# Original Report:
# Heritage Impact Assessment for 1352 Wharncliffe Road South

Bradley Avenue Extension Detailed Design
City of London, Ontario
Project # TPB186089

Prepared for:
**City of London**
206 Dundas Street, London, ON, N6A 1G7

26-Feb-20

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### Prepared by:
Wood Environment & Infrastructure Solutions,
a Division of Wood Canada Limited
[Comments]

### 26-Feb-20


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# Executive Summary

Wood PLC (Wood) was retained by the City of London to carry out the detailed design of the Bradley Avenue Extension (the Project) in the City of London, Ontario. As part of this work, impacts are anticipated to the property at 1352 Wharncliffe Road South (Study Area). This property is a listed heritage resource on the *City of London's Register of Cultural Heritage Resources* (Register) (City of London 2019). On the Register, 1352 Wharncliffe Road South is noted as a Vernacular farmstead that was built circa 1915 and is known as the Weldwood Farm. Given the cultural heritage status of this property, a Heritage Impact Assessment (HIA) is required for 1352 Wharncliffe Road South.

The Study Area consists of a rectangular parcel of land that contains three separate addresses: 1352 Wharncliffe Road South, 1330 Wharncliffe Road South, and 1350 Wharncliffe Road South. All three addresses fall under the same ownership and are contained within one property parcel. Further, there are no physical divisions between addresses within the Study Area. Accordingly, the Study Area was evaluated as a single property. For the purpose of this HIA, the Study Area is referred to as 1352 Wharncliffe Road South (inclusive of all three addresses).

The HIA determined that the 1352 Wharncliffe Road South met the criteria of Ontario Regulation 9/06 (O. Reg. 9/06) of the *Ontario Heritage Act* and has CHVI for physical/design, historical/associative, and contextual reasons. The impact assessment determined that the extension of Bradley Avenue from Wharncliffe Road South to White Oak Road will result in the removal and realignment of the north end of the tree-lined driveway, which was identified as a heritage attribute of the property. To mitigate this potential impact, the following recommendations are made:

1) Retention of the heritage attributes of a property in their original locations is the most preferred alternative from a cultural heritage perspective. Therefore, direct impacts to the tree-lined driveway should be avoided. Alternative alignments for the extension of Bradley Avenue should be explored to avoid the loss of the original alignment of the driveway and associated mature tree-line.

2) If an alternative alignment for the Bradley Avenue extension is not feasible and direct impacts to the tree-lined driveway of 1352 Wharncliffe Road South are unavoidable, then the new driveway alignment should be designed in a manner that is sympathetic to the existing design and layout. Specifically, the driveway should connect to Wharncliffe Road South to maintain the historical relationship to this road. Similar materials and plantings should be selected to continue the existing design of the driveway, including asphalt, grass strip borders, and new trees of the same species. A new address sign for the property should be installed at the foot of the driveway.

3) If avoidance of the tree-lined driveway of 1352 Wharncliffe Road South is not possible, then tree protection zones should be installed to protect and maintain the maximum number of trees associated with the tree-line. The extent of the removals and final driveway design should be confirmed during detailed design. In addition, the full property should be identified as a heritage property on site plans and construction drawings so that the status of this property is known to those who work on the design and construction of the Bradley Avenue extension.

4) The removal and realignment of the north section of the tree-lined driveway of 1352 Wharncliffe Road South is a permanent alteration to this property. The existing conditions of the property should be recorded prior to construction through a Heritage Documentation Report. The Heritage Documentation Report should include the photography of the driveway in relation to Wharncliffe Road South to capture the original alignment of this circulation route and its spatial relationship to the surrounding context. Copies of the Heritage Documentation Report should be deposited with the City of London, London Public Library, and the Middlesex Centre Archives. The Heritage Documentation Report should be completed by a qualified Cultural Heritage Specialist with professional membership in the Canadian Association of Heritage Professionals (CAHP).

The above recommendations were prepared using the draft site plan contained in Appendix C. Should this plan be updated, or the proposed work area be changed, the impact assessment should be revised to re-evaluate cultural heritage impacts and recommend mitigation measures if required

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# Abbreviations

| | |
|---|---|
| CAHP | Canadian Association of Heritage Professionals |
| CHER | Cultural Heritage Evaluation Report |
| CHSR | Cultural Heritage Screening Report |
| CHVI | Cultural Heritage Value or Interest |
| HIA | Heritage Impact Assessment |
| MHSTCI | Ministry of Heritage, Sport, Tourism and Culture Industries |
| OHA | Ontario Heritage Act |
| PHP | Provincial Heritage Property |
| PPS | Provincial Policy Statement |
| SCHV | Statement of Cultural Heritage Value |

# Glossary

| | |
|---|---|
| Built Heritage Resource: | Means a building, structure, monument, installation, or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers (PPS 2014). |
| 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 under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (PPS 2014). |
| Cultural Heritage Landscape: | Means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site) (PPS 2014). |
| Heritage Attributes: | Means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactures elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property (PPS 2014). |
| Protected Heritage Property: | Means property designated under Parts IV, V, or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites (PPS 2014).. |

# Glossary

| | |
|---|---|
| Significant: | In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people (PPS 2014). |

# 1.0 Introduction

## 1.1 Description and Location of Property

Wood PLC (Wood) was retained by the City of London to carry out the detailed design of the Bradley Avenue Extension (the Project) in the City of London, Ontario. As part of this work, impacts are anticipated to the property at 1352 Wharncliffe Road South (Study Area shown in

Figure 1 and Figure 2). This property is a listed heritage resource on the *City of London's Register of Cultural Heritage Resources* (Register) (City of London 2019). On the Register, 1352 Wharncliffe Road South is noted as a Vernacular farmstead that was built circa 1915 and is known as the Weldwood Farm. Given the heritage status of this property, a Heritage Impact Assessment (HIA) is required for 1352 Wharncliffe Road South.

The Study Area consists of a rectangular parcel of land that contains three separate addresses: 1352 Wharncliffe Road South (main residence), 1330 Wharncliffe Road South (secondary residence), and 1350 Wharncliffe Road South (barn style building). All three addresses fall under the same ownership and are contained within one property parcel. Further, there are no physical divisions between addresses within the Study Area. Accordingly, the Study Area was evaluated as a single property. For the purpose of this HIA, the Study Area is referred to as 1352 Wharncliffe Road South (inclusive of all three addresses).

Presently, the City of London does not have a Terms of Reference for preparing HIAs. Accordingly, the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) *InfoSheet#5: Heritage Impact Assessments and Conservation Plans* (InfoSheet #5) contained in the *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006) was used to guide the completion of this study. In addition, Ontario Regulation 9/06 (O. Reg. 9/06) of the *Ontario Heritage Act* is used to evaluate the cultural heritage value or interest (CHVI) of the Study Area.

Per the guidance contained in InfoSheet #5, this report contains the following:

- Historical research, site analysis, and evaluation
- Identification of the significance and heritage attributes of the cultural heritage resource
- Description of the proposed development or site alteration
- Measurement of development or site alteration impact
- Consideration of alternatives, mitigation, and conservation methods
- Implementation and monitoring
- Summary statement and conservation recommendations

# 2.0 Methodology

## 2.1 Regulatory Requirements

The requirements to consider cultural heritage under the *Planning Act* process are found in the *Provincial Policy Statement* (PPS) (Government of Ontario 2014) and the *City of London Official Plan* (OP) (The London Plan).

The PPS sets out the government's land use vision for how the Ontario landscape is settled, how the built environment is created, and how land and resources are managed (PPS 2014). The PPS is applicable to the entire Province of Ontario. Under the PPS, the conservation of cultural heritage is identified as a matter of provincial interest. Section 2.6 of the PPS gives direction on the consideration of cultural heritage and archaeology (Government of Ontario 2014). Specifically, the following direction is given regarding built heritage resources, cultural heritage landscapes, and protected heritage properties:

> *2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved*
>
> *2.6.3 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 has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

(Government of Ontario 2014)

London City Council adopted The London Plan in June 2016 and it was approved with modifications by the Province of Ontario later that year (City of London 2019a; 2019b). The London Plan outlines the vision for the City of London until the year 2035.

The London Plan contains general policies for cultural heritage in the Cultural Heritage Chapter of the document (City of London 2016:137-142). The policies under the Design heading of this Chapter are most relevant to this HIA. Relevant policies include:

> 565_ New development, redevelopment, and all civic works and projects on and adjacent to heritage designated properties and properties listed on the Register will be designed to protect the heritage attributes and character of those resources, to minimize visual and physical impact on these resources. A heritage impact assessment will be required for new development on and adjacent to heritage designated properties and properties listed on the Register to assess potential impacts, and explore alternative development approaches and mitigation measures to address any impact to the cultural heritage resource and its heritage attributes. **subject to LPAT Appeal PL170100, May 23, 2019*

566_ Relocation of cultural heritage resources is discouraged. All options for on-site retention must be exhausted before relocation may be considered.

567_ In the event that demolition, salvage, dismantling, relocation or irrevocable damage to a cultural heritage resource is found necessary, as determined by City Council, archival documentation may be required to be undertaken by the proponent and made available for archival purposes.

568_ Conservation of whole buildings on properties identified on the Register is encouraged and the retention of façades alone is discouraged. The portion of a cultural heritage resource to be conserved should reflect its significant attributes including its mass and volume.

569_ Where, through the process established in the Specific Policies for the Protection, Conservation and Stewardship of Cultural Heritage Resources section of this chapter and in accordance with the *Ontario Heritage Act*, it is determined that a building may be removed, the retention of architectural or landscape features and the use of other interpretive techniques will be encouraged where appropriate.

(City of London 2016:140)

In addition to The London Plan, the lands north immediately north of the Study Area (bounded by Wharncliffe Road South, Southdale Road West, and Wonderland Road South) are subject to the Bostwick East Area Plan (City of London 2005). This plan outlines neighbourhood objectives for this area to accommodate future growth. While this plan does not apply to the Study Area, it does show the extension of Bradley Avenue from Wonderland Road South, through 1352 Wharncliffe Road South, to White Oak Road as part of the planned transportation improvements to this area (City of London 2005: 28).

## 2.2 Regulations and Guidance Documents

### 2.2.1 Evaluation for Cultural Heritage Value or Interest

The *Ontario Heritage Act*, R.S.O. 1990, c.018, gives municipalities and the provincial government powers to protect heritage properties and archaeological sites. The *Ontario Heritage Act* includes two regulations for determining Cultural Heritage Value or Interest (CHVI): Ontario Regulation (O. Reg.) 9/06 and O. Reg. 10/06. O. Reg. 9/06 provides criteria to determine the CHVI of a property at a municipal level while O. Reg. 10/06 provides criteria to determine if a property has CHVI of provincial significance. For this study, O. Reg. 9/06 is used to determine the CHVI of protected and potential cultural heritage resources within, and adjacent to, the Study Area. The criteria for determining CHVI under O. Reg. 9/06 include:

The property has design value or physical value because it,

i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,

ii. displays a high degree of craftsmanship or artistic merit, or

iii. demonstrates a high degree of technical or scientific achievement.

2. The property has historical value or associative value because it,

i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

3. The property has contextual value because it,

i. is important in defining, maintaining or supporting the character of an area,

ii. is physically, functionally, visually or historically linked to its surroundings, or

iii. is a landmark.

(Government of Ontario 2006a)

### 2.2.2 Impact Assessment

The MHSTCI *Ontario Heritage Toolkit* gives guidance and information the heritage conservation process in Ontario (Government of Ontario 2017). Specifically, the information sheets contained in the *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* were used to guide the general preparation of this report (Government of Ontario 2006b). InfoSheet#5 was used to guide the assessment of potential impacts resulting from the proposed work. The direct and indirect impacts that are assessed in this HIA include:

- **Destruction** of any, or part of any, significant heritage attributes or features;
- **Alteration** that is not sympathetic, or is incompatible, with the historic fabric and appearance
- **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden

- **Isolation** of a heritage attribute from its surrounding environment, context or significant relationship
- **Direct or indirect obstruction** of significant views or vistas within, from, or of built and natural features
- **A change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in formerly open spaces
- **Land disturbances** such as a change in grade that alters soils and drainage patterns that adversely affect an archaeological resource.

The results of the impact assessment are presented in Section 6.0 of this report.

### 2.2.3 Mitigation Measures

When a property is found to have CHVI under O. Reg. 9/06 and impacts are identified to the heritage attributes of that property, mitigation measures are required. The mitigation measures in MHSTCI InfoSheet#5 present methods of minimizing or avoiding negative impacts to cultural heritage resources. These are:

- Alternative development approaches
- Isolating development and site alteration from significant built and natural features and vistas
- Design guidelines that harmonize mass setback, setting, and materials
- Allowing only compatible infill and additions
- Reversible alterations
- Buffer zones, site plan control, and other planning mechanisms

In addition to the mitigation measures contained in InfoSheet#5, the general standards for preservation, rehabilitation, and restoration of the *Standards and Guidelines for the Conservation of Historic Places in Canada* were followed (S&G) (Parks Canada 2010:22). The S&Gs are widely accepted as the guiding document for heritage conservation in Canada. It contains general conservation standards and guidelines that are specific to cultural heritage resource types such as cultural heritage landscapes and buildings. Where applicable, guidelines from the S&Gs were used in this HIA to recommend mitigation measures that are specific to a resource type.

Mitigation measures are presented in Section 6.3 of this report.

# 3.0 History of the Study Area

## 3.1 Introduction

In order to gain a thorough understanding of the history of the Study Area, a review of its physiography, survey and settlement, 19th century land use, and 20th century land use was completed. A review of historical mapping and aerial photographs was also conducted to identify settlements, structures, and landscape features within the Study Area. Historically, the Study Area is situated within Lot 34, Concession 2 in the former Township of Westminster, Middlesex County.

## 3.2 Physiography

The Study Area is situated in the Mount Elgin Ridges physiographic region of Ontario. This region comprises of ridges and vales and encompasses approximately 360,000 acres. The southern portion of Middlesex County, southern Oxford, and small areas of Elgin and Brant are located within this region. The ridges are comprised of pale brown silty clay or calcareous clay and are well-drained. The vales are comprised of gravel, sand or silt and generally tend to be imperfectly or poorly drained (Chapman and Putnam 1984: 144-145).

The Thames River system includes Reynolds Creek and Dingmans Creek. These water systems provide drainage for the relatively flat area located south of the Ingersoll Moraine. The much larger waterway that was present during the melting of the glaciers is evident from the deep loams, sand and gravel located in that valley (Chapman and Putnam 1984: 145). Due to the variance of the soil types, farmers tend to use the low-lying land for pastures and the ridge areas for cultivation. This region has very prosperous dairy and livestock industries (Chapman and Putnam 1984: 145).

The Study Area is situated north of Dingmans Creek with tributaries that extend west and southeast of the property. This location would have been beneficial for both the Indigenous peoples as well as Euro-Canadian settlers.

## 3.3 Historical Development

### 3.3.1 Indigenous History

The cultural history of southern Ontario (Ellis and Ferris 1990) began approximately 11,000 years ago when the glaciers melted and the land was re-exposed. The land was quickly settled by small bands of hunters and gatherers who are thought to have been big game hunters. This period is referred to as the Paleo-Indian Period and it is thought to have lasted until approximately 8500 B.C. (Table 1). After 8500 B.C., there was a long period when the climate was variable and the bare lands left by the glaciers were becoming re-forested, resulting in patchier, more diverse ecozones. During this time, which lasted until approximately 1000 B.C., people were adapting to diverse environmental settings. Known as the Archaic Period, this when people transitioned to small

territorial settlements and seasonal subsistence rounds of subsistence. The Archaic Period is followed by the Woodland Period. The major technological change in the Early Woodland Period is the introduction of pottery. During this time, people are thought to have developed more community organization, and the manufacture of clay pottery is thought to indicate less residential mobility. During the Middle Woodland Period kin identity became more deeply entrenched, and more sedentary communities developed. The first direct evidence for agriculture is found in the Transitional Woodland Period (A.D. 500–900). Following this, the Late Woodland Period saw the development of the Iroquoian and Algonkian cultures that would later be encountered by early Europeans, characterized by the intensification of agriculture and the increased utilization of corn. Greater sedentism led to increasing settlement populations and greater complexity of settlement organization.

When European explorers and missionaries arrived in southern Ontario in the early seventeenth century, they described the local Indigenous social organization as being under the direction of elected chiefs. Tribal confederacies and allegiances resulted in intertribal warfare, which was only made worse by the European presence. In the London area, thee Ontario Iroquoian confederacy known as the Neutral was replaced by Algonkian-speaking and Iroquoian-speaking peoples from New York State by the middle of the seventeenth century. Archaeologists tend to describe the initial period of European contact with Indigenous peoples as "proto-historic" and the years since the arrival of Europeans as the Historic Period.

Throughout most of Indigenous history, the inhabitants of the lands in and around the City of London were hunter-gatherers who practiced an annual subsistence round to gather food and raw materials (ASI et al. 2017: 4). Later populations practiced agriculture and formed villages that were supported by hectares of surrounding agricultural fields (ASI et al. 2017: 4). Even as local Indigenous groups became settled and formed villages, they also have ranged throughout the London area to tend their fields and hunt and, fish.

Oral history and archaeological records show that the London region has been inhabited for over 10,000 years (City of London 2018). Indigenous populations who once settled in and around London region include the Anishnaabeg, Haudenosaunee, and the Lenni-Lenape Nations (City of London 2018). The first treaties between Indigenous peoples and European settlers for land in the London region include the Upper Canada Treaties and the Lower Township Treaty of 1796.

