



BRIGHT PAST

August 2023
(Updated)

Cultural Heritage Evaluation Report

7056 Pack Road
City of London

Prepared for Old Oak Properties Inc.

Acknowledgements

Land Acknowledgement

As descendants of settlers to Canada, one of our goals is to inspire others to take action to support Indigenous communities. One of the ways we can help achieve this is through creating a meaningful and intentional land acknowledgement. Therefore, we acknowledge that the subject site and the City of London is in the traditional territories of the Attawandaron, Anishinaabeg, Haudenosaunee, and Lunaapeewak peoples. It is now home to many diverse First Nations, Inuit and Metis people including the Chippewas of the Thames First Nation, Oneida Nation of the Thames, and Munsee Delaware Nation. The territory in the area which includes the subject site is governed by two treaties. The first is the Dish With One Spoon Wampum Belt Covenant, made between the Anishinaabe and the Haudenosaunee. The second is Treaty 2, or the McKee Purchase, which was signed on May 19, 1790. Though not encompassing the subject site, the City of London is also covered by Treaty 6, or the London Township Purchase, which was signed on September 7, 1796.

We are all treaty people. Many of us have come here as settlers, immigrants, and newcomers in this generation or our generations past. We would also like to acknowledge and honour those who came here involuntarily, particularly those who are descended from those brought here through enslavement.

Research Assistance

We would like to thank the research assistance and support from members of the local London community who provided information relating to the history of the property, specifically the London Public Library (Central Branch), and the City of London heritage planning staff.

Table of Contents

<u>1.0 INTRODUCTION</u>	1
<u>2.0 SITE & SURROUNDINGS</u>	2
2.1 SUBJECT SITE	2
2.1.1 THE PROPERTY	3
2.1.2 ARCHITECTURAL DESCRIPTION	4
2.1.2.1 South Elevation (Front Façade)	7
2.1.2.2 East Elevation (Side Façade)	8
2.1.2.3 North Elevation (Rear Façade)	10
2.1.2.4 West Elevation (Side Façade)	13
2.1.2.5 Interior	14
2.1.2.6 Detached Accessory Structure	17
2.2 ADJACENT & SURROUNDING CONTEXT	18
2.3 HERITAGE CONTEXT	25
<u>3.0 POLICY & REGULATORY CONTEXT</u>	26
3.1 PLANNING ACT	26
3.2 PROVINCIAL POLICY STATEMENT	26
3.3 HERITAGE ACT	26
3.3 ONTARIO HERITAGE TOOL KIT	28
<u>4.0 HISTORY & CONTEXT</u>	30
4.1 MIDDLESEX COUNTY	30
4.2 WESTMINSTER TOWNSHIP AND TOWN OF WESTMINSTER	31
4.3 HISTORY OF THE SUBJECT SITE	34
4.4 ESTIMATED DATE OF CONSTRUCTION OF HOUSE	49
<u>5.0 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST</u>	50
5.1 PRIMER	50
5.2 EVALUATION CRITERIA	50
5.3 EVALUATION AGAINST ONTARIO REGULATION 9/06	51
5.3.1 DESIGN / PHYSICAL VALUE	51
5.3.1.1 Comparative Analysis	52
5.3.1.2 Discussion of Integrity	65
5.3.2 HISTORICAL / ASSOCIATIVE VALUE	66
5.3.3 CONTEXTUAL VALUE	67

5.3.4 SUMMARY EVALUATION TABLE	68
5.4 HERITAGE ATTRIBUTES	70
5.5 RECOMMENDATIONS.....	70
<u>6.0 CONCLUSIONS & RECOMMENDATIONS</u>	<u>71</u>
<u>7.0 RESOURCES</u>	<u>73</u>

Appendix A - Comprehensive Set of Images of Subject Site and House

List of Figures

Figure 1 - Location Map of Subject Site.....	2
Figure 2 - Context Map of Subject Site.....	3
Figure 3 - Subject Site Context, 7056 Pack Road	4
Figure 4 - Footprint Sketch	5
Figure 5 - Visual of Additions.....	6
Figure 6 - Neighbourhood Map.....	19
Figure 7 - Urban Growth Boundary Map.....	19
Figure 8 - Middlesex County, 1877	31
Figure 9 - Northern Boundaries of Westminster Township Survey, 1810.....	32
Figure 10 - Westminster Township, 1823	33
Figure 11 - Pages 38 and 39 of Historical Book 3 of Westminster Township.....	35
Figure 12 - Pre-Confederate Map of Westminster Township 1843	36
Figure 13- Assessment Roll for the Township of Westminster, 1859	38
Figure 14 - Tremaine Map of Middlesex County, 1862.....	39
Figure 15 - Assessment Roll for the Township of Westminster, 1869	39
Figure 16 - Middlesex County, 1867	40
Figure 17 - Westminster Township, 1878	41
Figure 18 - Topographic Map, 1913	45
Figure 19 - Topographic Map, 1919	45
Figure 20 - Topographic Map, 1924	45
Figure 21 - Topographic Map, 1929	45
Figure 22 - Topographic Map, 1934	46
Figure 23 - Topographic Map, 1938	46
Figure 24 - Topographic Map, 1941	46
Figure 25 - Topographic Map, 1948	46
Figure 26 - Topographic Map, 1962	47
Figure 27 - Topographic Map, 1973	47
Figure 28 - 1942 Air Photo.....	47
Figure 29 - 1955 Air Photo.....	48
Figure 30 - 1967 Air Photo.....	48
Figure 31 - 2011 Air Photo.....	49

List of Tables

Table 1 - Chain of Title 43
Table 2 - Comparative Analysis 54



1

Introduction

1.0 Introduction

Bright Past Heritage Consulting Inc. (“Bright Past”) was retained by Old Oak Properties Inc. to prepare a Cultural Heritage Evaluation Report (“CHER”) with respect to the property municipally addressed as 7056 Pack Road, in the City of London, Ontario (“subject site”).

