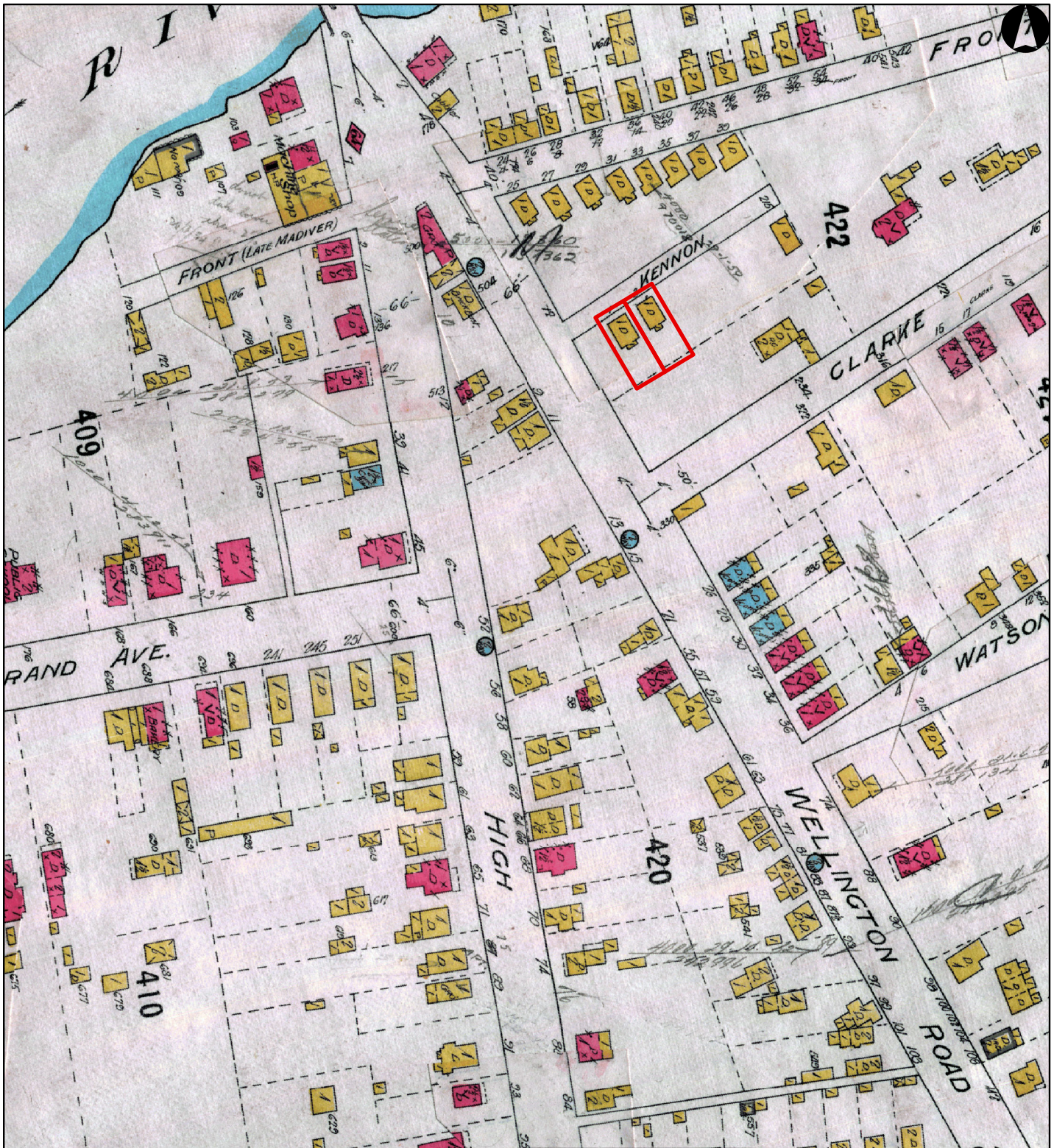
Legend

 Project Location



Cultural Heritage Evaluation Report 2-3 Kennon Place London, Ontario		
Project Location, 1892 (Revised 1907) Fire Insurance Plan		
October 2022	1:1,700	Datum: NAD 83 UTM17 Source: LIO 2017, Imagery - City of London 2018
PH: 60613026	V#:	Figure 5
		
		
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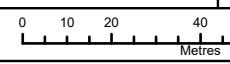
Map Source: LIO 2017, Imagery - City of London 2018