**Table 1: Simplified Cultural Chronology of London and Southwestern Ontario**

| Period | Complexes/Cultures, Some Diagnostic Artifacts |
|---|---|
| **Early Paleo-Indian (9000–8500 B.C.)** | Small nomadic hunter-gatherer bands. Gainey, Barnes, Crowfield fluted points. |
| **Late Paleo-Indian (8500–7500 B.C.)** | Small nomadic hunter-gatherer bands. Hi-Lo, Holcombe points, Lanceolate Bifaces. |

| Table 1: Simplified Cultural Chronology of London and Southwestern Ontario | |
|---|---|
| **Period** | **Complexes/Cultures, Some Diagnostic Artifacts** |
| **Early Archaic (7500–6000/4500 B.C.)** | Small nomadic hunter-gatherer bands. Nettling, Stanley/Neville points. |
| **Middle Archaic (6000/4500–2500 B.C.)** | Transition to territorial settlements. Seasonal round of subsistence introduced. Thebes (6000–5000 B.C.), Otter Creek points (4500–3000 B.C.).<br>**Brewerton Complex (3000–2500 B.C.).** Brewerton points. |
| **Late Archaic (2500–1000 B.C.)** | More numerous territorial hunter- gatherer bands, increasing use of exotic materials, artistic items for grave offerings; regional trade.<br>**Narrowpoint Complex (2500–1850 B.C.).** Lamoka points.<br>**Broadpoint Complex (1850–1650 B.C.).** Adder Orchard, Genesee points.<br>**Smallpoint Complex (1650–1000 B.C.).** Crawford Knoll, Innes points.<br>**Terminal Archaic (1100–1000 B.C.) Glacial Kame Complex.** Hind points. |
| **Early Woodland (1000–400 B.C.)** | Pottery introduced. Meadowood Notched points, Meadowood Cache Blades, Kramer, Adena points.<br>**Meadowood Complex (1000–400 B.C.).**<br>**Middlesex Complex (650–400 B.C.).** Introduction of true cemeteries. |
| **Middle Woodland (400 B.C.–A.D. 500/900)** | Saugeen, Snyders, Vanport, Port Maitland points.<br>**Point Peninsula Complex** (Southcentral and Eastern Ontario)<br>**Saugeen Complex** (southeast of Lake Huron and the Bruce Peninsula, London area, possibly as far east as the Grand River)<br>**Couture Complex** (Lake St. Clair and the western end of Lake Erie). Burial ceremonialism. |
| **Transitional Woodland (A.D. 500–900)** | Agriculture introduced. Levanna, Jacks Reef points.<br>**Princess Point Complex** (Eastern end of Lake Erie and the western end of Lake Ontario)<br>**Rivière au Vase Phase of the Younge / Western Basin Tradition** (Lake St. Clair and western end of Lake Erie) |
| **Late Woodland (A.D. 900–1650)** | Tribal differentiation. Transition to settled village life. Dewaele, Glen Meyer Tanged, Triangular Nanticoke, Notched Nanticoke, Triangular Daniels/Madison points.<br>**Ontario Iroquoian Tradition**<br>**Younge, Springwells, Wolf Phases of the Younge / Western Basin Tradition** (Lake St. Clair and the western end of Lake Erie). |
| **Early Post-Contact (A.D. 1650–1763)** | Iroquoian, Algonkian migrations and resettlement. French exploration and colonization. |
| **Late Post-Contact (A.D. 1763–1867)** | Iroquoian, Algonkian migrations and resettlement. British and other European immigration increases. |

### 3.3.2 Township Survey and Settlement

Historically, the Study Area was located within the Township of Westminster, Middlesex County. When the Province of Upper Canada was formed in 1792 it was partitioned into four districts – Eastern, Midland, Home and Western. On 2 March 1793, the forks of the Thames River was first seen by Lieutenant-Governor John Graves Simcoe and in 1796, the Provincial Government bought the land of the lower forks of this River from the Chippewa peoples (City of London 2018). From the Home and Western districts, the district of London was created in 1800 and comprised of Middlesex (1800-1849), Norfolk (1800-1841) and Oxford (1800-1839) counties.

Westminster Township was bounded on the south by Elgin County, north by Thames River, east by North Dorchester township and west by Delaware township. Originally known as Wahoo by the Indigenous peoples who lived in this area for over 10,000 years, the first settlement in Westminster Township went through many name changes, before finally becoming "Lambeth" in 1857 (Reflections of Westminster Township 1982). The Study Area is located halfway between the 19th-century settlements of Lambeth and Glendale.

### 3.3.3 19th Century Development

#### *3.3.3.1 Village of Lambeth*

The settlement of Lambeth developed at the intersection of Highways 4 and 2 (now Colonel Talbot Road and Longwoods Road) (Grainger 2002: 386). It has been known by many names throughout its history, including Wahoo, the Junction, Slab Town, Westminster, St. Andrews, Saint's Rest, Village of Churches, and the Village of Lights before becoming known as Lambeth (Grainger 2002:386). Prior to European settlement, Lambeth (originally Wahoo) was centred at the meeting point of two Indigenous trails. Roughly aligned with present-day Colonel Talbot Road and Longwoods Road, these trails were important north-south and east-west routes for Indigenous people in the area (Grainger 2002: 369).

The first Euro-Canadian pioneer in Lambeth was Abraham Patrick, who came from Niagara Falls to settle in Lambeth in 1809. Other early settlers to this township were the O'Dell's, William Proudfoot, and the Sumner family (Rosser 1975). Lambeth United Church became part of the Westminster circuit in 1818 and the first minister was Reverend John Hamilton. There were three Methodist churches; Wesleyan, Bible Christian and Episcopal (Reflections of Westminster Township 1982).

The Wesleyans met in the log school house in 1818. At that time, the teacher, Calvin Burch, had only a Bible to use as a textbook. Eventually a Wesleyan church was built on the east side of Talbot Road. The Episcopal church was located on the property belonging to Albert Evans (Reflections of Westminster Township 1982). In 1856, Reverend D. Fraser started the first parish register. In 1884, the churches agreed to form a union, becoming the Methodist Church of Canada. This group met in the Episcopal church and the former Wesleyan church became a church hall (Reflections of Westminster Township 1982).

In 1840, the first post office was established and was located on the north side of Main Street. In 1858, the first meeting of St. Paul's Masonic Lodge (number 107) took place at the Malcolm McGregor hotel. By 1878 a Masonic hall was built on Talbot Road where the Lodge met until 1967 when it was sold to the village of Lambeth. In 1876, William Arthur opened a saw mill and in 1889 Henry Hamly purchased this mill, updating it with a stone mill for grinding flour (Reflections of Westminster Township 1982).

The Village of Lambeth was annexed to the City of London in 1993 (Grainger 2002:368).

#### *3.3.3.2 Village of Glendale*

The settlement of Glendale was located near the corner of Southdale Road West and Wharncliffe Road South in London. The Village was named after the Dale family, who were early pioneer settlers in the area (Grainger 2002: 276). Jacob Dale came to Canada from Pennsylvania in 1811 and lived in Dundas (near Hamilton) before settling in Westminster Township in 1819 (Grainger 2002: 276). The Dale family prospered and a number of 19$^{th}$-century farms in the area were owned by the family. By 1937, much of the farmland in the area was still in the possession of the Dale family (Grainger 2002: 276). The Village was known as "Dale's Corners" until the Glendale Post Office was opened in 1882 and the settlement was renamed. Glendale flourished during the late 19th century and boasted a school, post office, two hotels, butcher shop, blacksmith shop, pump making business, and carpentry shop by 1887 (Grainger 2002: 277). By 1880, Glendale had a population of 200 (Grainger 2002: 277).

The first school in the Village was built on land donated by the Dales. Officially, it was known as "S.S. No. 8" but locally it was known as "Dale's School" (Grainger 2002: 276). Four schools were successively built on this site as older structures decayed with the last school building built on this site in 1948. The school was used for Methodist services until a dedicated church was built at the southwest corner of Southdale and White Oak Road in 1925 (Grainger 2002: 276).

The Village declined and by 1901 only two businesses were listed in the Middlesex County Directory: the post office and butcher shop. The post office closed in 1912 (Grainger 2002: 277). The area was annexed to the City of London in 1961. At this time, Glendale consisted of a number of residences, a school, and a church. The area became a thriving suburb of the City of London in the second half of the 20th century (Grainger 2002: 277). Presently, the intersections of Southdale Road West/Wharncliffe Road South and Southdale Road West/White Oak Road are some of the busiest junctions in the City (Grainger 2002:278).

#### *3.3.3.3 City of London*

Indigenous people inhabited this region for at least 10,000 years. The Upper Canada Treaties and the London Township Treaty of 1796 were the first agreements between European settlers and Indigenous people (City of London 2018). The first European settlement began with Lieutenant-Governor John Graves Simcoe who chose the Forks of the Thames for the province's capital in 1793. With Toronto winning as the province's capital, London was founded as a new district in the region in 1826 (City of London 2018).

By 1825, the local court house in Vittoria was considered to be too remote to be the district town. After it was destroyed by fire, the legislature formed a committee, led by Colonel Mahlon Burwell, to select a site for the new court house (City of London 2018). In 1826, London was selected as

the site, despite being a wild area that was difficult for the settlers. However, as the new officials began to settle on the Thames River, store keepers and merchants also began to settle in London.

By 1840, London became an incorporated town and in 1848, the population was 4,584. By 1855, London was incorporated as a City (City of London 2018). The London Street Railway began in 1873 and the telephone exchange in 1879, both of which helped to establish the city and the region. London grew geographically and demographically, with several suburbs annexed, including London East in 1855, London South (Westminster) in 1890, and London West in 1898 (City of London 2018).

### 3.3.4 Wharncliffe Road South/King's Highway 4/King's Highway 2

Wharncliffe Road South is part of King's Highway 4, a major collector highway that passes through the heart of Southwestern Ontario (Bevers 2013). The highway was established in 1920 and is still currently in use. Its southern terminus is Highway 3 (Talbotville Royal) and its northern terminus is Highway 8 (Clinton). Highway 4 serves Elgin, Middlesex, Huron, and Bruce and Grey Counties. Considerable portions of Highway 4 were lost in 1998 when nearly 68% (or 175 km) of this highway was downloaded to municipalities (Bevers 2013). The downloaded sections of Highway 4 retained their original route number after 1998 but are now known by local municipal street and county road names. This is the case with Wharncliffe Road South, which was historically part of Highway 4 until 2017. Wharncliffe Road/Highway 4 connected Lambeth to the City of London via the Highway 2 Junction (Bevers 2013).

### 3.3.5 20th Century Development

The City of London's boundaries were relatively stable during the first half of the 20$^{th}$ century. Following this, the City annexed a number of smaller communities during the 1950s and onward to accommodate the City's growing population (Curtis 1992). London annexed the Town of Westminster in 1993. This annexation added several thousand more residents to the city and made London one of the geographically largest urban municipalities in Ontario (Chip 2007). The 2016 census indicated that the population of the City of London was 383,822 and that the total number of private dwellings was 175,558 (Statistics Canada).

### 3.3.6 Property History

The Study Area is situated on Lot 34, Concession 2, in the former Township of Westminster. The 1862 *Tremaine's Map of the County of Middlesex* demonstrates that the ownership of Lot 34, Concession 2 was divided by Wharncliffe Road South, which runs through the northern half of the lot in a general northeast-southwest direction (Figure 3). The Tremaine map shows that the northern portion of the lot was owned by Samuel Fraser and the southern portion of the lot was owned by Donald Fraser. The 1878 *Map of the Township of Westminster* demonstrates that the northern portion of the lot was owned by Samuel Fraser and the southern portion of the lot was

owned by Robert Fraser (Figure 4). Both the 1862 and 1878 maps show a farmhouse in the southern portion of the lot, in roughly the same position as the current residence on the property.

To establish the land-use history of the property, land registry data for Lot 34, Concession 2, in the Township of Westminster were reviewed. The land registry data show that the northern section of the lot included 85 acres of land while the southern portion included 112 acres. Since the typical lot size in the Township of Westminster was 200 acres, it is assumed that the missing three acres form the Wharncliffe Road South right-of-way. The current Study Area is located in the southern portion of Lot 34, Concession 2, which is comprised of 112 acres. Accordingly, the discussion of the property history below focuses on the southern portion of this property.

As identified above, the 1862 *Tremaine's Map of the County of Middlesex* shows that the southern portion of Lot 34, Concession 2 was owned by Donald Fraser. Census records from 1842, 1851, 1861, 1871, and 1881 were reviewed to retrieve information on members of the Fraser family. No information was found in the 1842 census, but Donald Fraser is listed in the 1851 census. The 1851 census determined that Donald Fraser (age 48) was born in Scotland and his wife, Jane Fraser (age 42), was born in Ireland. Donald is a listed as a farmer belonging to the Church of Scotland while Jane is listed as a member of the Presbyterian church. Together they had ten children, of which the oldest two were born in Ireland and the others were born in Upper Canada. Both Samuel age 21, and William age 20 are listed as being labourers. The other children include Jane (age 17), John (age 15), Robert (age 12), Mary (age 12), Ely (age 8), Donald (age 6), David (age 4), and male baby Fraser (age 1).

The agricultural census of 1851 lists Donald Fraser as the owner of 200 acres on Lot 34, Concession 2. Fifty acres were under cultivation, 39 acres were under crops, 10 were under pasture, one under gardens or orchards, and 150 under wood or wild. Ten acres of wheat produced 200 bushels, four acres of barley produced 10 170 bushels.

The personal census of 1861 lists Donald Fraser as a 57-year-old farmer, born in Scotland and married to 50-year-old Jane Fraser, born in Ireland. The children listed in this census are Robert Fraser (age 23), Mary Fraser (age 18), Donald Fraser (age 15), David Fraser (age 13), and Martin S. Fraser (age 10). The house is described as a one family, two-storey brick home. This is the first record of a dwelling on the property.

In the 1871 census, a search for Donald Fraser in Middlesex county, Township of Westminster had no results, however, by this time, his eldest son Samuel Fraser owned the lot. A search for Samuel Fraser also yielded no results, however a result for S.M. Fraser (age 40) born in Ireland matches the description of the son of Donald Fraser. He is listed as a farmer and married to a 30-year-old woman listed as E. Fraser, born in Ontario. Both are Presbyterian.

The 1881 census for the Fraser family has William Fraser, an unmarried 47-year-old, who was born in Ireland, listed as a farmer at this time, rather than a labourer as listed in the 1851 census. His 50-year-old brother Samuel is also listed as farmer, married to 40-year-old Elisabeth Fraser and their unmarried brother Robert, age 40, is also listed as a farmer.

The land registry data shows that Donald and Jane Fraser deeded the north portion (85 acres) of Lot 34, Concession 2 to Samuel Fraser in 1866. The southern portion (112 acres) of the property was deeded to Robert Fraser in 1872. This is reflected in the 1878 *Map of the Township of Westminster* where Robert Fraser is depicted as the property owner for the southern portion of the lot. Robert Fraser sold the property to William Bates in 1910. William Bates and his wife owned the property for one year before selling it to John Weld in 1911. The 1913 *Topographic Map of St. Thomas* shows that a brick house surrounded by trees was located on the property at this time (Figure 5). The current main residence on this property was likely constructed by John Weld between 1911 and 1913 since a brick structure is shown in the location of the current residence on the 1913 *Topographic Map of St. Thomas*. John Weld is the son of William Weld. William Weld was well known as an entrepreneur and expert in Ontario's agricultural industry during the second half of the 19$^{th}$ century. A history of William Weld, the William Weld Company, and his son John Weld, are provided below in Section 3.3.6.1 of this repot. John Weld owned the property until 1921 when he granted it to the William Weld Company Ltd. The William Weld Company Ltd. retained the property from 1921 until 1962. During this time the Weld experimental farm was run on the property. An aerial photo from 1954 demonstrates that the current layout of the property was in place by this time, including the long tree-lined driveway, tree lines around the house, position of buildings on the property, and circulation routes/work area at the centre of the property (Figure 6). A large orchard, which is no longer extant, is shown in the southwest portion of the property on the 1954 aerial photograph.

In 1962, the property was granted to Mellville L. of Ronald Richardson trustees. The property then changed ownership from Melville L. Richardson and Ronald Richardson trustees to Brydenville Investors Ltd. in 1968. Bryden Investors Ltd. subsequently granted the property to Floyd Gratton Enterprises Ltd. in 1968. Floyd Gratton Enterprises Ltd held onto the property until 1982 when it was sold to Jean A. Arroyas and Danielle A. Arroyas. Franck Arroyas, the son of Jean and Danielle, is the current owner of the property. Background research determined that a fire occurred on the property in 1994, which destroyed four buildings on the property, including the original barn (Appendix B). The news article notes that the main house and another small building were saved from the flames.

Table 2, below, provides a list of ownership for Lot 34, Concession 2, Township of Westminster from January 1866 to 1992. Entries where the Study Area changes ownership are highlighted in light grey. Illegible entries are indicated by a question mark (?).

| Table 2: Land Registry Data for Lot 34, Concession 2 | | | | | |
|---|---|---|---|---|---|
| **Number of Instrument** | **Dated** | **Registered** | **Grantor** | **Grantee** | **Quantity** |
| 5726 C(?) | 29 January 1866 | 13 January 1869 | William Fraser (?) | S.M. Fraser | 85 |
| 7407 Power of Attorney | 9 July 1872 | 16 November 1872 | Jane Fraser (?) | J.H. Fraser | 200 |
| 7408 Deed | 24 August 1872 | 16 November 1872 | S.M. Fraser | Robert Fraser | 112 |
| 7409 Deed | 24 August 1872 | 16 November 1872 | R.M. Fraser | Samuel. M Fraser | 85 |
| 7410 Mortgage | 24 August 1872 | 16 November 1872 | R.M. Fraser | James H. Fraser | 112 |
| 14010 D (?) of 7410 | 04 December 1883 | 26 March 1884 | James H. Fraser | Robert M. Fraser | |
| 23174 Bargain and sale | 02 April 1909 | 02 April 1909 | Samuel M. Fraser and wife | Annie F. Hooke | 85 |
| 24430 Bargain and sale | 01 April 1910 | 01 April 1910 | Robert M. Fraser | William J. Bates | 112 |
| 24891 Bargain and sale | 21 March 1911 | 21 March 1911 | William J. Bates and wife | John Weld | 112 |
| 25332 Bargain and sale | 20 April 1912 | 01 May 1912 | (Annie F. and John V. Haske) | John and Alexander McKenzie | 85 |
| 27865 Bargain and sale | 11 March 1915 | 15 March 1918 | John McKenzie and Alexander McKenzie | Charles Walter Parsons | 85 |
| 29666 Grant | 16 March 1921 | 18 March 1921 | John Weld(?) | William Weld Company Limited | 112 |
| 45513 By-Law | 03 September 1947 | 23 September 1947 | Township of Westminster | Re. urban development area | |
| 187 Misc. | N/A | 17 August 1949 | (?) widening highway no.2 | | |
| 48980 By-law | 15 December 1949 | 28 December 1949 | Township of Westminster (?) and (?) | | (?) |
| 240 Misc. | N/A | 08 January 1952 | City of Middlesex Re. Road improvements | | |
| 59466 Grant | 28 December 1954 | 31 December 1954 | Charles W. Parsons (?) | (?) Charles W. and Edna L, Parsons | (?) |
| 96374 Misc. | N/A | 11 July 1957 | Preliminary assumption plan (?) acquiring jurisdiction and control county road 37 | | |
| 10052 Misc. | N/A | 22 November 1957 | Expanding re. highway #2 | | |