The subject site is near the western edge of the City of London within the Talbot Planning District. Geographically, the subject site is located just outside of the western edge of the City of London’s Urban Growth Boundary. The parcel is located on the north side of Pack Road, east of Dingman Creek, west of Colonel Talbot Road, and generally at the northwest corner of the intersection of Pack Road and Colonel Talbot Road, and north of the gas station / commercial plaza at 3425 Colonel Talbot Road.

The subject site is a listed, non-designated property on the City of London’s Heritage Register (the “Register”) having been identified as having potential cultural heritage value or interest.

The listing of a property on the Register does not impose the same legal protections as a “designation” under section 29 of the Ontario Heritage Act. However, a listing is still relevant as owners are required to give written notice of their intent to demolish or remove a building from a listed property.

The purpose of this CHER is to assist in determining whether the subject site has cultural heritage value or interest. It will help in considering if any significant attributes may exist on the site and whether a designation under Part IV of the Ontario Heritage Act should be considered.

The following includes primary and secondary research, records of visual inspection, and an evaluation using the prescribed criteria in Ontario Regulation 9/06.

This CHER helps ensure that an understanding of potential cultural heritage value or interest is made without regard to pre-determined or desired outcomes. A clear understanding of a resource’s heritage value or interest can both ensure its long-term conservation, as well as identify opportunities for flexibility and change early in the planning process. The conclusions of the CHER summarize our research and evaluation undertaken for the site, and recommendations related to conservation.



2

Site &
Surroundings

2.0 Site & Surroundings

2.1 Subject site

The subject site is near the western edge of the City of London within the Talbot Planning District. Geographically, the subject site is located just outside of the western edge of the City of London’s Urban Growth Boundary.

The parcel at 7056 Pack Road is located at the northwest corner of Pack Road and Colonel Talbot Road, on the north side of Pack Road, north and east of Silver Creek Circle, and west of Colonel Talbot Road (see **Figure 1: Location Map of Subject Site** and **Figure 2: Context Map of Subject Site**).

Figure 1 - Location Map of Subject Site



Figure 2 - Context Map of Subject Site



2.1.1 The Property

The parcel at 7056 Pack Road has an area of approximately 2.3 hectares (5.7 acres) with a frontage of approximately 85 metres along Colonel Talbot Road and 202 metres along Pack Road, and a depth of approximately 237 metres measured back from Colonel Talbot Road. The parcel at 7056 Pack Road is legally described as:

Part of Lot 76, Concession West of Talbot Road, Part 1, Plan 33R-17326, Geographic Township of Westminster; City of London.

The subject site has a generally rectangular shape, except for the southeastern corner, which has been severed to create a separate parcel. The subject site currently has a 1.5-storey single-detached brick residential dwelling, with some newer additions including a bump out serving as a mudroom on the east elevation and a garage attached to the north elevation. There is also a small garden shed situated east of the main house.

Access to the subject site is available from two points along Pack Road, with one linear driveway to the east used for one of two rental units in the house and the main access looping back just west of the house for the other rental unit.

The topography of the subject site undulates, with the flattest area generally located where the house is. The remainder of the subject site slopes gradually downwards towards Colonel Talbot Road to the northeast. Approximately two-thirds of the site appears to be naturalized, featuring a watercourse flowing diagonally just east of the secondary driveway. The southwest corner of the subject site contains all the development, including the house, driveway, and a grass-covered side yard. The site visit took place in August 2022, and online mapping was used for further assessment. Some immature and mature trees surround the house on all sides (see **Figure 3: Subject Site Context - 7056 Pack Road**).

Figure 3 - Subject Site Context, 7056 Pack Road



A comprehensive set of photos of the subject site is attached as Appendix A.

2.1.2 Architectural Description

The property at 7056 Pack Road features a 1.5-storey single-detached yellow brick house with an L-shaped floorplan and a gabled roof with steeply peaked dormers at the front and east sides. The roof is brown in colour, but during the site visit was under repair. It includes a 1-storey mudroom addition on the east façade and a 1-storey garage as a rear addition on the north side. There is also a small garden shed to the east of the house.

The main house appears to be constructed on a fieldstone foundation, with some areas covered or parged with concrete. According to the owner, the interior has been converted into two separate rental dwelling units, one on the ground floor and basement with access from the front main entrance, and the other on the upper level with access from the added mudroom on the east side. The south (front) and west elevations features trees or shrubs that are slightly overgrown abutting the house. The outline of the existing structure is illustrated below:

Figure 4 - Footprint Sketch

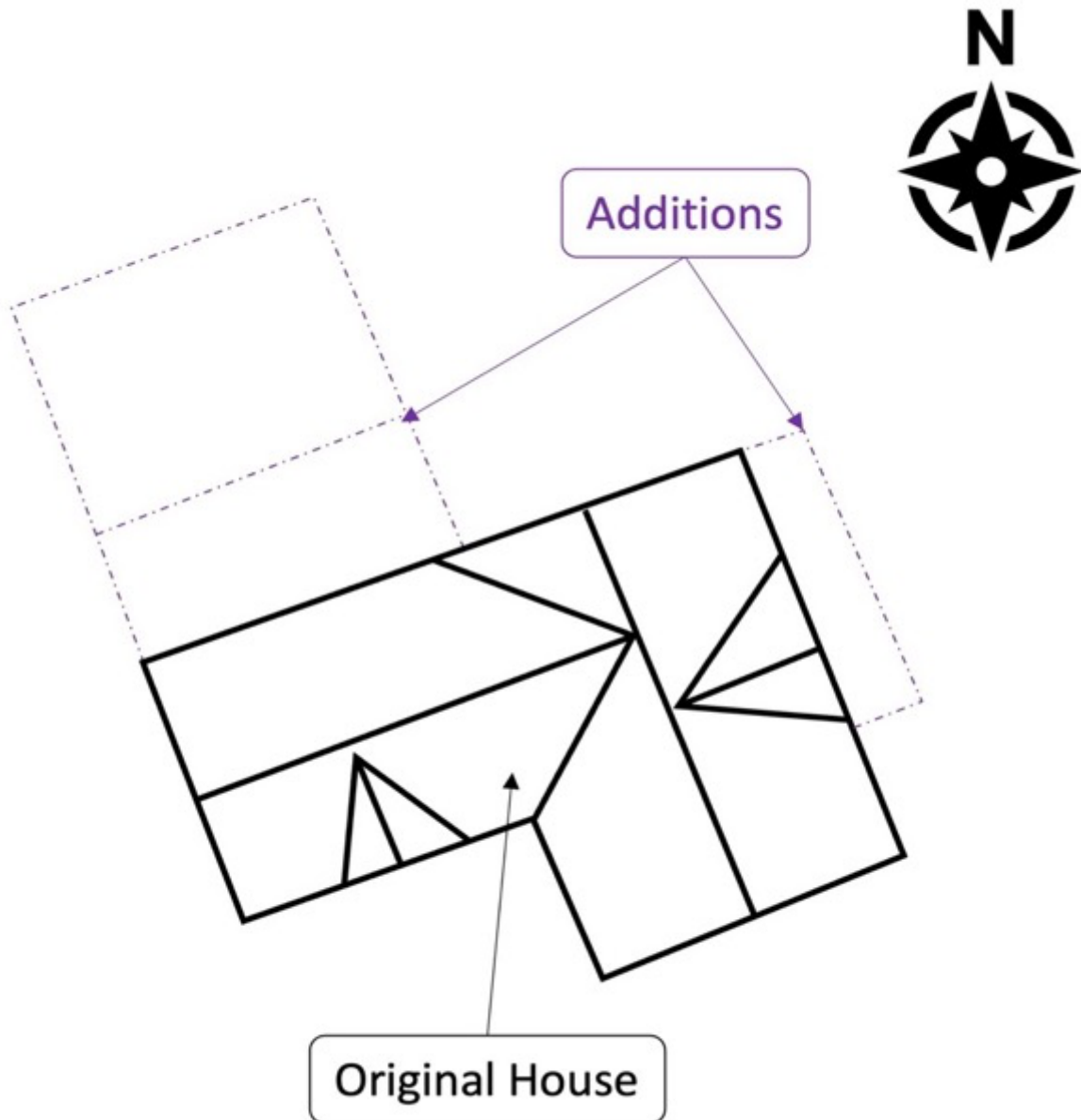
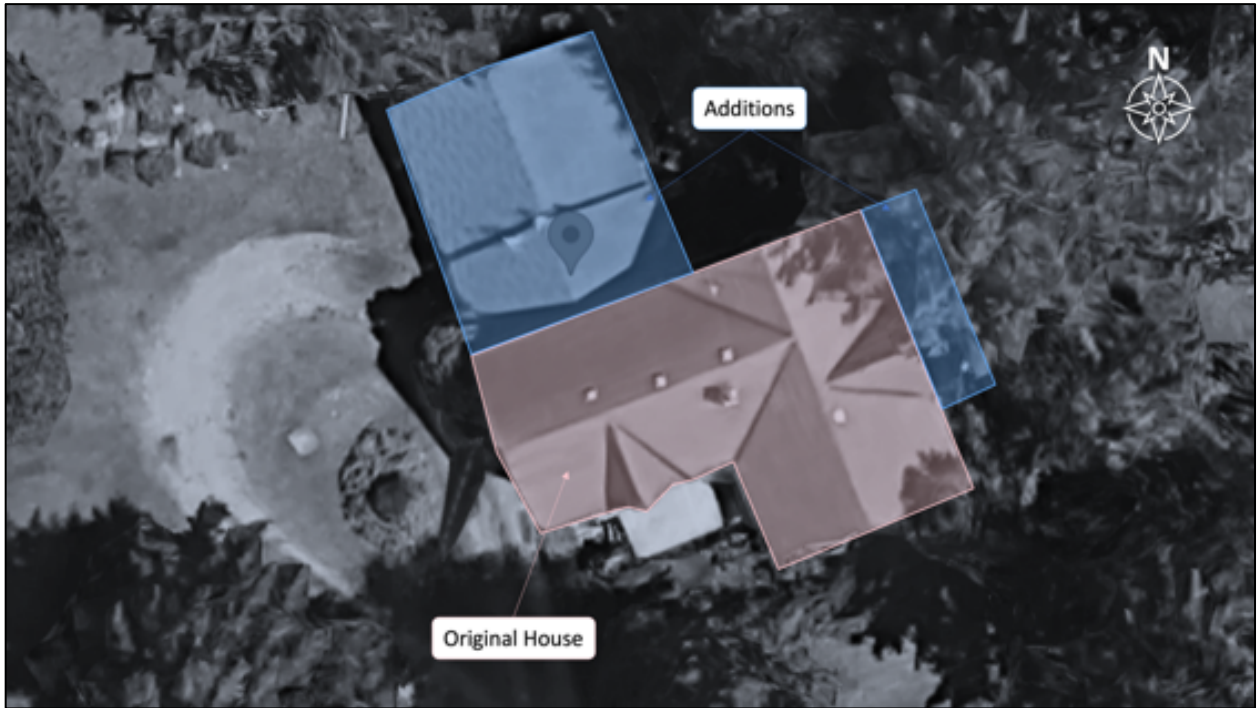


Figure 5 - Visual of Additions



Source: Google Maps, 2023

Aerial Photo of House at 7056 Pack Road



Source: Google Maps, 2023

2.1.2.1 South Elevation (Front Façade)

South Elevation (Front Façade) Overall



Source: Original Image

The south elevation (front façade) of the house at 7056 Pack Road consists of two sections: a front gable section and a side gable section both of which are made of yellow brick. The front gable section is positioned closest to the road and features a large offset bay window with three bays each with segmental arches. Each of the windows (central and flankers) are one-over-one rectangular vinyl inserts retrofit into their openings, and there is a shingled roof covering the bay.