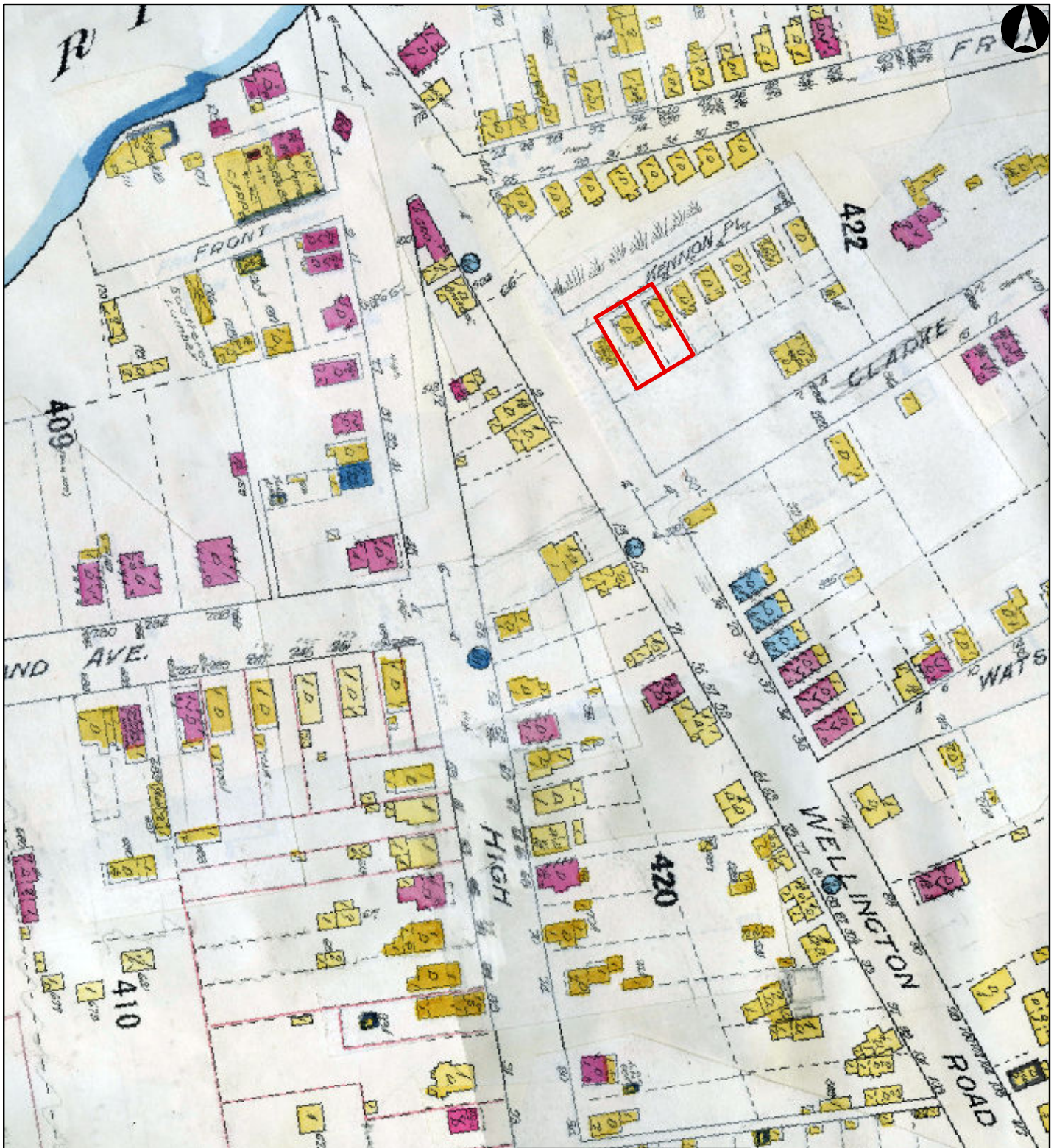


Legend

 Project Location

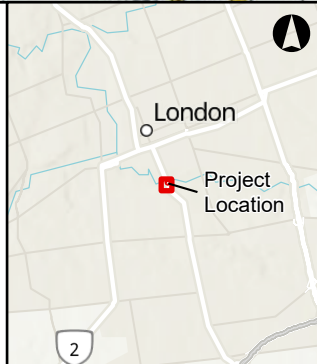


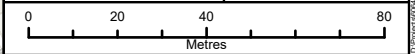
Cultural Heritage Evaluation Report		2-3 Kennon Place London, Ontario	
Project Location, 1912 (Revised 1915) Fire Insurance Plan			
November 2022	1:1,700	Datum: NAD 83 UTM17 Source: LIO 2017, Imagery - City of London 2018	
P#: 60613026	V#:		
AECOM		Figure 6	
			