| Table 2: Land Registry Data for Lot 34, Concession 2 | | | | | |
|---|---|---|---|---|---|
| **Number of Instrument** | **Dated** | **Registered** | **Grantor** | **Grantee** | **Quantity** |
| 111189 Misc. | N/A | 15 September 1958 | (?) Re Highway # 135 | | aol |
| 135987 Misc. | N/A | 09 June 1960 | Re Highway #2 | N/A | |
| 149353 Misc. | N/A | 09 May 1961 | Re highway #135 | | |
| 168180 Misc. P.3298-15 | N/A | 19 (?) 1962 | Highway plan Re highway 135 | | aol |
| 195932 By-law 643 | 03 February 1964 | 03 April 1964 | Subdivision control | | aol |
| 223464 Grant | (?) October 1965 | 15 October 1965 | William Weld Co. Ltd | Mellville L. of Ronald Richardson trustees | |
| 264927 Grant | 16 February 1968 | 28 February 1968 | Melville L. Richardson and Ronald Richardson trustees | Brydenville Investors Ltd. | |
| 266281 Grant | 16 February 1968 | 29 March 1968 | Brydenville Invests Ltd | Floyd Gratton Enterprises Ltd. | (?) |
| 269025 Eas(?) | 10 April 1968 | 28 May 1968 | Charles W. and Edna | The Union Gas Co. of Land Ltd. | |
| 33R297 Deposited | N/A | 12 October 1971 | Reference plan | | |
| 337630 Grant | 08 December 1971 | 05 January 1972 | Charles W. Parsons and Edna L. Lawson | The corp. (?) country of Middlesex | |
| 379866 Grant | 12 October 1973 | 16 October 1973 | Charles W. Parsons and Edna L. Lawson formerly Edna L. Parson | John Bierens (?) | |
| 495105 Grant | 26 September 1977 | 04 October 1977 | Charles W. Parsons and Edna L. Lawson formerly Edna L. Parson | Joseph Lencses | |
| 526303 Grant | 20 September 1978 | 27 September 1978 | Joseph Lencses, Et ux | John Gilvesy and C. H. Campbell Developments Inc. | |
| 565215 Notice | 15 January 1980 | 18 January 1980 | Re Land titles | Brydenville Investments Ltd. | |
| 569802 Certificate | 28 February 1980 | 10 April 1980 | Re Land titles | Brydenville Investments Ltd. | |
| 588797 Deposit | N/A | 13 January 1981 | N/A | N/A | |
| 591915 Notice of lease | 16 March 1981 | 16 March 1981 | John Bierens | Dimar Holding Ltd. | |

| Table 2: Land Registry Data for Lot 34, Concession 2 | | | | | |
|---|---|---|---|---|---|
| **Number of Instrument** | **Dated** | **Registered** | **Grantor** | **Grantee** | **Quantity** |
| 625981 Grant | N/A | 11 March 1982 | Floyd Gratton Enterprises Ltd | Jean A. Arroyas<br>Danielle A. Arroyas | |
| 703986 Grant | N/A | 28 June 1985 | John Gilvesy<br>C. H. Campbell Developments Inc. | MGD Holdings Ltd | |
| 714482 Grant | N/A | 28 October 1985 | MGD Holdings Inc | 641874 Ontario Ltd | |
| 833249 Transfer | N/A | 18 April 1989 | John Bierens Cornelius Estate | Johanna Bierens Cornelius | |
| 896923 Transfer | N/A | 24 September 1991 | Westbury International Corp. | Westbury International (1991) Corp. | |
| 912976 Charge | N/A | 20 May 1992 | Westbury International (1991) Corp. | The Toronto Dominion Bank | |

#### *3.3.6.1 William Weld and the William Weld Company Limited*

William Weld was an entrepreneur, editor publisher and advocate for the agricultural industry in Ontario during the latter half of the 19th century. He was an active farmer for 21 years before establishing the *Farmer's Advocate and Home Magazine* ("The Advocate") in 1866, which became the dominant agricultural journal in Ontario. The Advocate was published for 99 years from 1866 to 1965.

Weld was born in Wiltshire England, was educated privately, and immigrated to Ontario in 1844 at the age of 19. Weld travelled the sparsely settled frontier of Ontario in the 1840s eventually meeting Agnes Johnston in Delaware, Ontario where they established a farmstead on the Thames River and raised nine children (Western Fair District 2011).

Weld became a prosperous farmer and was an educated, ambitious, and intellectually curious man. He applied the latest techniques from agricultural journals of the time to practical problems in Canadian farming. He became well known for being a breeder of superior livestock, including Shorthorn and Ayrshire Cattle as well as Lincoln and Leister Sheep (Western Fair District 2011).

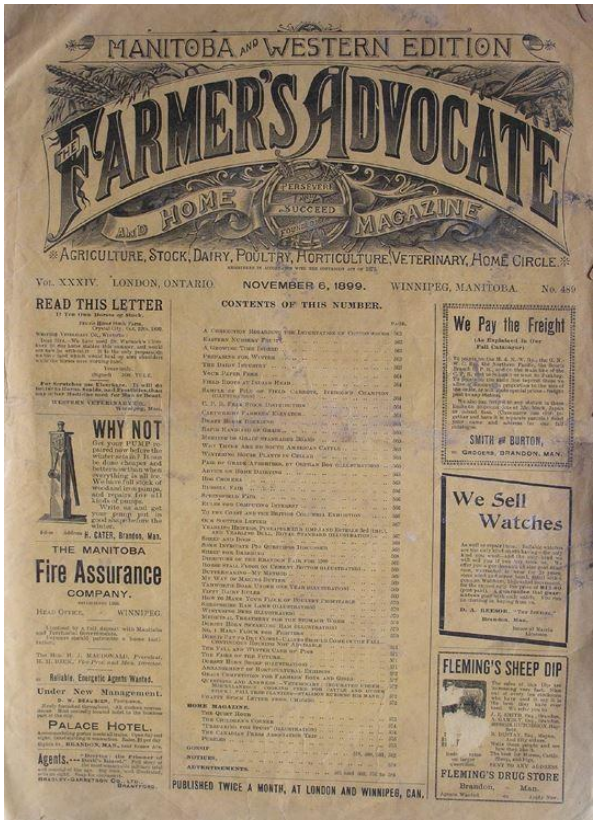
As Weld's influence as an authority on agriculture grew regionally, he made the move from a local expert to a journalist and editor when he founded the *Farmers' Advocate and Home Magazine* in 1866. The original location of the publishing house was in downtown London at 360 Richmond Street (Curnoe 2011). The magazine was published here from 1876 until 1920 when the magazine office moved to 122 Carling Street (Curnoe 2011). This magazine carried informative articles on agricultural techniques and also sported a women's page, children's page and a fiction section aimed at the rural reader. By the 1880's Weld's magazine had a readership of 17,000 a month and

beginning in 1891 a Western edition began to be published in Winnipeg, Manitoba (Western Fair District 2011).

Weld was a tireless advocate for improvement of livestock and better farming methods, including encouraging the move to a more diverse style of agriculture. Weld eventually became an influential friend of John Carling, encouraging Carling to start the Ontario School of Agriculture (O.A.C), which opened in 1874. Weld advocated for government subsidised experimental farms to be opened based on the success of his experimental farm in London and as of 1886 the programme that lead to the creation of five experimental farms across Canada was initiated (Western Fair District 2011).

Weld was known an innovative visionary and the most well-known agricultural journalist of his time. William Weld died in 1891 as the result of a plumbing related incident at his home. He was inducted into the Ontario Agricultural Hall of Fame in 1984 (Ontario Agricultural Hall of Fame 2019) and was inducted into the Middlesex County Agricultural Hall of Fame in 2011 (Western Fair District 2011; Western Fair District 2019).

**Plate 1: Photo of William Weld (Western Fair District 2011)**


MANITOBA AND WESTERN EDITION

THE FARMER'S ADVOCATE AND HOME MAGAZINE

AGRICULTURE, STOCK, DAIRY, POULTRY, HORTICULTURE, VETERINARY, HOME CIRCLE.

Vol. XXXIV. LONDON, ONTARIO. NOVEMBER 6, 1899. WINNIPEG, MANITOBA. No. 489

READ THIS LETTER

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FLEMING'S DRUG STORE Brandon, Man.

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**Plate 2: The Advocate (1899) (Canadian Magazine 1899)**

Following his death, William's son, John Weld, assumed control of the William Weld Company Limited (Plate 3). John Weld was born in 1854 and remained in school until the age of 15. He then went to *The London Free Press* printing plant and became the foreman at 21 years old (Irwin 1931). John worked at several plants in New York, including *The New York Sun* and eventually returned to London to work on circulation and advertising of *The Advocate*. Following the death of his father, he became the general manager of *The Advocate* in 1891. John Weld purchased the property at 1352 Wharncliffe Road South in 1911 and moved the experimental farm to this location. Based on historical mapping, the main residence was built between 1911 and 1913 and the property became known as "Weldwood Farm" (Plate 4 and Plate 5). John Weld became a successful publisher and by 1931 he was the manager of the William Weld Publishing Company, president of the London Printing and Lithographing Company, president of the Bryant Press, Toronto, and president of The Farmer's Advocate Press of Winnipeg (Irwin 1931). His success was attributed to his ability to select 'capable men' (Irwin 1931).

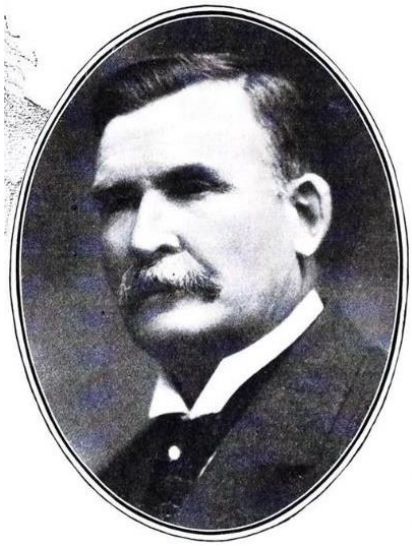

**Plate 3: Photo of John Weld (Irwin 1931)**

**Plate 4: Photo of 1352 Wharncliffe Road South, circa 1993 (City of London 1931)**

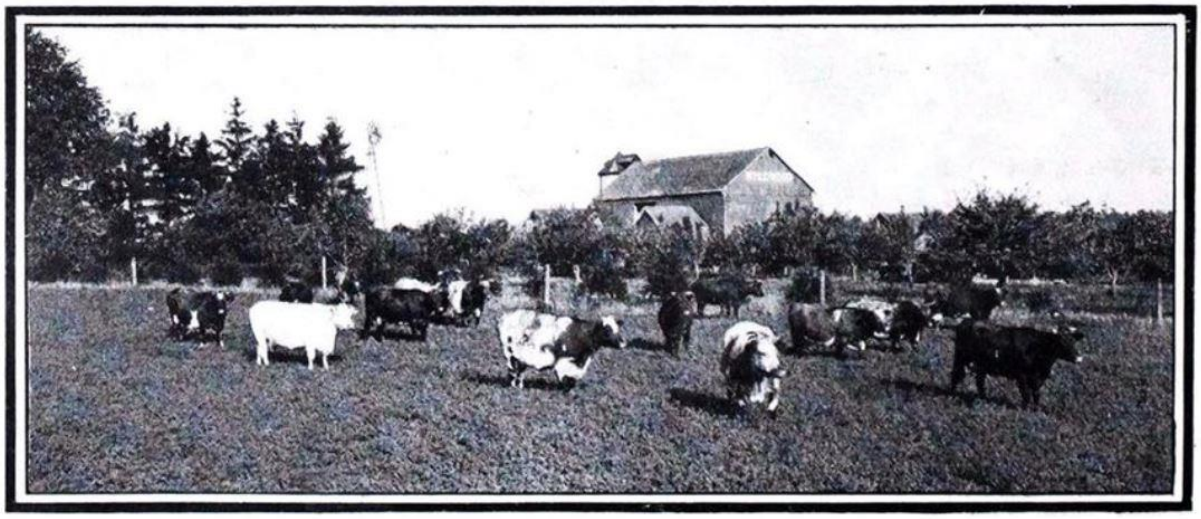

**Plate 5: Weldwood Farm circa 1931 showing a pasture, orchard, tree line, and original barn (Irwin 1931)**

# 4.0 Existing Conditions

## 4.1 Property Context

The Study Area, 1352 Wharncliffe Road South, is a rectangular shaped property that is located on the south side of Wharncliffe Road South. The property is bordered by Wharncliffe Road South on the north, agricultural fields on the east and south, and land under development to the west.

Wharncliffe Road South runs in a general northeast-southwest direction. In the vicinity of the Study Area, Wharncliffe Road South was recently re-paved and consists of two lanes of northeast-bound and southwest-bound traffic, turning lanes, concrete medians, and concrete sidewalks (Plate 6 and Plate 7). A new road, Bradley Avenue West, is located across from the driveway to the Study Area on the west side of Wharncliffe Road South (Plate 8). This road was constructed between 2017 and 2018 and is bordered by recent residential development that was constructed between 2015 and 2019.

The Study Area is bordered by an agricultural field to the east and south (Plate 9). This agricultural field appears to be actively cultivated and was planted with corn at the time of the field review. The west side of the Study Area is bordered by a property that is currently under development. Formerly agricultural fields, these lands are now stripped and leveled (Plate 10 and Plate 11).

With the exception of the agricultural fields located to the east and south, the landscape context of the Study Area is highly altered with new development located to the north and property under development located to the west.

**Plate 6: Southwest view of Wharncliffe Road South from the Study Area**

**Plate 7: Northeast view along Wharncliffe Road South from the Study Area**

**Plate 8: View of Bradley Avenue West from the driveway of 1352 Wharncliffe Road South**

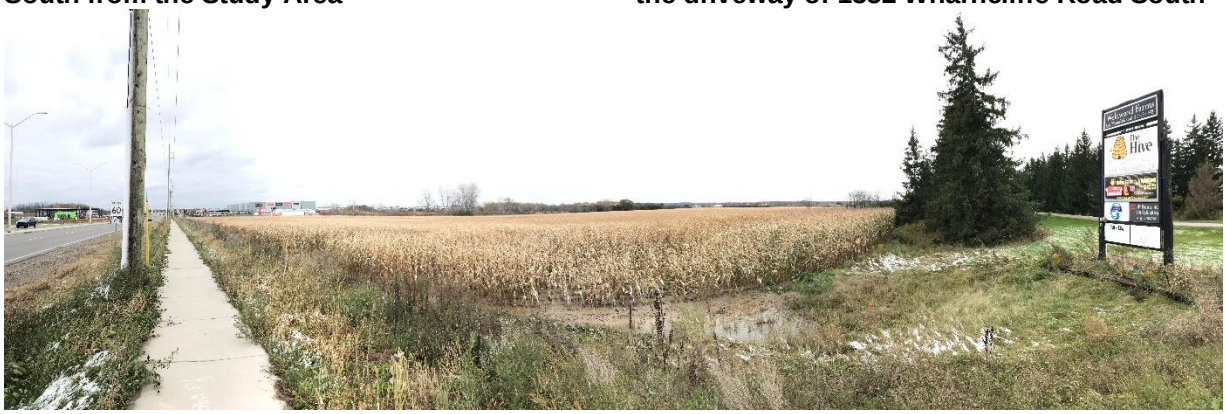


**Plate 9: East view of the field located on the east side of the Study Area**

**Plate 10: North-northwest view of the west property line showing property under development located to the west (left)**

**Plate 11: North-northwest view of the west property line showing the barn (right), residence (middle), and property under development (left)**

## 4.2 1352 Wharncliffe Road South

### 4.2.1 Landscape Setting

The Study Area consists of a rectangular parcel of land that extends south of Wharncliffe Road South in a roughly north-northwest/south-southeast direction. The entrance to the property from Wharncliffe Road South features two brick pillars and a metal gate (Plate 12). The brick pillars and gate are relatively new and does not appear to be historically related to the property. The property includes a long, tree-lined driveway that leads from Wharncliffe Road South to the main residence, other buildings, and parking lot (Plate 13 and Plate 14). The tree-lined driveway is approximately 250 metres long and is paved with asphalt and bordered with grass strips. The original printing press for *The Advocate*, now repurposed as a sign, is located on the west side of the driveway, approximately 50 metres from the main residence (Plate 15).

The main residence is on the west side of the driveway and is the first building that is encountered when travelling south along the driveway (Plate 16). There are a number of landscape elements in the vicinity of the main entrance, including a front pathway bordered by plantings and trees (Plate 17 and Plate 18), tree lines (Plate 19), a fenced pool (Plate 20), and a pathway leading to the rear entrance on the south elevation (Plate 21). The main residence is generally surrounded by lawns with scattered trees to the north and west.

A secondary residence is located on the east side of the tree-lined driveway, approximately 40 metres east-southeast of the main residence (Plate 22). This residence is bordered by a treeline on the north (Plate 23) and a lilac shrub on the south (Plate 24). An open area with a fire pit, small shed, and scattered trees is located to the east and south of the secondary residence (Plate 25).

The centre of the property includes a large barn-style building, outbuildings, circulation routes, and a parking lot (Plate 26 to Plate 28). The space between the buildings and parking lot effectively functions as an outdoor work area and is likely a remnant of the experimental farm period of the property (Plate 29 and Plate 30). An open area with pear trees from a remnant orchard is located

on the east side of the parking lot (Plate 31). A broad pasture tree is located along the rear property line (Plate 32).

The rear of the property includes mown paths that serve as informal circulation routes, an informal storage area for vehicles and equipment, and a radio tower (Plate 33 and Plate 34). The west side of the property is comprised of a circulation route and work area (Plate 35).

The locations of the existing buildings and landscape elements within the property are depicted in Figure 7.