The upper level of the front gable section has two windows with slightly projecting wood sills (about 4 inches thick) and segmental arches, designed in a two-over-two vertical form, and they have been retrofitted into their openings with modern rectangular vinyl inserts.

Notably, the front gable portion incorporates a component from the Heating, Ventilation, and Air Conditioning (“HVAC”) system retrofitted into the façade between the upper level windows. On the right side of this front gable section, there is a window that includes an in-window Air Conditioning (“AC”) unit. On the lower level near the eastern corner of the house, a satellite dish has been mounted. At the ground level there is a basement window with a segmental arched opening, again retrofit with a modern rectangular window insert.

Moving to the side gable section of the front façade, it features a tall one-over-one rectangular vinyl window, retrofitted into an opening that has a segmental arch with brick voussoirs and a tin-or steel-covered sill. This section also serves as the main entrance for the ground-level rental unit, elevated four steps from the ground by a concrete stoop and sheltered by a vinyl, tin, or steel awning, creating a small verandah, which is an addition according to the owner.

Additionally, the side gable section exhibits a tall and slim window opening on the upper level with a tin-or steel-covered sill and a round arched top. A one-over-one rectangular vinyl window has been retrofitted behind the arched brick opening. Above this round arched window, there is a steeply pitched dormer facing the street.

Overall, the roof pitch is moderate, except for the steeply pitched dormer. Positioned generally near the confluence of the L-shaped sections of the house, a chimney completes the roofline. The yellow brick exterior generally appears uniform in size and construction and consistent in colour.

Some damage is evident in the bricks and mortar, particularly above the window openings, to the roof of the bay window, and in several small sections of the wall.

2.1.2.2 East Elevation (Side Façade)

East Elevation (Side Façade) Overall



Source: Original Image

The east elevation (side façade) of the house at 7056 Pack Road features a generally square layout with two window openings. One window has been covered up, leaving a

single window on the ground level, situated just to the left of the 1-storey mudroom addition with wood siding, which is offset towards the north. Like many other windows on the house, this remaining window has a slightly projecting wood sill, approximately 4 inches thick, and a segmental arch with brick voussoirs. It has been retrofitted with a one-over-one rectangular vinyl insert.

Notably, there is some damage to the brick and mortar above the brick voussoirs of the main floor window. Overall, the yellow brick exterior generally appears uniform in size and construction and consistent in colour with the south elevation of the house.

On the upper level, a steeply pitched dormer with slightly projecting eaves can be observed. Below this dormer is a long, slender window opening that appears to be covered with cedar shakes. The window opening features a round arch that shows signs of brick and mortar damage.

Regarding the foundation on this side, it has been repaired with or parged over with concrete.

A walkway extends along this side of the house, leading to a raised entrance that is four steps high. This raised entrance provides access through the 1-storey wood addition, which appears to serve as a mudroom. The mudroom features a single entrance door and three large rectangular windows. However, only one of these windows seems to be functional, with a single slider design.

There is also a door to the rear of the mudroom (north side), but there are no steps projecting from it, suggesting that the door is not commonly or ever used. It is evident that the mudroom addition is a newer addition to the original structure as seen in its concrete block foundation versus the field stone foundation of the house and is a different material than the house itself (brick). This small addition provides access for the second rental unit, which occupies the upper level.

2.1.2.3 North Elevation (Rear Façade)

North Elevation (Rear Façade) Overall



Source: Original Image

North Elevation (Rear Façade) Garage



Source: Original Image

North Elevation (Rear Façade)



Source: Original Image

The north elevation (rear façade) of the house at 7056 Pack Road presents some notable changes, including a different brick color and the presence of a 1-storey garage addition. Unlike the south (front) and east sides, this main exterior wall does not have any bends or corners and is the longest portion of the “L-Plan” featuring two sections - a

front gable and a side gable. The front gable section showcases four windows, two on each level, with a similar design. The upper windows are slightly slimmer than their lower counterparts and all have segmental arches, mildly protruding sills about 4 inches thick, and rectangular vinyl inserts in a one-over-one format (either single or double hung). The rear of the front gable section also includes a basement window with a modern rectangular insert and a segmental arched top.

Along this façade, the fieldstone foundation is present before being interrupted by the garage addition.

Interestingly, the brick color on the rear differs from the yellow found on the front and east sides. The rear brickwork displays a polychromatic style with various hues of red and yellow and some brown. Typically, the north façade of buildings, especially rural ones, are better preserved from weather compared to the south façade due to differing exposure to elements. However, in this case, it is evident that different brick colors were intentionally used on the rear façade rather than a result of sun bleaching, because on the west elevation (discussed below) the change in brick is quite evident with a noticeable transition line in the brick.

A brick house may exhibit two different brick colors for various reasons. These include phased construction, where different sections were built at different times using materials available at the time; additions or expansions to accommodate growing families or changing needs; repairs or restoration work that involved using different bricks; brick sourcing, where locally available materials from various regions or quarries were used; or weathering and fading, although we do not believe weathering to be the case here.