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Legend

 Project Location



Cultural Heritage Evaluation Report		
2-3 Kennon Place London, Ontario		
Project Location, 1912 (Revised 1922) Fire Insurance Plan		
October 2022	1:1,700	Datum: NAD 83 UTM17 Source: LIO 2017, Imagery - City of London 2018
PH: 60613026	V#:	
AECOM		Figure 7
		
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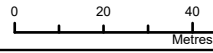
10/10/2022 10:10:10 AM
 C:\Users\jdoyle\OneDrive\Documents\Projects\2-3 Kennon Place\2-3 Kennon Place_1912 (Revised 1922) Fire Insurance Plan\2-3 Kennon Place_1912 (Revised 1922) Fire Insurance Plan.dwg
 Project Location, 1912 (Revised 1922) Fire Insurance Plan
 Figure 7
 AECOM
 October 2022
 PH: 60613026
 V#:



Legend

 Project Location



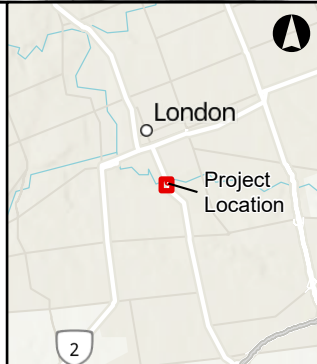
Cultural Heritage Evaluation Report 2-3 Kennon Place London, Ontario		
Project Location, 1945 Aerial Photo		
November 2022	1:1,700	Datum: NAD 83 UTM17 Source: LIO 2017, Imagery - City of London 2018
PH: 60613026	V#:	
		Figure 8
		
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Data Source: LIO 2017, Imagery - City of London 2018
 Date: 2022-11-01
 Project: 60613026
 Drawing: 1945 Aerial Photo



Legend

 Project Location



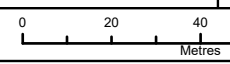
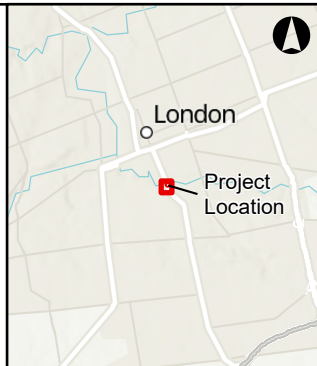
Cultural Heritage Evaluation Report 2-3 Kennon Place London, Ontario		
Project Location, 1955 Aerial Photo		
October 2022	1:1,700	Datum: NAD 83 UTM17 Source: LIO 2017, Imagery - City of London 2018
P#: 60613026	V#:	
AECOM		Figure 9
 <p>0 20 40 80 Metres</p>		
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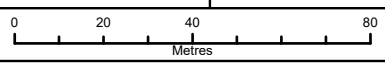
Photo Source: LIO 2017, Imagery - City of London 2018. Map Source: LIO 2017, Imagery - City of London 2018. Aerial Photo: LIO 2017, Imagery - City of London 2018. Aerial Photo: LIO 2017, Imagery - City of London 2018.



Legend

 Project Location



Cultural Heritage Evaluation Report 2-3 Kennon Place London, Ontario		
Project Location, 1958 Fire Insurance Plan		
November 2022	1:1,700	Datum: NAD 83 UTM17 Source: LIO 2017, Imagery - City of London 2018
PH: 60613026	V#:	
AECOM		Figure 10
		
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SEE SHEET 73

72

LONDON VOL. I -
JULY 1958



Legend

 Project Location



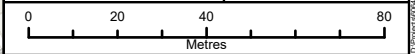
Cultural Heritage Evaluation Report 2-3 Kennon Place London, Ontario		
Project Location, 1967 Aerial Photo		
October 2022	1:1,700	Datum: NAD 83 UTM17 Source: LIO 2017, Imagery - City of London 2018
P#: 60613026	V#:	
AECOM		Figure 11
		
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Photo Source: LIO 2017, Imagery - City of London 2018
 Map Source: LIO 2017, Imagery - City of London 2018
 Data Source: LIO 2017, Imagery - City of London 2018
 Project Location: 2-3 Kennon Place, London, Ontario

Liam Smythe, B.URPI
Cultural Heritage Specialist
liam.smythe@aecom.com

Tara Jenkins, MA, GPCertCHS, CAHP
Cultural Heritage Specialist, Lead
D +1-226-377-2838
tara.jenkins@aecom.com

AECOM Canada Ltd.
410 – 250 York Street, Citi Plaza
London, ON N6A 6K2
Canada

T: 519.673.0510
F: 519.673.5975
www.aecom.com