**Plate 12: Gate and pillars at the entrance to 1352 Wharncliffe Road South**

**Plate 13: South-southeast view of the long, tree-lined driveway**

**Plate 14: South-southeast view of the end of the driveway and beginning of use area/parking lot**

**Plate 15: Printing press in relation to the tree-lined driveway**

**Plate 16: View of the main residence from the tree-lined driveway**

**Plate 17: Pathway and plantings at the front (north) of the main entrance**

**Plate 18: Pathway, lawn, and trees on the north side of main residence**

**Plate 19: Tree-line on the east side of the main residence**

**Plate 20: Pool on the west side of the main residence**

**Plate 21: Pathway leading the rear entrance on the south elevation of the main entrance**

**Plate 22: Photo showing the spatial relationship between the main residence (left) and secondary residence (right)**

**Plate 23: Tree line on the north side of the secondary residence**

**Plate 24: Lilac shrub on the south side of the secondary residence**

**Plate 25: Photo showing the spatial relationship between the barn-style building (left) and secondary residence (right)**

**Plate 26: Photo showing the centre of the property from the secondary residence showing circulation routes, an outbuilding and barn-style building (left) and the main residence (right)**

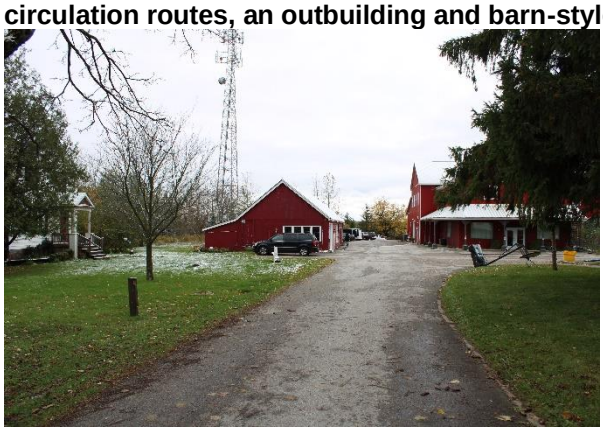

**Plate 27: South-southeast view of the centre of the property showing barn-style building and outbuildings**

**Plate 28: West-southwest view of the intersection of circulation routes between the main residence, secondary residence, and work area**

**Plate 29: North-northwest view of the work area with the barn-style building (left) and outbuildings (right)**

**Plate 30: Southwest view of the work area showing the parking lot, outbuilding, and radio tower**

**Plate 31: Pear trees that are a remnant of the orchard**

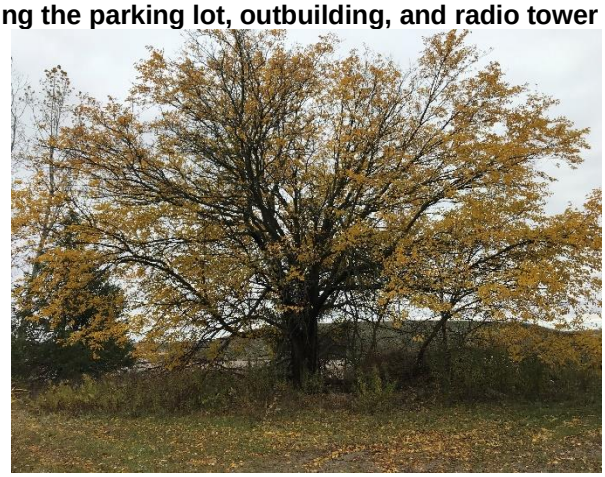

**Plate 32: Pasture tree at the rear of the property**

**Plate 33: North-northeast view from the rear of the property showing the barn-style building, outbuildings, and work area (left) and the radio tower (right)**

**Plate 34: Informal circulation route and storage area at the rear of the property**

**Plate 35: Circulation route and work area along the west property line**

### 4.2.2 Residence Exterior

The main residence on the property, 1352 Wharncliffe Road South, is a two storey Vernacular residence with Arts and Crafts style influences. Arts and Crafts was a popular social movement and building style at the beginning of the 19th century that rejected the mass produced goods and building styles of the industrial era and instead focused on creating well-crafted objects and buildings that reconnected people to nature (Ontario Architecture 2016). Arts and Crafts architecture typically used high-quality materials and craftsmanship on building interiors and exteriors (Ontario Architecture 2016).

The building at 1352 Wharncliffe Road South is two-and-a-half storeys with a rectangular plan and an attached car port on the east elevation. The building is clad in brick laid out in a stretcher bond that has been painted white. The front façade (north elevation) of the building is asymmetrically arranged and contains the main entrance and a two-storey verandah (Plate 36). The second storey of the verandah is covered by an overhang. The roof of the north elevation includes a shed-style dormer with dormer windows and is clad in fish-scale shingles (Plate 37 and Plate 38). The north elevation also includes a two-storey covered verandah that is supported by Tuscan-style columns (Plate 39). The second storey includes two windows and a door that is offset slightly to the left (east). The first storey includes a bay window on the left (east), centred front entrance, and a window on the right (west). All windows and doors on the north elevation have black wood shutters. Windows on the north elevation are wood sash one-over-one with simple structural openings. The second storey door is made of paneled wood and includes a six-pane light. The front entrance is centred on the first storey and includes a paneled wood door with single glass pane and matching storm door (Plate 41). The north entrance to the car port is located on the north elevation (Plate 42). The car port is one-storey brick structure with a mansard flat roof, rollback garage doors, and windows on the east elevation.

The east elevation of 1352 Wharncliffe Road South includes the gable end/short façade of the residence and the car port (Plate 43). A mature treeline borders the east elevation of the residence, which limits visibility of this building elevation. The gable of the east elevation includes wood sash one-over-one windows that are bordered by black shutters. The gable is clad in vertical board that is painted white and black to resemble half-timbering (Plate 44). The second storey of the east elevation includes two symmetrically placed windows that face over the car port. The east elevation of the car port includes two large windows (Plate 45).

The south elevation of the main residence includes three interior chimneys, a projecting roofline, two entrances, and windows with semi-circular transoms (Plate 46). The building has three interior chimneys: a single stack, double stack, and triple stack (Plate 47). The single and double stack chimneys are located on the west side of the building and are clad in buff brick. The triple stack chimney is located on east side of the building and has a parged stack. The roof on the south elevation is clad in asphalt fish-scale shingles and includes an angled projection that forms a closed second storey sunroom (Plate 48). The first storey of the south elevation includes two entrances and four windows. The entrance on the west side of the building consists of a door with a semi-circular structural opening and flanking windows with semi circular transoms (Plate 49). All semi-circular structural openings are formed with header voussoirs (Plate 50). The west side entrance is accessed via stairs with an open railing on the west. A second entrance is located roughly in the centre of the building and has a plain concrete or stone lintel (painted white), a flat transom with two lights, and a new/replaced door. The south elevation also includes the car port, which has a glass door, windows, and rollback garage door (Plate 51).

The west elevation of the main residence is the gable end/short façade of the structure with the profiles of the two-storey verandah, second storey sunroom, and rear entrance with semi-circular windows visible (Plate 52). Like the east elevation, the gable of the west elevation has projecting eaves and is clad in vertical board that is painted black and white (Plate 53). A casement window with black shutters is centred in the gable. The second storey of the west elevation has two sash one-over-one windows with black shutters. The first storey has a bay window on the left (north) with a hipped roof, plain lintels, and plain lug sills (Plate 54). Th south half of the first storey includes a sash-one-over-one window with black shutters and an entrance with a semi-circular structural opening to the closed porch (Plate 55).

**Plate 36: Front façade (north elevation) of 1352 Wharncliffe Road South**

**Plate 37: Shed style dormer on the north elevation (front façade)**

**Plate 38: Fish-scale shingles on the roof of 1352 Wharncliffe Road South**

**Plate 39: Two storey verandah on the north elevation of the main residence**

**Plate 40: Examples of Tuscan-style columns supporting the two-storey verandah on the north elevation**

**Plate 41: Front entrance and verandah columns on the north elevation (front façade)**

**Plate 42: North entrance to the car port**

**Plate 43: East elevation of 1352 Wharncliffe Road South**

**Plate 44: Gable end on the east elevation showing two sash-windows with shutters and vertical cladding**

**Plate 45: Windows on the east elevation of the car port**

**Plate 46: South elevation of the main residence**

**Plate 47: Three interior chimneys on the south elevation**

**Plate 48: Fish-scale shingles angled roof project that forms a secondary sunroom**

**Plate 49: West entrance on the south elevation with semi-circular structural openings**

**Plate 50: Window with semi-circular transom and header voussoirs**

**Plate 51: South elevation of the car port showing glass door, windows, and rollback garage door**

**Plate 52: West elevation of the main residence**

**Plate 53: Projecting eaves and vertical board painted white and black on the west elevation**

**Plate 54: First storey bay window on the west elevation**

**Plate 55: West elevation showing the south side of the first storey**

### 4.2.3 Residence Interior

The interior of the main residence is exceptionally intact and includes the majority of original Arts and Crafts influenced finishes and architectural details. The main residence retains its original hardwood doorframes, railings, doors, hardware, tiles, floors, and fireplaces throughout. On the first floor, the main entryway consists of a hallway with a stairway to the second floor (Plate 56 and Plate 57). The stairway has moulded posts, square bannisters, and a brass mounted glass globe on a moulded post near the front door (Plate 58, Plate 59, and Plate 60). The hallway also features a brass register with a floral and bee motif (Plate 61). A sitting room with a terra cotta tile floor, fireplace, bay window, and ceiling with moulded wood beams is located on the right (west) side of the main entryway (Plate 62). A large sitting room is located on the left (east) side of the main entryway. This sitting room has a large bay window on the north wall, one-over-one sash window on the east wall, and a fireplace on the east wall (Plate 63 and Plate 64). The front sitting room is connected to a rear dining room through a structural opening (Plate 65). The dining room and sitting room have matching fireplaces that are connected through an internal chimney. The fireplaces have highly decorative marble surrounds, cast-iron inserts, and green floor tiles (Plate 67, Plate 68, and Plate 69). The dining room also includes a built-in display cabinet and brass doorbell chimes (Plate 70 and Plate 71). The kitchen is located at the rear of the house, on the west side of the dining room. The kitchen has been recently updated with new cabinets (Plate 72). A 'Heartland Sweetheart Wood Cookstove' is located in the kitchen (Plate 73).

The second floor of the main residence is accessed by a central staircase in the main entryway (Plate 74). The second floor landing is carpeted and is bordered by multiple doors that lead to bedrooms and workspaces (Plate 75 and Plate 76). An updated bathroom is located at the top of the landing, across from the stairs leading to the first floor (Plate 77). Some bedrooms were locked at the time of the property inspection but the front (west), front (east), rear (west), and rear (east)

bedrooms were open (Plate 78 to Plate 81). A linen closet with built-in drawers and an exterior door leading to the covered verandah on the north side of the house are located on the second floor landing (Plate 82 and Plate 83). All bedrooms have similar architectural finishes that include: wood door frames with curved headers, dentils, and neck bands (Plate 84); five-panel doors with brass hardware (Plate 85); moulded baseboards (Plate 86), cast-iron registers with floral and bee motifs (Plate 87); window surrounds with curved headers, dentils, neck bands, and moulded aprons, (Plate 88 and Plate 89).

The attic is accessed via a staircase on the north side of the house (Plate 90). The attic is a large, open room with exposed wood joists (Plate 91 and Plate 92). An exposed interior chimney made of buff brick is located on the west side of the room (Plate 93). A sloped area with four wood frame windows is located in the north side of the attic (Plate 94) The windows in the attic are wood sash one-over-one with moulded wood trim, rosettes, and moulded aprons (Plate 95 to Plate 97). The attic has one bathroom and four closets that are situated in the sloped sections of the room (Plate 98 and Plate 99). The bathroom and the closets are all new and do not include original interior finishes.

The basement is accessed through an interior door on the first floor and through an exterior door on the south elevation. The basement has poured concrete floors and concrete block foundation walls (Plate 100). There are two sets of tongue-and groove doors at the base of the basement stairs, which lead to storage spaces (Plate 101). The basement has a narrow hallway that leads to a storage space with a metal sink (Plate 102). The basement has machine-cut joists, which confirm that the house was constructed in the early 20$^{th}$ century (Plate 103).