The side gable section of the rear is mostly covered by the garage addition, which appears to be constructed of light timber with wood siding. Several windows of varying sizes and styles, some fixed and others operable, adorn each side of the garage. Most of these windows appear to be wood rather than vinyl, with one window on the rear closed off with plywood. The garage's white-painted wood siding is in need of repair, as it shows signs of flaking off.

Notably, the garage addition is not consistent in height, with a slightly raised portion connecting to the main house and a slightly lowered portion, dropping down by about a foot approximately 8 feet out from the house. The garage roof has a mild to moderate slope, and it is connected to the house nearest to the west edge, with tin or steel flashing present at the points of connection.

2.1.2.4 West Elevation (Side Façade)

West Elevation Overall



Source: Original Image

West Elevation with Polychromatic Brickwork



Source: Original Image

The west elevation (side façade) of 7056 Pack Road is the side gable to the front elevation of the house. This part of the house boasts several windows, including a small rectangular window with wood framing on the ground floor level, featuring a single pane vinyl insert (potentially fixed or casement). It also houses the primary garage functions, such as the main entrance, garage doors, and windows. The upper portion of the brickwork displays the same polychrome style, showcasing various hues of red and yellow, similar to the rear façade. Yet, on the lower portion, the yellow brickwork from the front and east sides continues over, and the two brick styles can be seen just below the upper level windows.

The features of this side elevation include hydro meters for the two rental units and evidence of a removed brick chimney, with a remnant portion still projecting from the side, just above the upper level windows towards the roof peak. Notably, there is a rectangular entranceway that has been covered up with plywood and painted brown, no longer serving as a functioning access point.

The upper level windows resemble the other windows on the house's upper level, designed with a long and rectangular shape. They have slightly projecting sills, about 4 inches thick, with tin or steel covers and segmental arches featuring brick voussoirs. The windows are designed in a two-over-two vertical form and have been retrofitted with modern vinyl inserts into their openings.

Additionally, the white garage contains two more windows (one single pane and one one-over-one), a brown steel garage door, and a regular entry door with glass panel are present on this side elevation, providing practical and functional features to the property.

A full series of images of the subject site and house can be found in **Appendix A**.

2.1.2.5 Interior

The interior of the house on the subject site has been converted into two separate rental units with distinct private entrances and represents a change from the original single-family function of the house.

The top-floor unit is accessed through its own private entrance via the east (side) mudroom addition. The ground-floor unit is access via the main entrance on the south (front) elevation and includes access to the basement. Images of the inside of the house were provided by the owners, as an interior site visit was not permitted. Captions are general.

The following pages provides some images of the interior of the house showing the ground floor rental unit and basement. The photos were provided by Old Oak Properties Inc.

Living Area



Source: Old Oak Properties Inc.

Living Area



Source: Old Oak Properties Inc.

Bedroom



Source: Old Oak Properties Inc.

Kitchen



Source: Old Oak Properties Inc.

Bedroom



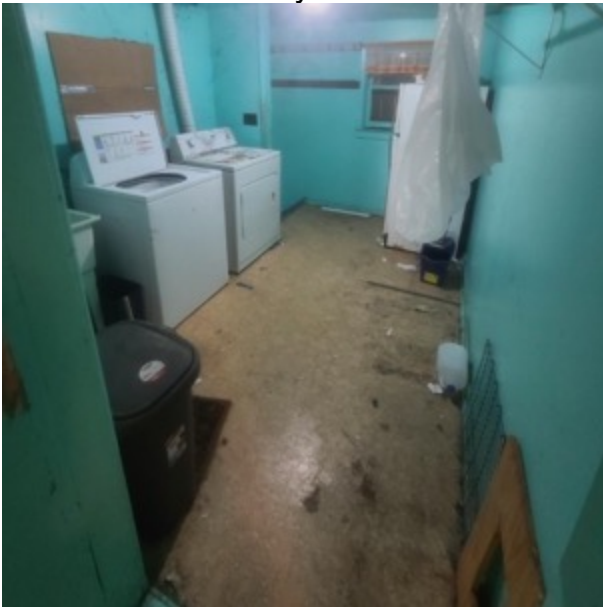
Source: Old Oak Properties Inc.

Bathroom



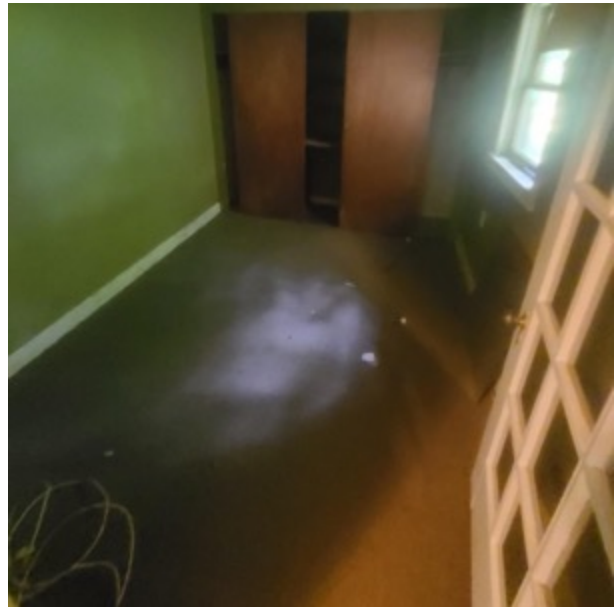
Source: Old Oak Properties Inc.

Laundry Room



Source: Old Oak Properties Inc.

Bedroom



Source: Old Oak Properties Inc.