**Plate 56: Front hallway of the main residence**

**Plate 57: Main staircase to the second floor in the front hallway**

**Plate 58: Moulded post and square balustrade on the stairs to the second floor**

**Plate 59: Stair profile in the main entrance**

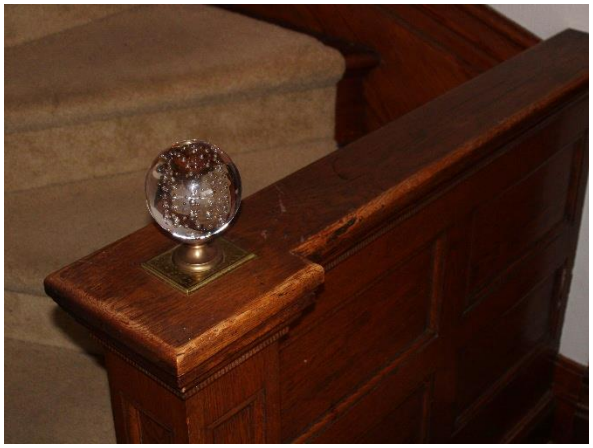

**Plate 60: Glass globe mounted on brass in the main entryway**

**Plate 61: Cast-iron register with floral/bee motif**

**Plate 62: Sitting room located on the right (west) side of the main entrance**

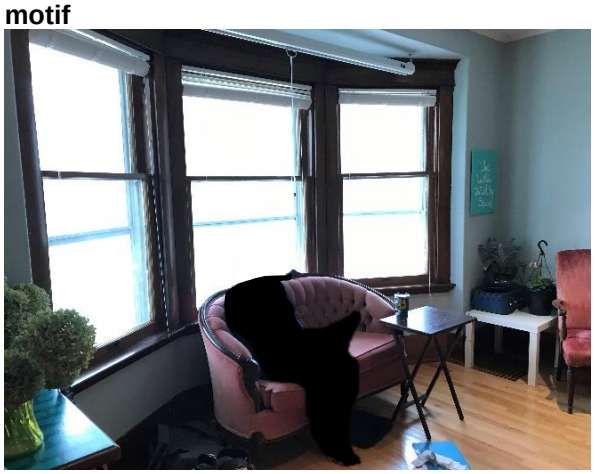

**Plate 63: Front (north) sitting room with bay window**

**Plate 64: Front (north) sitting room with window and fireplace**

**Plate 65: Opening between the font (north) sitting room and the dining room**

**Plate 66: Sitting room (left) and dining room (right) with matching fireplaces**

**Plate 67: Marble fireplace in the dining room**

**Plate 68: Detail of the marble fireplace**

**Plate 69: Example of tile floor surrounding the fireplace in the living room**

**Plate 70: Built-in display cabinet in the dining room**

**Plate 71: Doorbell chimes in the dining room**

**Plate 72: Updated kitchen in the main residence**

**Plate 73: Heartland Sweetheart Wood Cookstove in the kitchen**

**Plate 74: Second floor stairway leading to the main entryway**

**Plate 75: Second floor landing**

**Plate 76: Second floor hallway showing doors to bedrooms**

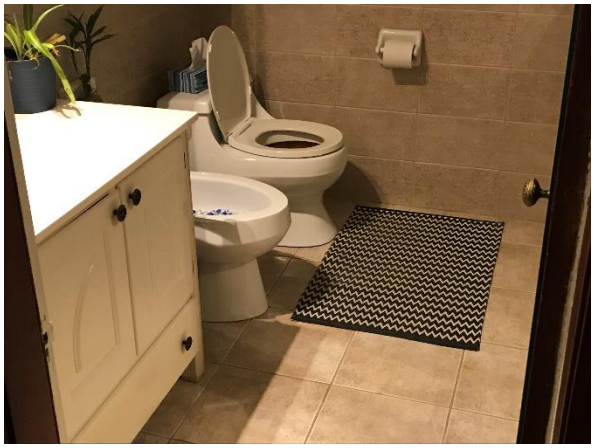

**Plate 77: Updated bathroom in the second floor**

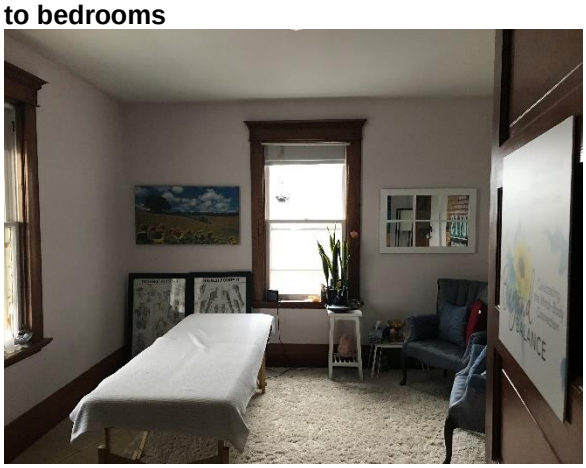

**Plate 78: Front (west) bedroom**

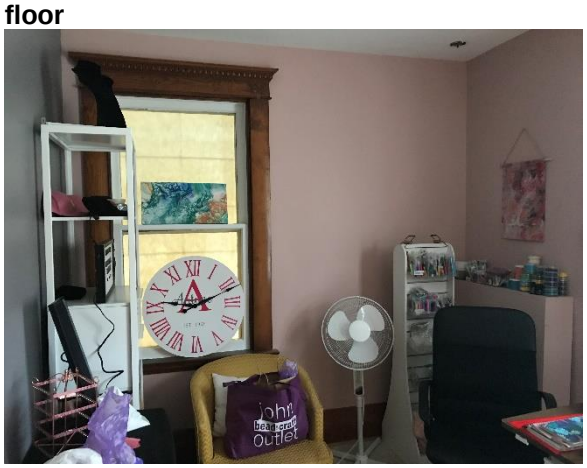

**Plate 79: Front (east) bedroom**

**Plate 80: Rear (west) bedroom, looking towards the hallway**

**Plate 81: Rear (east) bedroom with closed sunroom to right (south)**

**Plate 82: Linen closet with built-in drawers with brass pulls**

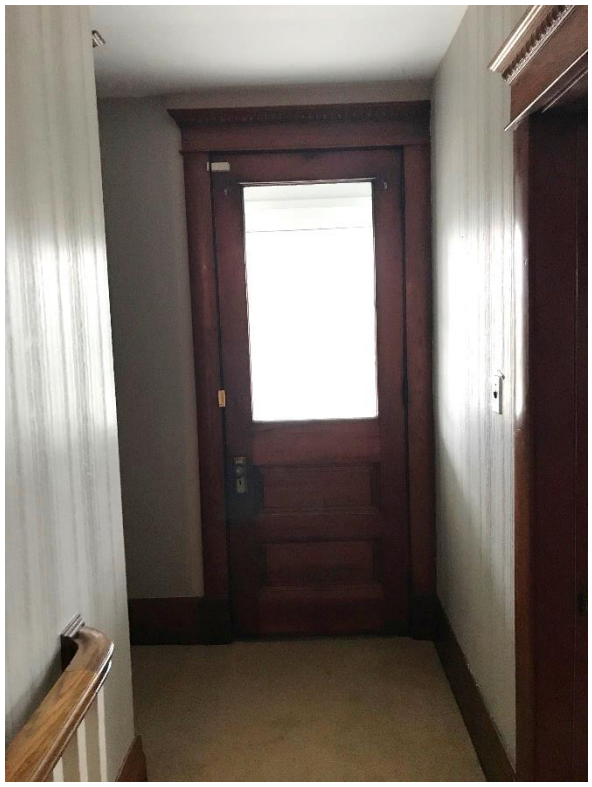

**Plate 83: Second floor exterior door leading to covered veranda on the north side of the house**

**Plate 84: Example of five panel door with brass hardware, and curved header with dentils and neck band**

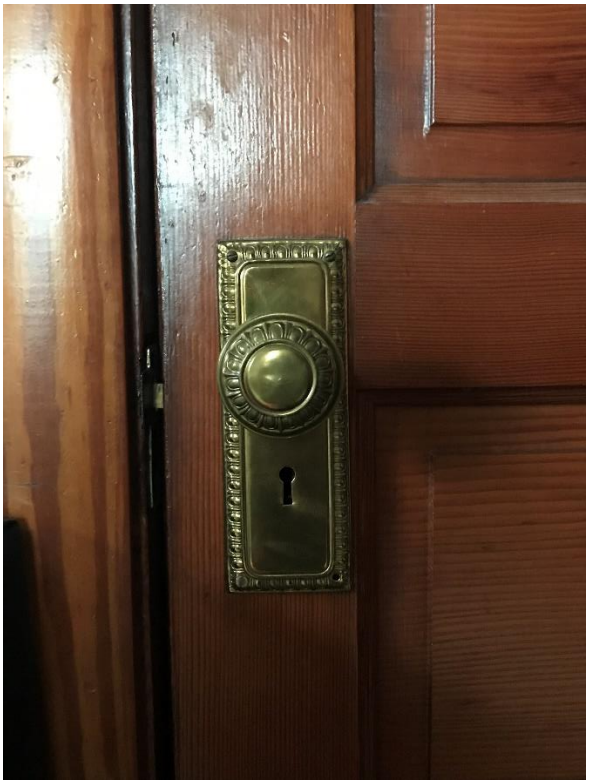

**Plate 85: Detail of brass door knob**

**Plate 86: Example of moulded base board in the second floor**

**Plate 87: Cast-iron register with floral and bee motifs on the second floor**

**Plate 88: Window surround with curved header, dentils, and neck band**

**Plate 89: Photo of wood sash one-over-one window with wood frame and moulded apron**

**Plate 90: Stairs leading from attic to second floor**

**Plate 91: Photo of the attic from the west side of the room**

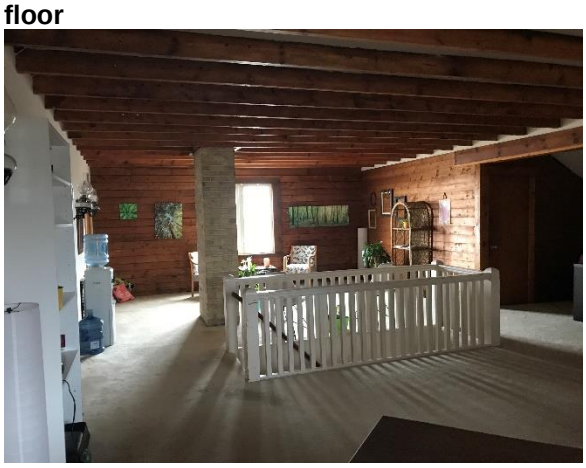

**Plate 92: Photo of the attic from the east side of the room**

**Plate 93: Exposed interior chimney made of buff brick in the attic**

**Plate 94: Wood frame windows in the shed-style dormer on the north side of the house**

**Plate 95: Sash one-over-one windows in the attic with original hardware**

**Plate 96: Window surround with rosette and moulded trim in the attic**

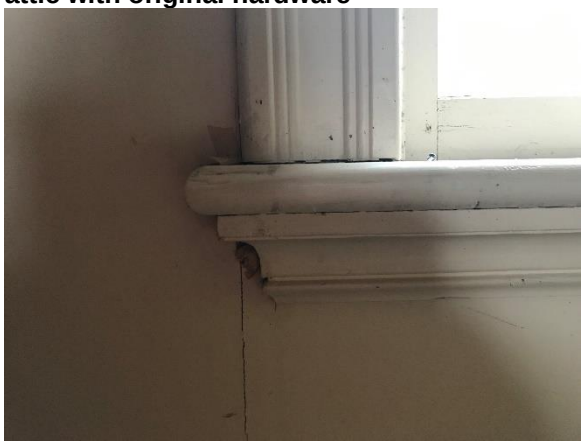

**Plate 97: Window surround with moulded apron in the attic**

**Plate 98: New bathroom in the attic**

**Plate 99: New closet in the attic**

**Plate 100: Poured concrete floor in the basement**

**Plate 101: Tongue-and-groove door and wall in the basement**

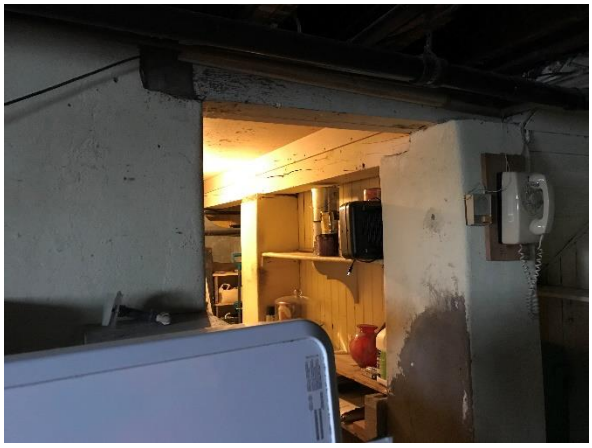

**Plate 102: Basement hallway and storage space**

**Plate 103: Machine-cut joists in the basement**

### 4.2.4 Historical Equipment and Fixtures

The Study Area contains pieces of equipment and farm-related fixtures that appear to date to the experimental farm period of the property. These are mostly located in the vicinity of the main residence and barn style building (Plate 104). The most significant piece of equipment on the property is the original printing press for *The Advocate*, which is currently situated on the west side of the driveway, approximately 50 metres north of the house (Plate 105 and Plate 106). The printing press has been re-purposed as a sign with a metal stand attached to the top. The manufactures stamp is visible on the side, which reads:

A.B. TAYLOR PATENT NEW YORK

Other farm related fixtures in the vicinity of the main residence include two matching horse tie outs at the north end of the driveway leading to the former carport. These consist of white metal rods with a horse head and tie ring (Plate 107). A concrete horse trough and associated hand

pump are located on the north side of this driveway, approximately 10 metres from the house Plate 108).

There are two pieces of original farm equipment on the north side of the barn (Plate 109). These include a horse tie out that is identical to the two near the main residence and a massive cast-iron cauldron (Plate 110 and Plate 111). The cauldron now serves as an impromptu planter but was likely once used as a multi-purpose vessel. The cauldron does not have any legs, so it is likely that it was originally set in a stand.

There are two cart wheels set in a concrete pad at the rear of the property (Plate 112). These wheels are relatively isolated from the other pieces of original farm equipment, which are grouped in the vicinity of the main residence and barn.

The locations of historical equipment and fixtures are depicted in Figure 7.

**Plate 104: North-northeast view of driveway showing the printing press (distance left), horse tie outs (middle), and horse trough (left)**

**Plate 105: Original printing press for the Farmer's Advocate, repurposed as a sign**

**Plate 106: Detail of the original printing press**

**Plate 107: Detail of horse tie out at end of driveway leading to the former carport**

**Plate 108: Horse trough and hand pump on the north side of the house**

**Plate 109: Horse tie out and cast-iron cauldron on the north side of the barn**

**Plate 110: Detail of the horse tie out on the north side of the barn**

**Plate 111: Cast-iron cauldron located on the north side of the barn**

**Plate 112: Wheels set in concrete at the rear of the property**

### 4.2.5 Other Buildings and Structures

The property contains several buildings in addition to the main residence including a secondary residence (1330 Wharncliffe Road South), a large barn-style building (1350 Wharncliffe Road South), office building at the rear of the property, a former outbuilding (now used as an artist studio), and small structure of unknown use

#### *4.2.5.1 Secondary Residence*

The secondary residence is a one-and-a-half storey vernacular building that has a rectangular plan, gable roof, and shed-style addition at the rear (Plate 113 to Plate 116). The building is clad in vinyl siding and has rusticated concrete block foundations. The exterior architectural elements are very simple and consist of plain window and door openings with vinyl or metal surrounds, wood shutters, and a concrete block porch with a portico that has a plain pediment and plain posts. The portico is clad in brown asphalt shingles. The front door is offset to the right and is a three panel door with six lights. All exterior windows and doors appear to be new/replaced. The interior of the secondary residence is highly altered with new floors, windows, and fixtures throughout (Plate 117). The kitchen and bathroom are likewise updated and do not retain original architectural details (Plate 118 and Plate 119). The house retains its original five-panel wood doors with glass and brass door knobs (Plate 120). The upstairs landing includes wood paneling and built-in shelving, which are possibly original (Plate 121). The basement has concrete floors, concrete block foundation walls, machine cut joists, and a machine cut summer beam (Plate 122). Overall, the secondary residence is highly altered and retains few of its original architectural elements. Based on available historical mapping, this building was constructed between 1913 and 1954 (see Figure 5 and Figure 6).

#### *4.2.5.2 Barn*

The centre of the property contains a large barn-style building that is roughly L-shaped and has a cross gable roof. The main entrance on the north entrance has an open verandah that is covered with a skirt roof supported by moulded posts and decorative brackets (Plate 125). The west half of the north elevation is banked, which provides vehicular access to the second story of the building (Plate 126). The east, south, and west elevations of the building include multiple entry points and windows (Plate 127). The building is in use as a store and workspace for multiple tenants. While this building has the appearance and footprint of a barn, it is relatively new and was constructed after the original barn was destroyed in a fire on the property in 1994 (See Appendix B). An archival photo from 1931 (Plate 5) depicts the original barn and confirms that the current structure does not date to the experimental farm period. Personal communication with the property owner confirmed that the barn-style building was built within a year of the fire, in 1995 (Personal communication with property owner on February 24, 2020).

#### *4.2.5.3 Other Buildings/Structures*

Other buildings on the property include a small outbuilding at the rear of the secondary residence of unknown use (Plate 123). This building is a small rectangular structure with a gable roof, fixed window, and board-and-batten siding. The structure is in serious disrepair. Personal communication with the owner determined that this small structure has been used as a small storage building or as shelter for small pets (Personal communication with property owner on February 24, 2020). The property owner confirmed that the original use of the building is unknown.

The east side of the property contains a one-story rectangular shaped former outbuilding that is now in use as an artist studio. The building has a gable roof and shed-style extension at the rear (Plate 124). This building is clad in red clapboard siding that is painted red. It is likely that this building originally served as a farm-related outbuilding, but it has been converted to an artist studio.

The rear of the property contains a one-storey, rectangular shaped office building with a gable roof. Like the barn-style building, this building is relatively new and is clad in corrugated metal that is painted red (Plate 128). The building is in use as a workspace for multiple tenants.

**Plate 113: West elevation (front façade) of the secondary residence (1330 Wharncliffe Road South)**

**Plate 114: South elevation of the secondary residence**

**Plate 115: East elevation (rear) of the secondary residence**

**Plate 116: North elevation of the secondary residence**

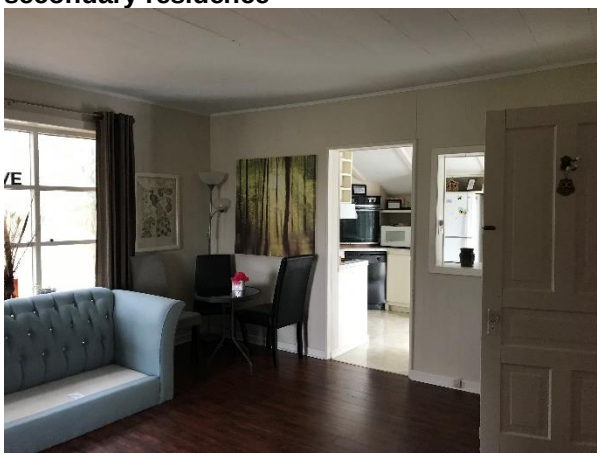

**Plate 117: Interior photo of the secondary residence showing living room**

**Plate 118: Photo of the kitchen of the secondary residence**

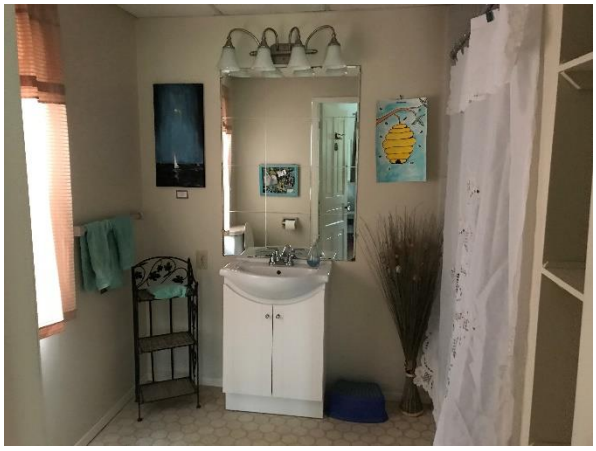

**Plate 119: Updated bathroom in the secondary residence**

**Plate 120: Original five-panel door in the secondary residence**

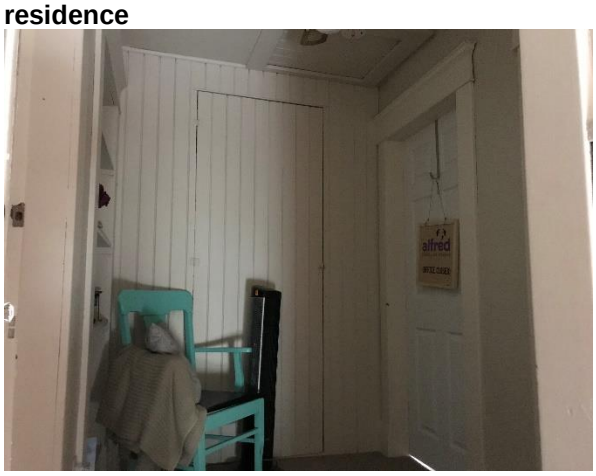

**Plate 121: Secondary story hallway of the secondary residence**

**Plate 122: Machine cut joists and summer beam of the secondary residence**

**Plate 123: Small outbuilding located at the rear of the secondary residence**

**Plate 124: Former outbuilding, now artist studio, located on the east side of the property**

**Plate 125: Entrance to the barn-style building at the centre of the property (north elevation)**

**Plate 126: Gangway to the barn-style building (north elevation)**

**Plate 127: West and south elevations of the barn-style building**

**Plate 128: East elevation of the building located at the rear of the property showing multiple units with bay/garage doors**

# 5.0 Evaluation of Cultural Heritage Value or Interest

## 5.1 Ontario Regulation 9/06

The criteria for determining CHVI of a property are set out in O. Reg. 9/06 of the *Ontario Heritage Act*. A property may be worthy of designation under the *Ontario Heritage Act* if it meets one or more of the following criteria:

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

## 5.2 Evaluation of the Study Area (1352 Wharncliffe Road South)

The Study Area, 1352 Wharncliffe Road South, was evaluated against O. Reg. 9/06 to evaluate the property's potential CHVI. Table 3 provides a summary of the evaluation outcome for the property. A detailed evaluation of the property against the criteria of O. Reg. 9/06 is provided in Section 5.2.1.

| Table 3: Evaluation of Cultural Heritage Value or Interest for the Study Area | | |
|---|---|---|
| **Criteria** | | **Evaluation Outcome** |
| 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 | ✓ |
| | Displays a high degree of craftsmanship or artistic merit | ✓ |
| | Demonstrates a high degree of technical or scientific achievement. | ✗ |
| 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. | ✓ |
| | Yields or has the potential to yield, information that contributes to an understanding of a community or culture | ✓ |
| | Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community | ✗ |
| The property has contextual value because it: | Is important in defining, maintaining or supporting the character of an area | ✗ |
| | Is physically, functionally, visually or historically linked to its surroundings | ✓ |
| | Is a landmark | ✗ |

### 5.2.1 Ontario Regulation 9/06 Evaluation

#### *5.2.1.1 Design/Physical Value*

The Study Area contains several structures including a main residence (vernacular house with Arts and Crafts design influences that dates to 1915), a secondary residence (simple vernacular structure with updated interior), a barn-style building (constructed in 1995), one outbuilding (possibly dates to the early 20th century), and an office building (constructed after the 1994 fire). Of these structures, the main residence is a representative example of a vernacular style building with Arts and Crafts style influences that is exceptionally intact. This exterior of this residence retains the majority of its original architectural finishes including: brick exterior laid out in a stretcher bond; two storey verandah with Tuscan style-columns and simple wood railings; one-over-one wood sash windows with plain sills and shutters; fish scale roof shingles; wood front door with panels and matching storm door; bay windows on the north and west elevations; plain frieze and moulded soffit; pediments on east and west elevations with dichromatic siding; three interior chimney; and semi-circular structural openings on the south elevation.

The interior of the residence is exceptionally intact with original architectural details present throughout the house. Interior details with design/physical value include: main staircase connecting the first and second floors with square posts and bannisters, and brass mounted glass globe; brass registers with floral and bee motif; five panel wood doors with brass hardware; wood door frames and structural openings with curved headers, dentils, and neck bands; window

surrounds with curved headers, dentils, neck bands, and moulded aprons; moulded baseboards; fireplaces with highly decorative marble surrounds, cast-iron inserts, and floor tiles; second storey closet with built-in storage; built in display cabinet with glass doors and drawers with brass hardware (first floor); long bell door chime; wood ceilings beams (first floor); and arts-and-crafts style light fixtures.

The main residence displays a high degree of craftsmanship, which is evident in both the interior and exterior. Other buildings on the property (secondary residence, barn style building, former outbuilding, office building) are simple or recent structures that do not display a high degree of craftsmanship or artistic merit.

The landscape of the property contains original fixtures that relate directly to the experimental farm period (1911-1965). Specifically, the original arrangement of the horse tie-outs and horse trough and pump is unique to this property.

The property does not contain buildings, equipment, or landscape elements that display a high degree of technical or scientific achievement.

Based one the above discussion, it is concluded that 1352 Wharncliffe meets criterion 1.i and 1.ii of O. Reg. 9/06 and has design/physical value.

*5.2.1.2 Historical/Associative Value*

The Study Area, 1352 Wharncliffe Road South has direct historical associations with John Weld, the William Weld Company Limited, and the *Farmer's Advocate and Home Magazine* (*The Advocate*). John Weld was the son of William Weld, an influential farmer and entrepreneur who founded *The Advocate*. The publication ran for 99 years from 1866 until 1965. John Weld became the general manager of William Weld Company Limited after the death of his father in 1881. John Weld purchased 1352 Wharncliffe Road South in 1911 and moved the experimental farm to this location. The main house was constructed in 1915 and the property became known as "Weldwood". By 1931, John Weld was a successful publisher who was president of the London Printing and Lithographing Company, president of the Bryant Press, Toronto, and president of The Farmer's Advocate Press of Winnipeg.

This property yields, and has the potential to yield, information that contributes to an understanding of farming practices in the City of London at the beginning of the 20$^{th}$ century. Specifically, the property contains original equipment related to the experimental farm period of the property such as horse tie-outs, horse trough and associated pump, and a large cauldron. The property also contains the original printing press for The Advocate, which has been repurposed as a sign. In addition, the property has the potential to yield both precontact and historical archaeological resources. Artifacts related to the original barn and outbuildings may be present

and would contribute to an understanding of the experimental farm period of this property since these buildings were destroyed in the 1994 fire.

The property does not meet criterion 2.iii of O. Reg. 9/06 since the use of the property as an experimental farm is no longer ongoing. Further, the loss of the original barn and outbuildings in the 1994 diminished the properties physical and functional connection to the experimental farm period.

Based one the above discussion, it is concluded that 1352 Wharncliffe meets criterion 2.i and 1.ii of O. Reg. 9/06 and has historical/associative value.

#### *5.2.1.3 Contextual Value*

The area surrounding 1352 Wharncliffe Road South is under development with new residential development located to the north, new commercial development located to the east, and active construction to the west. The extension of Bradley Avenue West between Wonderland Road South and Wharncliffe Road South was constructed between 2017 and 2018 with the extension of Bradley Avenue to White Oak Road planned in the near future. The high levels of new and ongoing development surrounding 1352 Wharncliffe Road South have removed the agricultural character that historically defined this area. Accordingly, the Study Area does not define or support the character of the surrounding area since the historical agricultural character of the area has been largely removed through new residential, commercial, and transportation-related development.

While the surrounding context of 1352 Wharncliffe Road south is altered, the property is physically and historically linked to its setting. The physical location of this property, and the locations of remaining original buildings, landscape elements, and equipment/fixtures is historically significant. While not in locations that are historically significant, the presence of original equipment such as the printing press and cauldron adds contextual value to the property. In addition, 1352 Wharncliffe Road South is one of the last remaining historical farms along Wharncliffe Road South. Accordingly, the presence of the remaining buildings and landscape elements in original locations creates a broad physical and historical link to the City of London.

This property is largely screened from view from Wharncliffe Road South by the tree-lined driveway and multiple tree-lines that act as windbreaks around the core of the property. Therefore, this property is not known to act as a landmark since it is not visible from the public right-of-way.

Based one the above discussion, it is concluded that 1352 Wharncliffe meets criterion 3.ii of O. Reg. 9/06 and has contextual value.

## 5.3 Statement of Cultural Heritage Value

### 5.3.1 Description of the Property

1352 Wharncliffe Road South is a rectangular shaped property that is approximately 12 acres in size and located on the south side of Wharncliffe Road South. The property is bordered by Wharncliffe Road South on the north, agricultural fields on the east and south, and land under development to the west. This property contains three separate addresses: 1352 Wharncliffe Road South (main residence), 1330 Wharncliffe Road South (secondary residence), and 1350 Wharncliffe Road South (barn style building). All three addresses fall under the same ownership and there are no physical divisions between addresses within the property.

### 5.3.2 Statement of Cultural Heritage Value or Interest

1352 Wharncliffe Road South has cultural heritage value or interest for design/physical, historical/associative, and contextual reasons. The property contains a Vernacular residence with Arts and Crafts style influences that was constructed in 1915. The property was owned by John Weld (and subsequently the William Weld Company Ltd.) from 1911 to 1965 and was used as an experimental farm during this period. The property was commonly called "Weldwood".

The property experienced a major fire in 1994, which destroyed the original barn and several buildings. However, the main house, landscape elements, and some fixtures/equipment survived the fire and remain in situ.

The *design/physical value* of the property is founded on the heritage value of the main house, landscape elements, and remaining fixtures/equipment related to the experimental farm period of the property. The main residence is a representative example of a brick Vernacular residence with Arts and Crafts style influences. The residence is a two-and-a-half storey structure with a rectangular plan and gable roof. A closed car port is attached to the east elevation of the house. The residence retains the majority of its original exterior and interior architectural elements. The interior architectural details on the first and second floors are highly intact and display a high degree of craftsmanship that is rare today. The landscape of the property is unique since it contains original fixtures that relate directly to the experimental farm period such as the horse tie-outs and horse trough and pump.

The *historical/associative value* of the property relates to its direct associations with John Weld, the William Weld Company Ltd., and the *Farmer's Advocate and Home Magazine*. John Weld was the son of William Weld, an influential farmer and entrepreneur who founded The Advocate. The publication ran for 99 years from 1866 until 1965. John Weld became the general manager of William Weld Company Limited after the death of his father in 1881. John Weld purchased 1352 Wharncliffe Road South in 1911 and moved the experimental farm to this location. The main house was constructed in 1915 and the property became known as "Weldwood". By 1931, John Weld

was a successful publisher who was president of the London Printing and Lithographing Company, president of the Bryant Press, Toronto, and president of The Farmer's Advocate Press of Winnipeg. This property yields, and has the potential to yield, information that contributes to an understanding of farming practices in the City of London at the beginning of the 20th century. Specifically, the property contains original equipment related to the experimental farm period of the property such as horse tie-outs, horse trough and associated pump, and a large cauldron. The property also contains the original printing press for The Advocate, which has been repurposed as a sign. In addition, the property has the potential to yield both precontact and historical archaeological resources. Artifacts related to the original barn and outbuildings may be present and would contribute to an understanding of the experimental farm period of this property since these buildings were destroyed in the 1994 fire.

The *contextual value* of the property is founded on its physical and historical links to its setting. The physical location of this property, and the locations of remaining original buildings, landscape elements, and equipment/fixtures is historically significant. While not in locations that are historically significant, the presence of original equipment relating to the experimental farm period (printing press and cauldron) is likewise unique and adds contextual value to the property. In addition, 1352 Wharncliffe Road South is one of the last remaining historical farms along Wharncliffe Road South. Accordingly, the presence of the remaining buildings and landscape elements in original locations creates a broad physical and historical link to the City of London.

### 5.3.3 Heritage Attributes

The heritage attributes that contributes to the ***design/physical*** value of the property:

- Main Residence Exterior:
    - Two-and-a-half storey massing with rectangular plan
    - Gable roof and shed-style dormer
    - Brick exterior laid out in stretcher bonding pattern
    - Two-storey verandah with Tuscan-style columns and simple wood railings (north elevation)
    - Asphalt fish scale shingles on roof
    - Front door with wood panels, single pane, brass handle, matching storm door, and shutters
    - One-over-one sash wood windows with shutters and plain slip sills or lug sills
    - Bay windows with sash one-over-one windows on the north and west elevations
    - Plain frieze and moulded soffit
    - Pediments on east and west elevations with dichromatic vertical siding
    - Three interior chimneys (buff brick single stack, buff brick double stack, and parged triple stack)

    - Second storey closed sunroom (south elevation)
    - Rear (south) elevation with semi-circular door and window openings with header voussoirs
- Main Residence Interior:
    - Main staircase connecting the first and second floors with moulded posts, square bannisters, and brass mounted glass globe
    - Brass registers with floral and bee motifs
    - Wood door frames and interior structural openings with curved headers, dentils, and neck bands
    - Wood five panel doors with brass hardware
    - Wood window frames with curved headers, dentils, neck bands, and moulded aprons
    - Moulded wood baseboards
    - Fireplaces with marble surrounds, cast-iron inserts, and green floor tiles
    - Second storey closet with built-in storage
    - Built-in display cabinet with glass doors and drawers with brass hardware
    - Long bell door chime
    - Wood ceiling beams (first floor)
    - Arts-and-crafts style light fixtures on the first floor including the glass chandelier in the dining room and glass pendant in the front entryway
    - Exposed buff brick interior chimney (attic)
- Landscape:
    - Tree lined driveway connecting the property to Wharncliffe Road South
    - Tree lines in the vicinity of the main residence, secondary residence, and work areas
    - Remaining fruit trees that may be remnants of orchard
    - In-situ equipment related to the experimental farm period (horse tie-outs, horse trough, and pump)

Heritage attributes that contribute to the ***historical/associative value*** of the property:

- Title of the property as "Weldwood", which directly relates to the historical association of the property with the William Weld Company Ltd. and its use as an experimental farm
- Potential to yield archaeological material related to the Indigenous, 19$^{th}$ century , and 20$^{th}$ century (i.e. experimental farm period) of this property

Heritage attributes that contribute to the ***contextual value*** of the property:

- Original locations and spatial arrangement of the main residence, original equipment, secondary residence, remaining original outbuildings, tree-lines, work areas, and tree-lined driveway

- Original printing press (currently in use as a sign)
- Cauldron (in use as a planter near the barn-style building)
- Approximate setback of 250 metres from Wharncliffe Road South

# 6.0 Impact Assessment

The MHSTCI InfoSheet #5 gives guidance on how to complete impact assessments for cultural heritage resources in the land use planning process. This assessment considers two categories of impacts:

- **Direct Impact:** A permanent or irreversible negative affect on the CHVI of a property that results in the loss of a heritage attribute. Direct impacts include *destruction* or *alteration*.
- **Indirect Impact:** An impact that is the result of an activity on or near a cultural heritage resource that may adversely affect the CHVI and/or heritage attributes of a property. Indirect impacts include *shadows*, *isolation*, *direct or indirect obstruction of significant views or vistas*, *a change in land use*, or *land disturbances*.

It should be noted that land disturbances, as defined in MHSTCI InfoSheet #5, apply to archaeological resources. An archaeological assessment is beyond the scope of this study since recommendations regarding archaeological resources must be made by a professional archaeologist licensed by the MHSCTI. An archaeological assessment for this project has been undertaken under separate cover.

## 6.1 Description of the Proposed Work

The proposed work is comprised of the extension of Bradley Avenue from Wharncliffe Road South to White Oak Road, including:

- Construction of a road allowance through existing agricultural land to extend Bradley Avenue from Wharncliffe Road South to White Oak Road
- Potential Impacts to 1352 Wharncliffe Road South:
    - Removal of brick pillars and gates at the north end of the driveway
    - Removal of a section of the tree-lined driveway
    - Possible re-orientation of the north end of the driveway to provide access from Wharncliffe Road South and/or the new section of Bradley Avenue

A drawing of the proposed work is included in Appendix C.

## 6.2 Assessment of Potential Impacts

The Study Area, 1352 Wharncliffe Road South, has CHVI since it met the criteria for determining cultural heritage value in O. Reg. 9/06. Accordingly, an assessment of potential impacts resulting from the proposed work to the identified heritage attributes of this property is required. The evaluation of direct impacts is contained in Tables 4 and 5.

| Table 4: Evaluation of Potential Direct Impacts | |
|---|---|
| **Direct Impact** | **Relevance to 1352 Wharncliffe Road South** |
| **Destruction** of any, or part of any, significant heritage attributes or features. | The proposed Bradley Avenue extension will cut through the northeast section of 1352 Wharncliffe Road South. This will result in the realignment of the tree-lined driveway and removal of between 34 and 38 established trees.<br>This is a direct, adverse impact to the identified heritage attributes of the property. Mitigation measures are required. |
| **Alteration** that is not sympathetic, or is incompatible, with the historic fabric and appearance. | The proposed Bradley Avenue extension will result in the alteration of the alignment of the tree-lined driveway for 1352 Wharncliffe Road South. This represents a permanent change to tree-lined driveway which was identified as a heritage attribute of the property.<br>This is a direct, adverse impact to the identified heritage attributes of the property. Mitigation measures are required. |

| Table 5: Evaluation of Potential Indirect Impacts | |
|---|---|
| **Indirect Impact** | **Relevance to 1352 Wharncliffe Road South** |
| **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden. | No shadows will be created as part of the proposed road extension. Accordingly, no potential impacts related to shadows are anticipated. |
| **Isolation** of a heritage attribute from its surrounding environment context or a significant relationship. | No heritage attributes will be isolated as part of the proposed road extension. Accordingly, no potential impacts related to isolation are anticipated. |
| **Direct or indirect obstruction** of significant views or vistas within, from, or of built and natural features. | No significant views were identified for 1352 Wharncliffe Road South. Accordingly, no potential impacts related to views are anticipated. |
| **A change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces. | A change in land use is anticipated since private land (now used as a driveway and open/green space) will be converted to a public road.<br>Mitigation measures are required. |
| **Land disturbances** such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource. | Land disturbances are anticipated since the construction of the proposed work involves the construction of a road through the driveway of 1352 Wharncliffe Road South and adjacent farmland. Mitigation measures, in the form of archaeological assessment, is required. An archaeological assessment will be prepared under a separate cover by a qualified professional archaeologist. |

### 6.2.1 Summary of Potential Impacts

Potential impacts to 1352 Wharncliffe Road South are anticipated as part of the Bradley Avenue extension. These include:

- **Direct Impacts**: A section of the tree-lined driveway will be *destroyed* to construct the new road and the remaining tree-lined driveway will be *altered* since the northern section will be realigned to connect with Wharncliffe Road South and/or the Bradley Avenue extension.
- **Indirect Impacts**: A *change in land use* is anticipated since private land that is now used as a driveway and open/green space will be used as a public roadway. Further, *land disturbance* is anticipated due to the construction of the proposed Bradley Avenue extension.

## 6.3 Mitigation Measures

As discussed in Section 2.2.3, mitigation measures are required when impacts are anticipated to a property with CHVI. In the case of 1352 Wharncliffe Road South, direct impacts are anticipated to the north section of the tree-lined driveway, which was identified as a heritage attribute of the property. To minimize this impacts, the mitigation measures contained in InfoSheet#5 were evaluated for relevance and the guidelines specific to circulation routes contained in the S&G were reviewed. 6 presents the evaluation of mitigation measures from InfoSheet#5 and further conservation guidelines are discussed in Section 6.3.1.

**Table 6: Mitigation Measures**

| Mitigation Measure | Relevance to 1352 Wharncliffe Road South |
|---|---|
| Alternative development approaches | The alignment of Bradley Avenue should be adjusted so that it does not directly impact the driveway of 1352 Bradley Avenue South, which is an identified heritage attribute. Avoidance of the tree-lined driveway would allow this circulation route to remain in its original location and would avoid the loss of mature trees. At a minimum, the road and construction plans should be designed in a manner that achieves the minimum loss of mature trees associated with the tree line. |
| Isolating development and site alteration from significant built and natural features and vistas | N/A |
| Design guidelines that harmonize mass, setback, setting, and materials | If the avoidance of the tree-lined driveway of 1352 Wharncliffe Road is not feasible, then the realignment of the driveway and post-construction landscape treatments should use materials and plantings that are complimentary and sympathetic to the existing driveway. In addition, new signage should be installed that is sympathetic to the property. |
| Limiting height and density | N/A |
| Allowing only compatible infill and additions | N/A |
| Reversible alterations | The proposed work represents a permanent change to 1352 Wharncliffe Road South. A Heritage Documentation report should be completed prior to construction to create a record of the original alignment of the tree-lined driveway and the spatial relationship of the property to adjacent lands. The Heritage Documentation Report should be completed by a qualified Cultural Heritage Specialist with professional |

| | |
|---|---|
| | membership in the Canadian Association of Heritage Professionals (CAHP). |
| Buffer zones, site plan control, and other planning mechanisms | If the avoidance of the tree-lined driveway of 1352 Wharncliffe Road is not feasible, then tree protection zones should be installed during construction to protect trees associated with the tree-lined driveway. In addition, the heritage status of the property should be noted on construction drawings so that |

### 6.3.1 Discussion of Mitigation Measures

The evaluation of mitigation measures contained in InfoSheet#5 determined that alternative development approaches, design guidelines, and buffer zones are appropriate mitigation measures for the anticipated impacts to 1352 Wharncliffe Road South. In addition, the S&Gs were reviewed to determine whether additional mitigation measures should be implemented. Given that the potential impacts to 1352 Wharncliffe Road South are limited to the north section of the tree-lined driveway, *Section 4.1.6 Circulation* of the S&Gs was reviewed for relevant guidelines (Parks Canada 2010: 71-74). The following guidelines were found to be applicable to this project:

> **(3) Documenting** the characteristics of circulation systems, such as location, alignment, surface treatment, edge, grade, materials, infrastructure and condition before beginning project work
>
> **(14) Designing** and installing a new circulation feature, when required by new use, that is compatible with the heritage value of the historic place, including controlling and limiting new access points and intersections along the historic road.

Based on the above, the following mitigation measures are deemed to be appropriate to minimize impacts to 1352 Wharncliffe Road South.

#### *6.3.1.1 Avoidance*

The tree-lined driveway of 1352 Wharncliffe Road South was identified as a heritage attribute of this property. Therefore, direct impacts to the tree-lined driveway should be avoided. Alternative alignments for the extension of Bradley Avenue should be explored to avoid the loss of the original alignment of the driveway and associated mature tree-line.

#### *6.3.1.2 Design Guidelines*

If avoidance of the tree-lined driveway is not possible or an alternative alignment for the Bradley Avenue extension is not feasible, then the new alignment of the driveway for 1352 Wharncliffe Road South should be designed in a manner that is compatible and supportive of the existing tree-lined driveway. Specifically, the driveway should connect to Wharncliffe Road South to maintain the historical relationship to this road. Similar materials and plantings should be selected to continue the existing design of the driveway, including asphalt, grass strip borders, and new

trees of the same species. A new sign for the property should be installed at the foot of the driveway.

#### *6.3.1.3 Site Plan Control*

If avoidance of the tree-lined driveway of 1352 Wharncliffe Road South is not possible, then tree protection zones should be installed to protect and maintain the maximum number of trees associated with the tree-line. The extent of the removals and final driveway design should be confirmed during detailed design. In addition, the full property should be identified as a heritage property on site plans and construction drawings so that the status of this property is known to those who work on the design and construction of the Bradley Avenue extension.

#### *6.3.1.4 Documentation*

The removal and realignment of the north section of the tree-lined driveway of 1352 Wharncliffe Road South represents a permanent alteration to this property. The existing conditions of the property should be recorded prior to construction through a Heritage Documentation Report. The Heritage Documentation Report should involve the photography of the driveway in relation to Wharncliffe Road South to capture the original alignment of this circulation route and its spatial relationship to the surrounding context.

# 7.0 Recommendations

Wood was retained by the City of London to carry out the detailed design of the Bradley Avenue Extension (the Project) in the City of London, Ontario. As part of this work, impacts are anticipated to 1352 Wharncliffe Road South. This property is listed on the City of London's *Register of Cultural Heritage Resources* (Register) and includes a Vernacular farmstead that was built between 1911 and 1913 and is known as the Weldwood Farm (City of London 2019). Given the heritage status of this property, a HIA was required.