Front Entrance



Source: Old Oak Properties Inc.

Stairs to Basement



Source: Old Oak Properties Inc.

Basement



Source: Old Oak Properties Inc.

Basement



Source: Old Oak Properties Inc.

2.1.2.6 Detached Accessory Structure

Located to the east side of the house is a small steel garden shed. The accessory structure is made of brown and white steel.

Garden Shed (East of Main House)



Source: Original Image

2.2 Adjacent & Surrounding Context

The subject site is in the Talbot Planning District (see **Figure 6: Neighbourhood Map**) of the City. This is an area in the western portion of the City of London that was previously located within the geographic Township of Westminster; the area includes the interface between urban and rural lands. The site is located just west and north of the current Urban Growth Boundary (“UGB”) which includes lands on the south side of Pack Road and the east side of Colonel Talbot Road (see **Figure 7: Urban Growth Boundary Map**).

Figure 6 - Neighbourhood Map

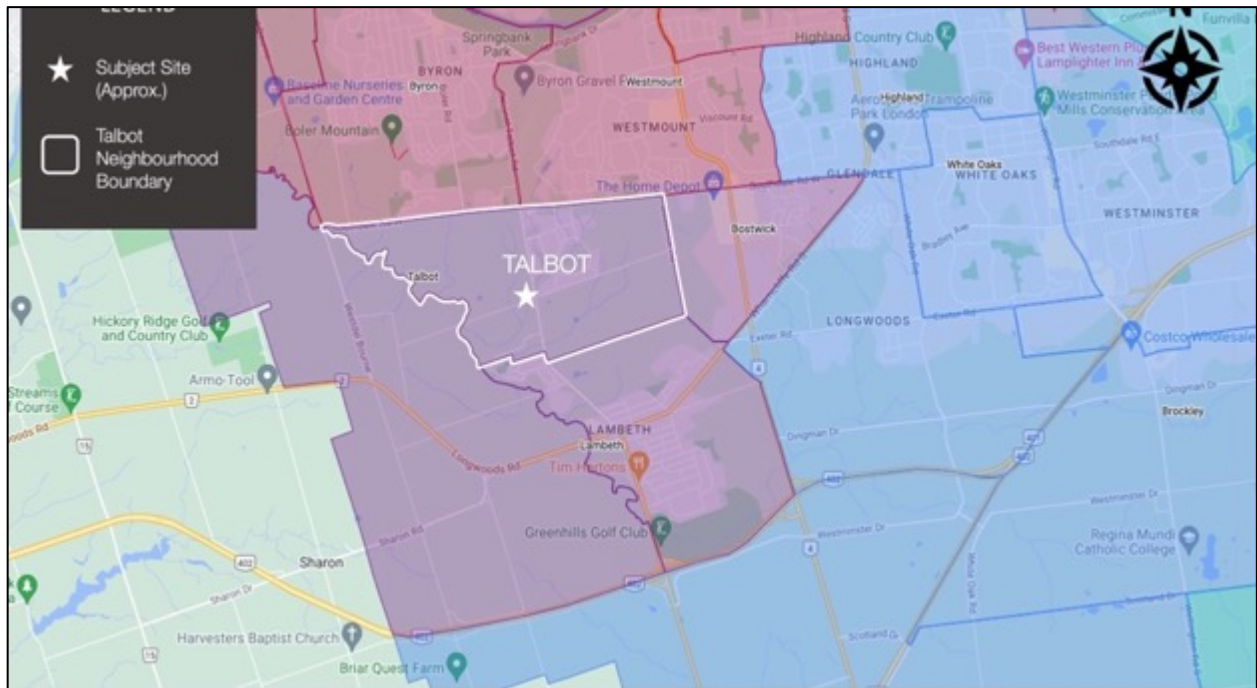
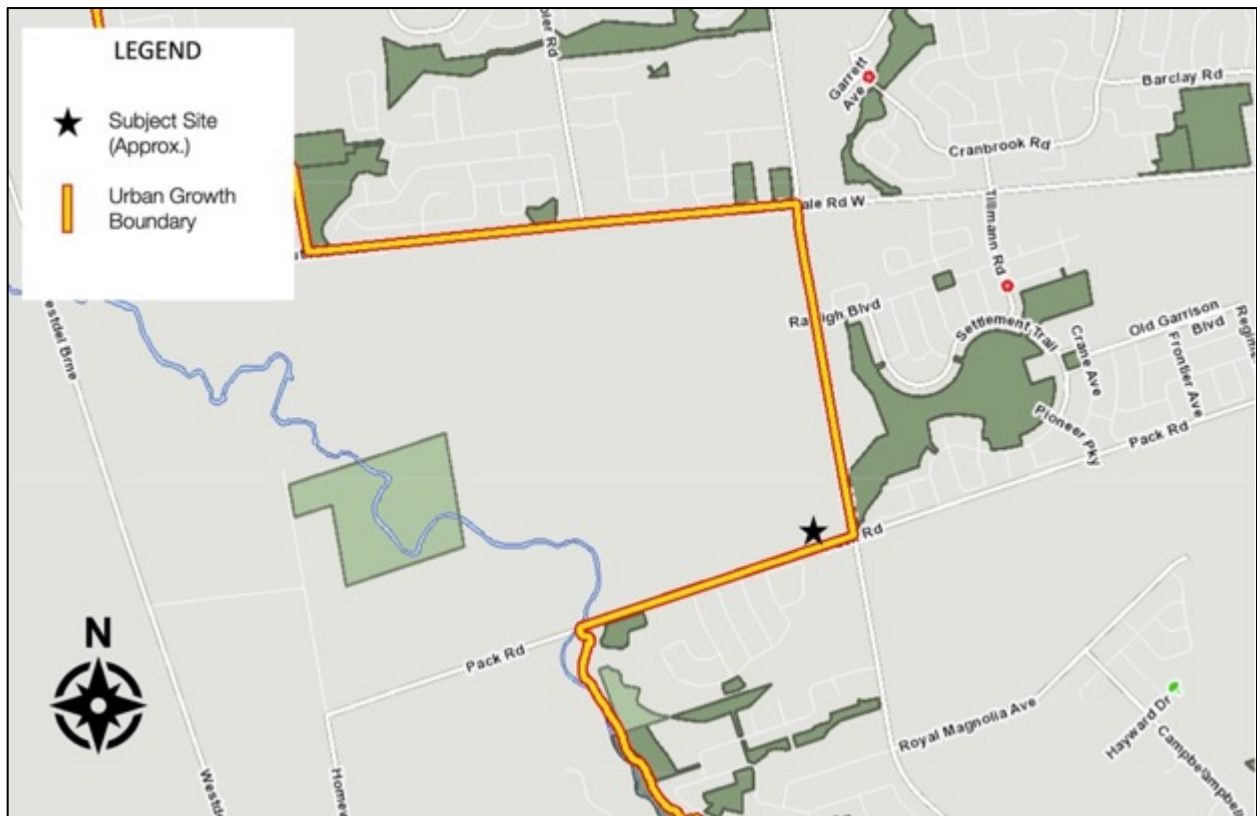