The HIA determined that the 1352 Wharncliffe Road South met the criteria of O. Reg. 9/06 and has CHVI for physical/design, historical/associative, and contextual reasons. The impact assessment determined that the extension of Bradley Avenue from Wharncliffe Road South to White Oak Road will result in the removal and realignment of the north end of the tree-lined driveway, which was identified as a heritage attribute of the property. To mitigate this potential impact, the following recommendations are made:

1) Retention of the heritage attributes of a property in their original locations is the most preferred alternative from a cultural heritage perspective. Therefore, direct impacts to the tree-lined driveway should be avoided. Alternative alignments for the extension of Bradley Avenue should be explored to avoid the loss of the original alignment of the driveway and associated mature tree-line.

2) If an alternative alignment for the Bradley Avenue extension is not feasible and direct impacts to the tree-lined driveway of 1352 Wharncliffe Road South are unavoidable, then the new driveway alignment should be designed in a manner that is sympathetic to the existing design and layout. Specifically, the driveway should connect to Wharncliffe Road South to maintain the historical relationship to this road. Similar materials and plantings should be selected to continue the existing design of the driveway, including asphalt, grass strip borders, and new trees of the same species. A new address sign for the property should be installed at the foot of the driveway.

3) If avoidance of the tree-lined driveway of 1352 Wharncliffe Road South is not possible, then tree protection zones should be installed to protect and maintain the maximum number of trees associated with the tree-line. The extent of the removals and final driveway design should be confirmed during detailed design. In addition, the full property should be identified as a heritage property on site plans and construction drawings so that the status of this property is known to those who work on the design and construction of the Bradley Avenue extension.

4) The removal and realignment of the north section of the tree-lined driveway of 1352 Wharncliffe Road South is a permanent alteration to this property. The existing conditions

of the property should be recorded prior to construction through a Heritage Documentation Report. The Heritage Documentation Report should include the photography of the driveway in relation to Wharncliffe Road South to capture the original alignment of this circulation route and its spatial relationship to the surrounding context. Copies of the Heritage Documentation Report should be deposited with the City of London, London Public Library, and the Middlesex Centre Archives. The Heritage Documentation Report should be completed by a qualified Cultural Heritage Specialist with professional membership in the Canadian Association of Heritage Professionals (CAHP).

The above recommendations were prepared using the draft site plan contained in Appendix C. Should this plan be updated, or the proposed work area be changed, the impact assessment should be revised to re-evaluate cultural heritage impacts and recommend mitigation measures if required.

# 8.0 Assessor Qualifications

This report was prepared and reviewed by the undersigned, employees of Wood. Wood is one of North America's leading engineering firms, with more than 50 years of experience in the earth and environmental consulting industry. The qualifications of the assessors involved in the preparation of this report are provided in Appendix D.

# 9.0 Closure

This report was prepared for the exclusive use of the City of London and is intended to provide a Heritage Impact Assessment of the Study Area. The property is located at 1352 Wharncliffe Road South, City of London, Ontario. The Study Area consists of a rectangular parcel of land on the south side of Wharncliffe Road South that contains three separate addresses: 1352 Wharncliffe Road South, 1330 Wharncliffe Road South, and 1350 Wharncliffe Road South in the City of London, Ontario.

Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third party. Should additional parties require reliance on this report, written authorization from Wood will be required. With respect to third parties, Wood has no liability or responsibility for losses of any kind whatsoever, including direct or consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The report is based on data and information collected during the Heritage Impact Assessment and associated property inspection conducted by Wood. It is based solely a review of historical information, a property reconnaissance conducted in November and December of 2019 and January 2020 and data obtained by Wood as described in this report. Except as otherwise maybe specified, Wood disclaims any obligation to update this report for events taking place, or with respect to information that becomes available to Wood after the time during which Wood conducted the Heritage Impact Assessment. In evaluating the property, Wood has relied in good faith on information provided by other individuals noted in this report. Wood has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. Wood accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted.

Wood makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and change. Such interpretations and regulatory changes should be reviewed with legal counsel.

This report is also subject to the further Standard Limitations contained in Appendix E.

We trust that the information presented in this report meets your current requirements. Should you have any questions, or concerns, please do not hesitate to contact the undersigned.

Respectfully Submitted,

**Wood Environment & Infrastructure,**
**a Division of Wood Canada Limited**

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"Ontario Census, 1861" – Donald Fraser
Microfilm: C-1051 Item No: 2870428, Page 46, Line 1.

"Ontario Census, 1871" – S.M. Fraser
Microfilm: C-9904 Item No: 1028933, Page 34, Line 4.

"Ontario Census, 1881" – William Fraser
Microfilm: C-13268 Item No: 4275772, Page 34, Line 4.

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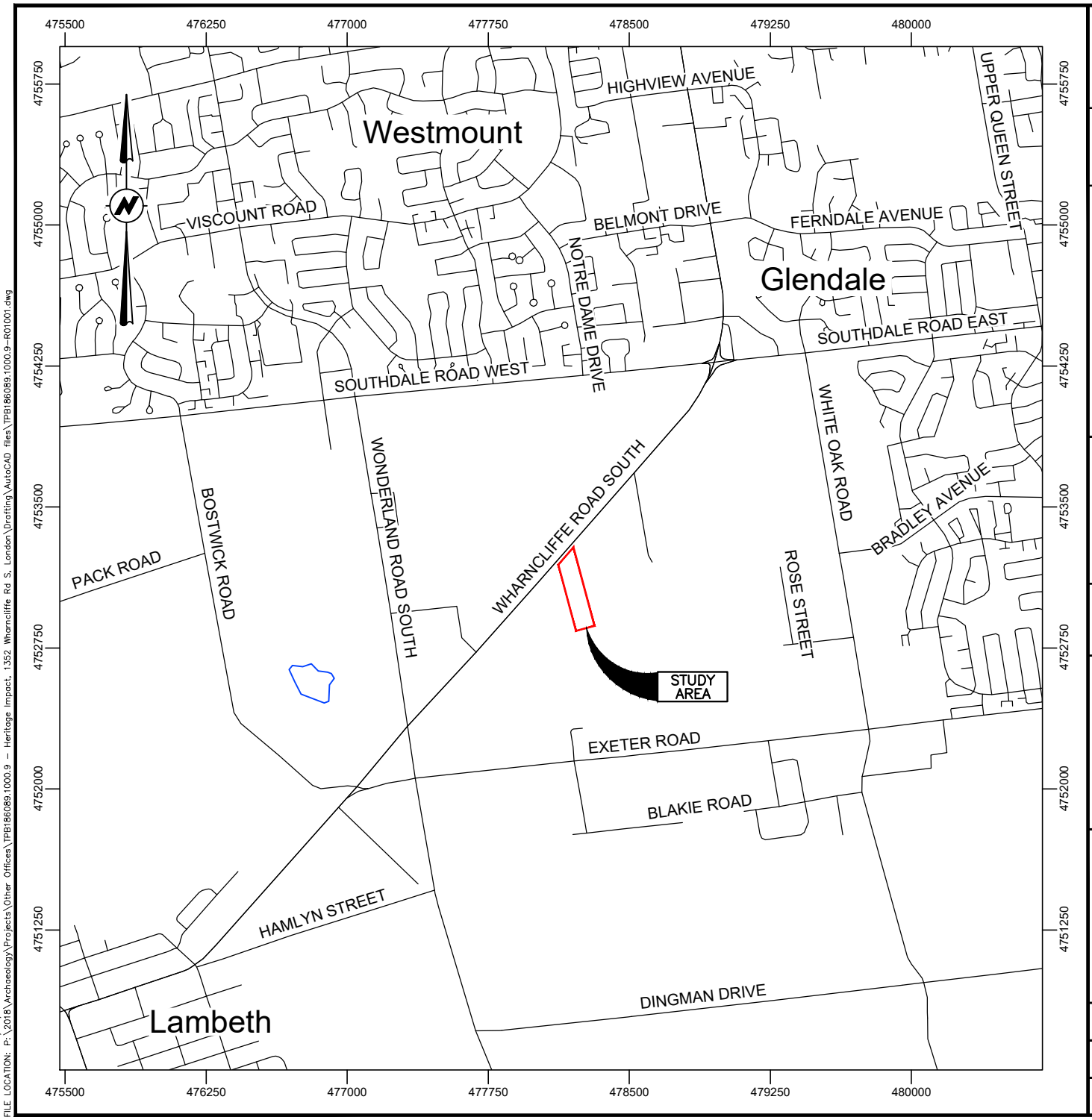
# Appendix A: Figures




PROJECT:
HERITAGE IMPACT ASSESSMENT
1352 WHARNCLIFFE ROAD SOUTH
BRADLEY AVENUE EXTENSION DETAILED DESIGN
CITY OF LONDON, ONTARIO

TITLE:
LOCATION OF STUDY AREA

LEGEND:
STUDY AREA

NOTES:
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ALL LOCATIONS ARE APPROXIMATE.
**ORIGINAL PAPER SIZE: 8½ x 11.**
REFERENCES:
CANMAP STREETFILES V2008.4.

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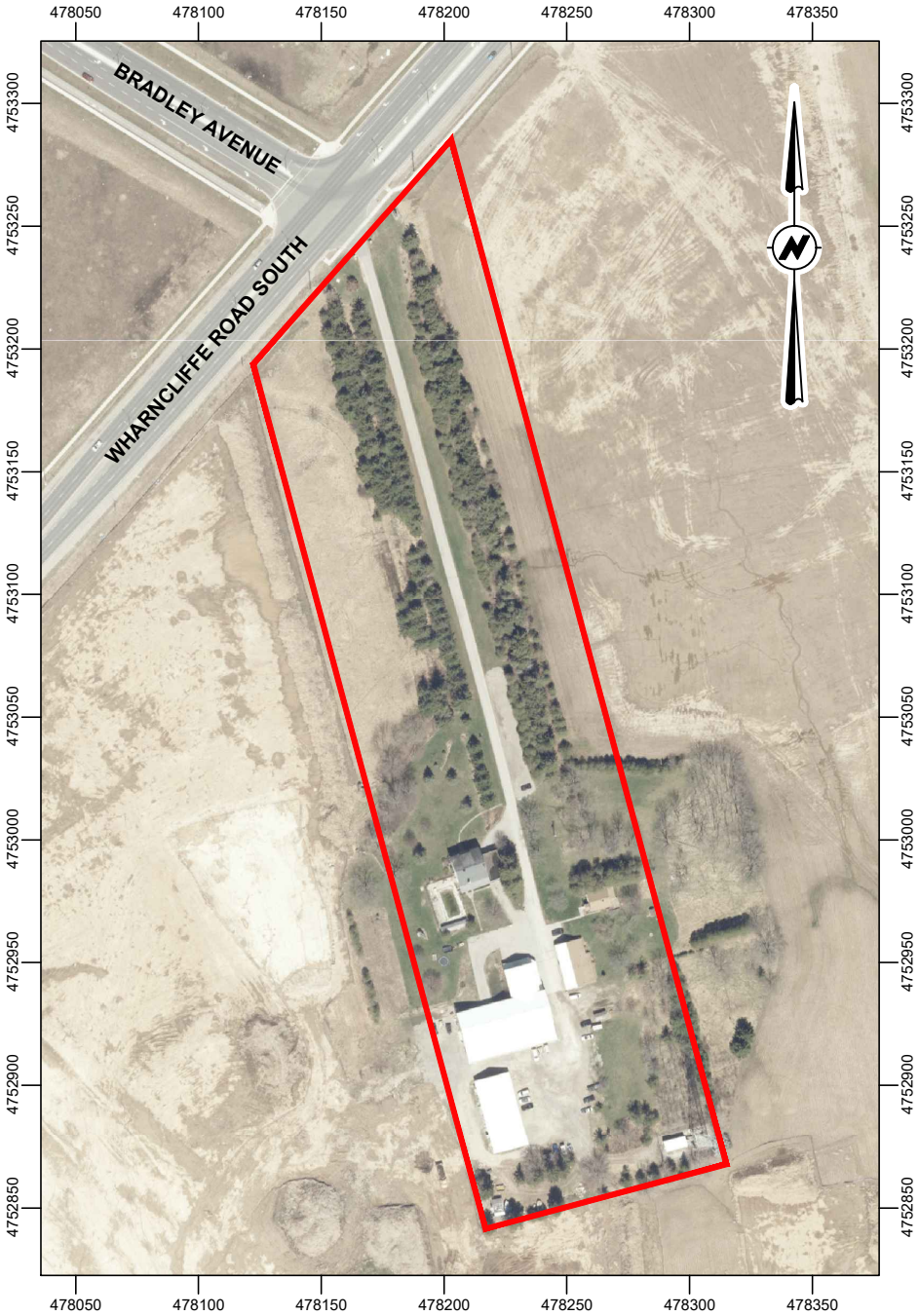


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TITLE:
AERIAL PHOTOGRAPH SHOWING
LOCATION OF STUDY AREA

LEGEND:

STUDY AREA

NOTES:

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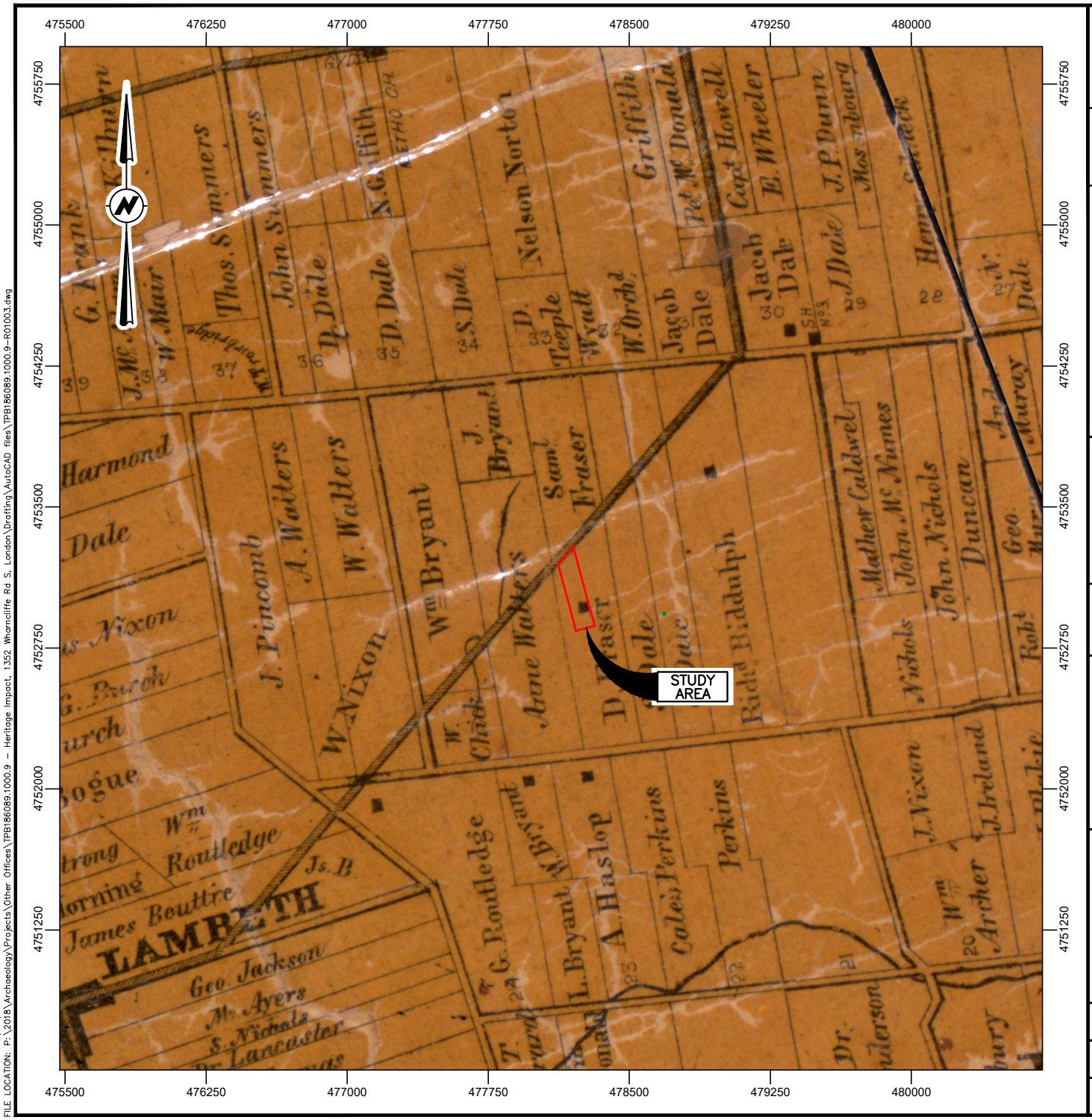


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BRADLEY AVENUE EXTENSION DETAILED DESIGN
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TITLE:

MAP OF THE STUDY AREA, 1862

LEGEND:

STUDY AREA

NOTES:

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MAP OF THE STUDY AREA, 1878

LEGEND:
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H.R. PAGE & Co., 1878; CANMAP STREETFILES V2008.4.