Figure 7 - Urban Growth Boundary Map



The west side of Colonel Talbot Road and the north side of Pack Road is generally comprised of rural and agricultural lands, with active agricultural operations, wooded areas, some wetland areas, rural residential lots, farmhouses, and farm-related structures (i.e., barns, silos, livestock facilities, etc.).

The east side of Colonel Talbot Road and the south side of Pack Road is comprised of more urban and intensified land uses including a range and mix of uses and densities and emerging residential development.

The following describes the adjacent land uses in greater detail and their relationship to the subject site.

The subject site is situated amidst a diverse range of surroundings. To the north, it neighbours rural and agricultural lands. Heading east, the immediate vicinity is characterized by a fully developed residential subdivision comprised of single-detached dwellings, forming the southern aspect of the "Talbot Village" development. Further eastward lies the "Talbot Village Wetland." To the south, is the commencement of the City's Urban Growth Boundary, and the underway "Silverleaf Estates" subdivision, notable for its sizeable lots and emphasis on large single-detached residences. Notably, a small retail-commercial plaza is located at the southeast corner of Pack Road and Colonel Talbot Road, encompassing a variety of amenities. To the immediate west, is the building that held "Pack Road Country Meats," a butcher and farm-deli. Progressing further to the west reveals additional agricultural, rural, and wooded areas, and eventually Dingman Creek and beyond that, Homewood Lane.

North:

3D Aerial View at Subject Site looking North



Source: Google, 2023 (Date of Satellite Imagery Unknown)

Lands North of Subject Site



Source: Original Photo

East:

Street View at Subject Site along Pack Road looking East



Source: Google, 2023

Lands East of Subject Site



Source: Original Photo

Commercial Plaza East of Subject Site (View from Subject Site)



Source: Original Photo

South:

Lands South of Subject Site



Source: Original Photo

Lands South of Site looking Southwest along Pack Road



Source: Original Photo

West:

3D Aerial Photo from Subject Site looking West



Source: Google, 2023 (Date of Satellite Imagery Unknown)

Pack Road Country Meats West of Subject Site (now Demolished)



Source: Original Photo

Street View along Pack Road looking West (Pack Road Country Meats demolished)



Source: Google, 2023

2.3 Heritage Context

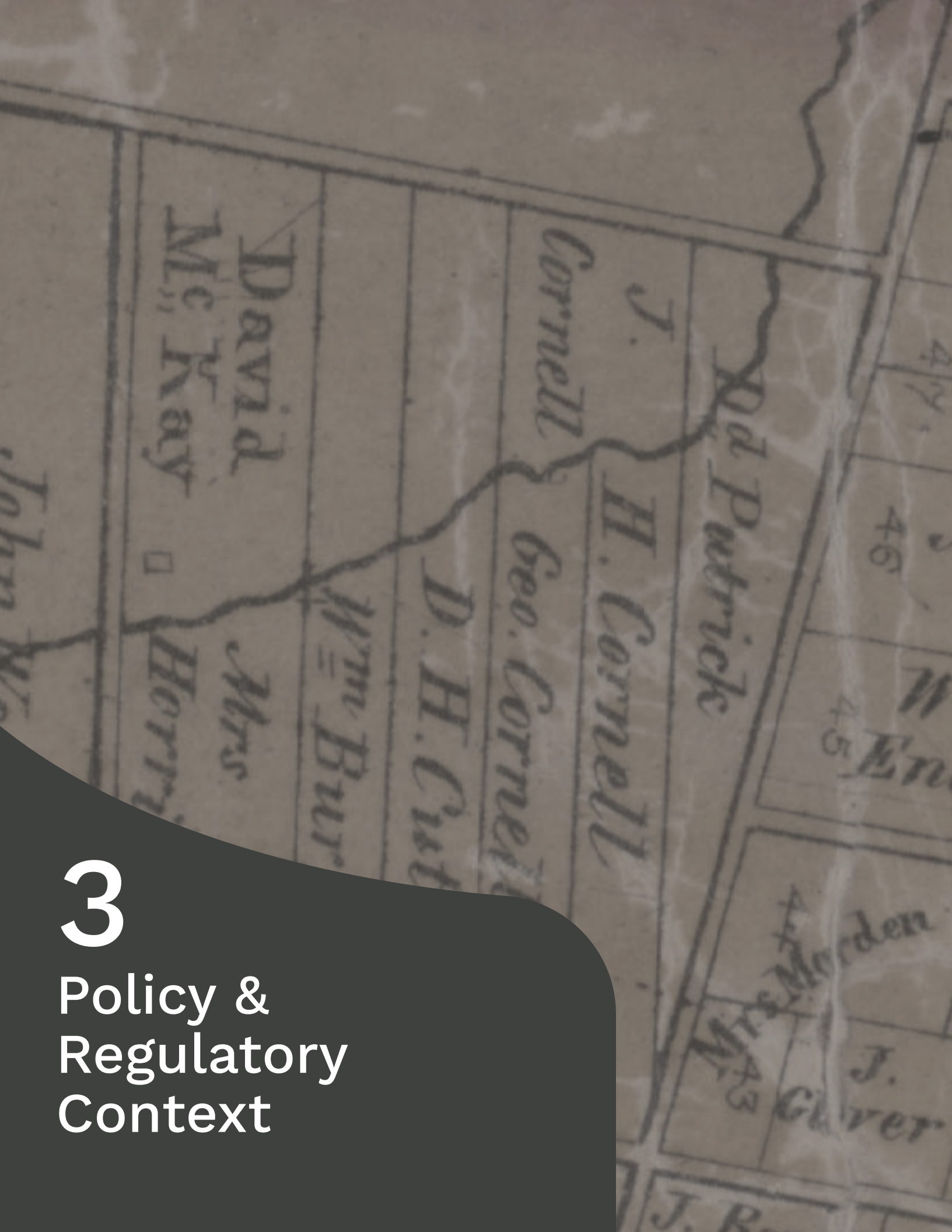
The following is based on the City of London's Register of Cultural Heritage Resources ("the Register") and available online interactive mapping.