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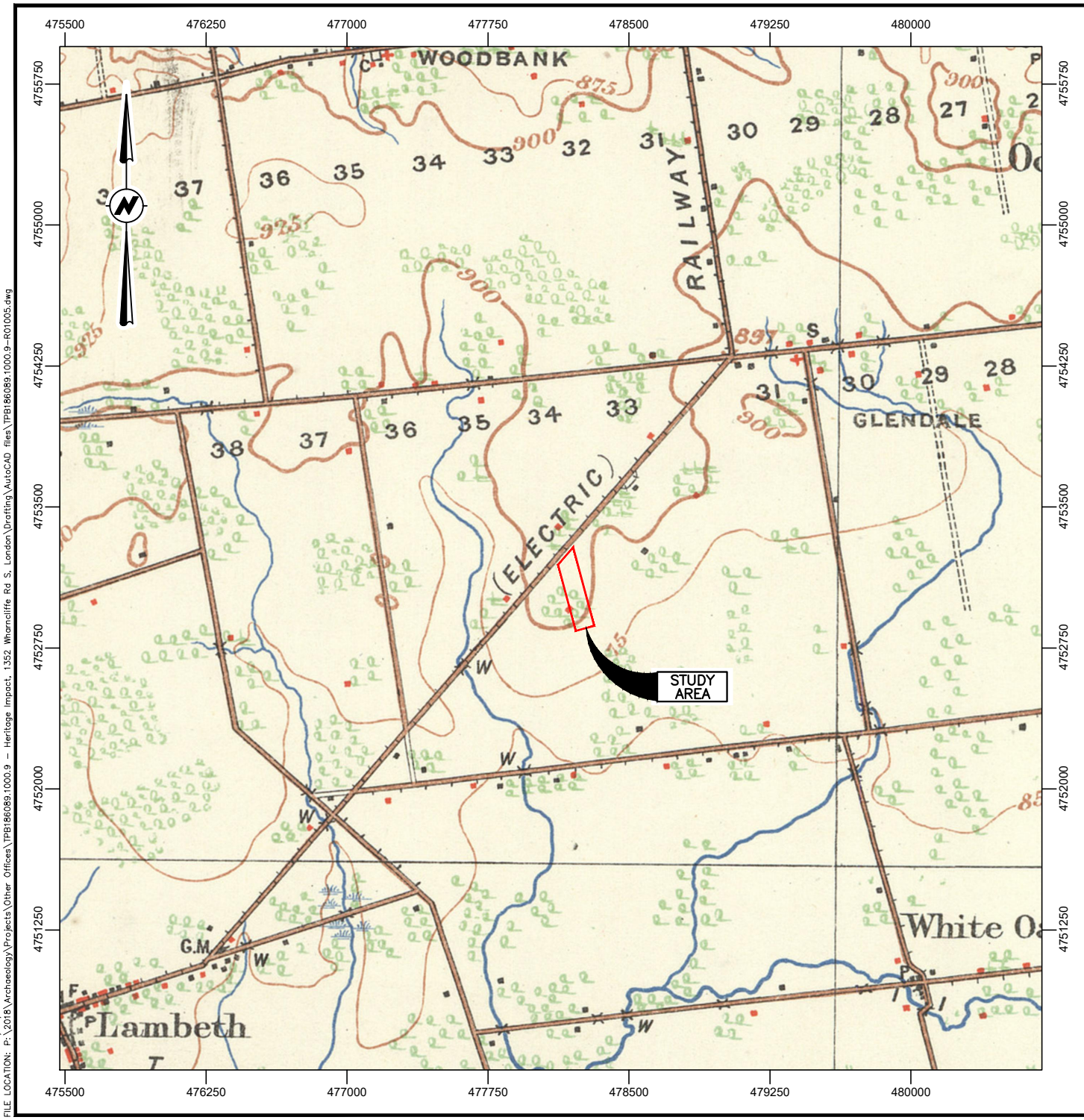


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BRADLEY AVENUE EXTENSION DETAILED DESIGN
CITY OF LONDON, ONTARIO

TITLE:
MAP OF THE STUDY AREA, 1913

LEGEND:
STUDY AREA

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DEPARTMENT OF MILITIA AND DEFENCE, 1913; CANMAP STREETFILES V2008.4.

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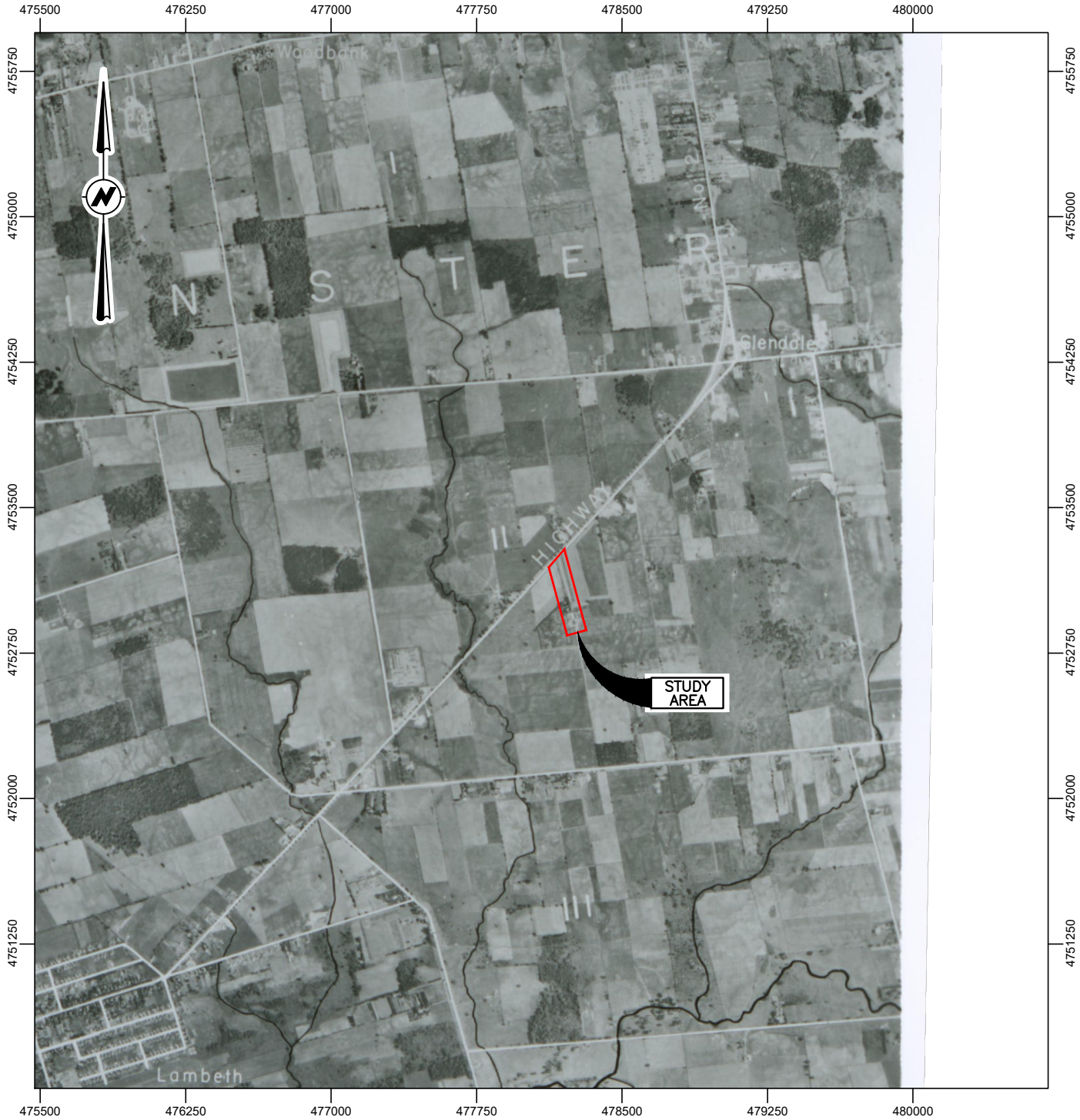


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HERITAGE IMPACT ASSESSMENT
1352 WHARNCLIFFE ROAD SOUTH
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TITLE:

AERIAL PHOTOGRAPH OF THE STUDY AREA, 1954

LEGEND:

STUDY AREA

NOTES:

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HUNTING SURVEY CORPORATION, "1954 AIR PHOTOS OF SOUTHERN ONTARIO", PLATE 428-812; CANMAP STREETFILES V2008.4.

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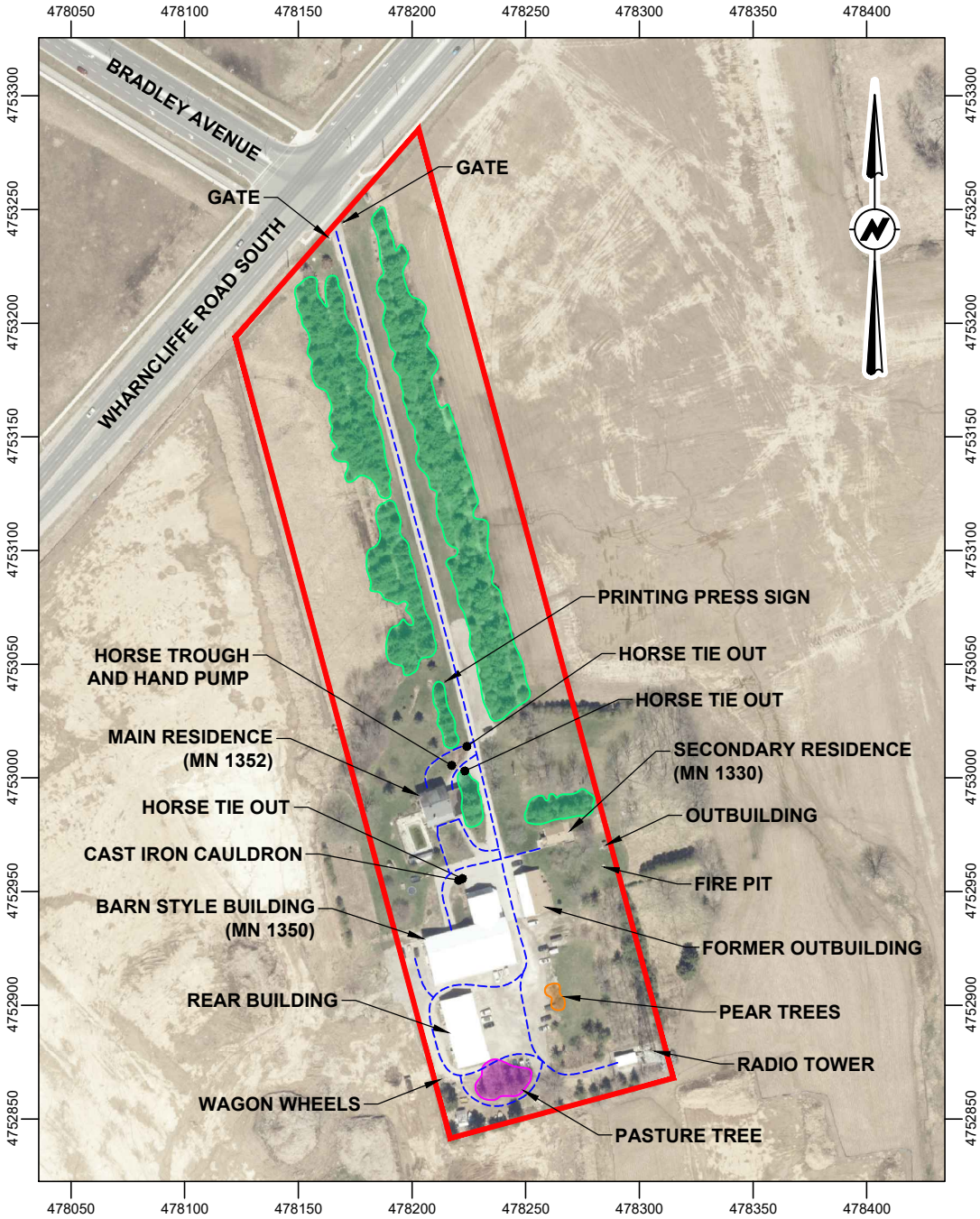


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1352 WHARNCLIFFE ROAD SOUTH
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CITY OF LONDON, ONTARIO

TITLE:
FIELDWORK RESULTS

LEGEND:
- STUDY AREA
- TREE LINE
- CIRCULATION ROUTE

NOTES:
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# Appendix B: News Article

JUNE 13 1994.



FIRE

# Heritage barns lost, cause of blaze probed

## Losses exceed $500,000, Weldwood Farms owner John Arroyas says.

**By Mo Gannon**
*The London Free Press*

A blaze swept away two heritage barns and two other buildings in south London in just over an hour Saturday night, leaving nothing but a lonely silo amid the smoking ashes.

The fire claimed an antique store and rented storage space in the four buildings at Weldwood Farms on Wharncliffe Road and sent clouds of smoke into the air that could be seen for miles.

"The intensity of that fire was just horrendous," said London fire department district chief Richard Day at the scene, describing it as one of the worst he'd seen this year.

"The heat was extremely intense and the wind was blowing the fire towards the firefighters, so it was a touchy situation."

He confirmed estimates of many witnesses, who said flames leaped more than 20 metres (65 feet) in the air.

About 30 firefighters from London, Lambeth and Dorchester fought to contain the fire on arriving around 5:30 p.m., saving the main house and another small building.

The owner and several people renting space in the buildings stood in shock, watching with watery eyes as the fire claimed what they had.

John Arroyas, owner of Weldwood Farms, was in the antique store when he heard a crackling noise and then spotted the smoke, although he has no idea what caused the fire. He estimated the loss at about $500,000, but Day said he thinks the damage is probably more extensive.

**BUSINESS GONE:** "For me, it's a big loss," he said. "It's a business we started three years ago and it's over now."

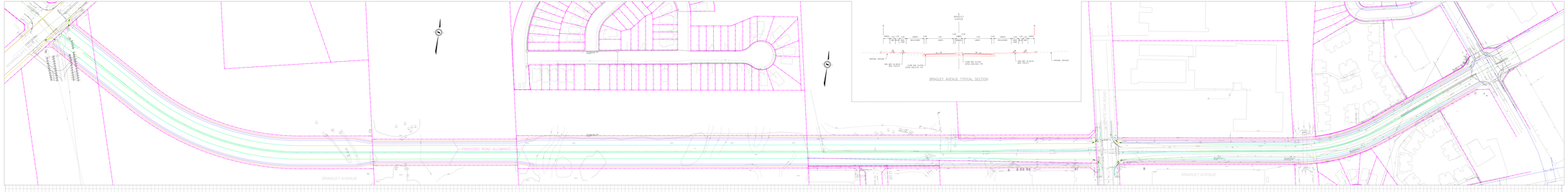
Arroyas said he is partly insured for his losses and is thankful no one was hurt.

Marion Layman, whose husband ran a body shop in back of one of the buildings, said he has no insurance to cover the loss of two vintage Corvettes among other possessions in the garage.

The London fire department was still investigating the cause of the fire Sunday.

"There's a great deal of debris to sift through over there to determine what the cause was," Day said.

# Appendix C: Proposed Work


BRADLEY AVENUE
BRADLEY AVENUE
BRADLEY AVENUE TYPICAL SECTION

# Appendix D: Assessor Qualifications

# Assessor Qualifications

**Dr. Shaun Austin, Ph.D. – Associate Archaeologist**

Dr. Austin is the Senior Archaeology Advisor of Wood's cultural heritage resources group and is based in the Wood's Hamilton Office. He has been working in Canadian archaeology and heritage since 1976 and as an archaeological and heritage consultant in Ontario since 1987. He is a dedicated cultural heritage consultant with repeated success guiding projects through to completion to the satisfaction of the development proponent, the cultural heritage community and all other stakeholder groups. His areas of interest and expertise include pre-contact Aboriginal lithics and ceramics. Dr. Austin holds a Professional Archaeology License (P141) issued by the MHSTCI, is MTO RAQs certified in Archaeology/Heritage and is a member of the Ontario Association of Professional Archaeologists.

**Heidy Schopf, MES, CAHP – Senior Cultural Heritage Specialist**

Heidy Schopf the Senior Cultural Heritage Specialist in Wood's cultural heritage resources group. She has nine years experience in Cultural Resource Management. She is a professional member of the Canadian Association of Heritage Professionals (CAHP). She has worked on a wide variety of projects throughout Ontario, including cultural heritage resources assessments, heritage impact assessments, documentation reports, cultural heritage evaluations, strategic conservation plans, heritage conservation district studies and plans and archaeological assessments. Ms. Schopf has extensive experience applying local, Provincial, and Federal heritage guidelines and regulations to evaluate protected and potential cultural heritage properties. She is skilled at carrying out impact assessments and developing mitigation measures to conserve the heritage attributes of properties where changes are proposed.

**Luke Fischer, M.A., CAHP – Senior Archaeologist**

Mr. Fischer is a Senior Archaeologist at Wood with over 14 years of experience in Ontario archaeology. In addition to extensive experience as an Archaeological Field Director in Ontario Mr. Fischer has operated as a crew lead in the cultural resource management field on large infrastructure projects in Alberta, British Columbia, and Illinois. Mr. Fischer has successfully coordinated efforts; field directed and authored reports for Stage 1 to 4 archaeological investigations for multiple categories of development proponents. His expertise includes the archaeological prehistory and history of the Ontario Great Lakes region. Mr. Fischer's educational background includes the archaeological study of Euro-Canadian standing buildings as well as First Nations material culture. Mr. Fischer has been involved with First Nations participation on multiple projects. Mr. Fischer holds a Professional Archaeology License (P219) issued by the MHSTCI and is a member of the OAS.

**Nicole Gavin, M.A. – Intermediate Archaeologist**

Ms. Gavin has worked as a consulting archaeologist since 2006. She has helped to supervise archaeological fieldwork throughout southern Ontario, has overseen laboratory artifact processing for numerous pre-contact Aboriginal and historic Euro-Canadian sites, and has prepared Stage 1 through 4 archaeological assessment reports for many of these projects. Her current research interests include ancient Greek and Latin languages as well as underwater archaeology. Ms. Gavin holds a Master's Degree in Classics from Brock University and holds an archaeological Research license (R353) issued by the MHSTCI.

# Appendix E: Limitations

# Limitations

1. The work performed in the preparation of this report and the conclusions presented are subject to the following:
   (a) The Standard Terms and Conditions which form a part of our Professional Services Contract;
   (b) The Scope of Services;
   (c) Time and Budgetary limitations as described in our Contract; and,
   (d) The Limitations stated herein.
2. No other warranties or representations, either expressed or implied, are made as to the professional services provided under the terms of our Contract, or the conclusions presented.
3. The conclusions presented in this report were based, in part, on visual observations of the Study Area. Our conclusions cannot and are not extended to include those portions of the Study Area which were not reasonably available, in Wood Environment & Infrastructure's opinion, for direct observation.
4. The potential for archaeological resources, and any actual archaeological resources encountered, at the Study Area were assessed, within the limitations set out above, having due regard for applicable heritage regulations as of the date of the inspection.
5. Services including a background study and fieldwork were performed. Wood Environment & Infrastructure's work, including archival studies and fieldwork, were completed in a professional manner and in accordance with the Ministry of Heritage, Sport, Tourism and Culture Industries' guidelines. It is possible that unforeseen and undiscovered archaeological resources may be present at the Study Area.
6. The utilization of Wood Environment & Infrastructure's services during the implementation of any further archaeological work recommended will allow Wood Environment & Infrastructure to observe compliance with the conclusions and recommendations contained in the report. Wood Environment & Infrastructure's involvement will also allow for changes to be made as necessary to suit field conditions as they are encountered.
7. This report is for the sole use of the parties to whom it is addressed unless expressly stated otherwise in the report or contract. Any use which any third party makes of the report, in whole or in part, or any reliance thereon, or decisions made based on any information of conclusions in the report, is the sole responsibility of such third party. Wood Environment & Infrastructure accepts no responsibility whatsoever for damages or loss of any nature or kind suffered by any such third party as a result of actions taken or not taken or decisions made in reliance on the report or anything set out therein.
8. This report is not to be given over to any third-party other than a governmental entity, for any purpose whatsoever without the written permission of Wood Environment & Infrastructure, which shall not be unreasonably withheld.