Based on the Register, the subject site is a listed, non-designated property of potential cultural heritage value or interest on the City's Register.

Based on the City's Register and mapping, the subject site is not located within a heritage conservation district under Part V of the Ontario Heritage Act, R.S.O. 1990, c. O.18 ("OHA"), nor is it a part of an identified or protected cultural heritage landscape or significant view or vista. The subject site is also not a Provincial Heritage Property under Part III.1 of the OHA, nor is it a National Historic Site.

Based on the Register and mapping, the subject site is not located adjacent to any other listed or designated heritage properties on the Register. Adjacent is defined in the London Plan (i.e., London's Official Plan) as:

[...] sites that are contiguous; sites that are directly opposite a cultural heritage resource separated by a laneway, easement, right-of-way, or street; or sites upon which a proposed development or site alteration has the potential to impact identified visual character, streetscapes, or public views as defined within a statement explaining the cultural heritage value or interest of a cultural heritage resource.



3

Policy & Regulatory Context

3.0 Policy & Regulatory Context

3.1 Planning Act

The Planning Act, R.S.O. 1990, c. P.13 (the “Planning Act”) is provincial legislation that sets out the ground rules for land use planning in Ontario. It describes how land uses may be controlled, and who may control them. The Planning Act includes several sections that speak to matters relating to cultural heritage, including those matters of provincial interest in Section 2, which among other matters, states that:

2 The Minister, the council of a municipality, a local board, a planning board, and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

(d) the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest; [...].

In order to refine the matters of provincial interest described in Section 2 of the Planning Act, the Minister of Municipal Affairs and Housing, or the Minister together with any other minister of the Crown, issues policy statements on matters relating to municipal planning that are of provincial interest. In this regard, the in-force 2020 Provincial Policy Statement was prepared, which sets the rules for land use planning in Ontario.

3.2 Provincial Policy Statement

The 2020 Provincial Policy Statement (“PPS”) includes policies about managing growth, using, and managing natural resources, protecting the environment, public health, and safety, and provides policy direction on matters of provincial interest including the wise use and management of cultural heritage resources.

Section 2.6 of the PPS provides specific policy direction with respect to cultural heritage and archaeology. Specifically, Policy 2.6.1 states that significant built heritage resources and significant cultural heritage landscapes shall be conserved.

The intent of this CHER is to evaluate the subject site to determine if it has cultural heritage value or interest which would warrant consideration for a designation.

3.3 Heritage Act

The Ontario Heritage Act, R.S.O. 1990, c. O.18 (the “Heritage Act”), is provincial legislation that sets out the ground rules specifically for the protection of heritage properties and archaeological sites in Ontario. The Heritage Act came into force in 1975, was amended in 2005 to strengthen and improve heritage protection in Ontario, amended again in recent years through Bill 108 July 2021 and again in November 2022 through Bill 23.

Under the Heritage Act, O. Reg. 9/06 sets out the criteria for determining cultural heritage value or interest for properties that may be designated under Section 29 of the Heritage Act, which were amended following Bill 23 through O. Reg. 569/22.

Bill 23 received Royal Assent on November 28, 2022, and has now been enacted as Chapter 21 of the Statutes of Ontario, 2022.

Under Bill 23, “listing” a property on the Register requires that they meet one or more of the prescribed criteria set out in O. Reg. 9/06 (Criteria for Determining Cultural Heritage Value or Interest) under the Heritage Act. Furthermore, to “designate” a property under Part IV of the Heritage Act (i.e., an individual designation), properties must now meet two or more of the nine prescribed criteria set out in O. Reg. 9/06. These criteria are as follows:

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

3.3 Ontario Heritage Tool Kit

The Ontario Heritage Tool Kit (“OHTK”) is a series of guides designed to help understand the heritage conservation process in Ontario. The OHTK guides explain the steps to undertake the identification and conservation of heritage properties using the Ontario Heritage Act. They also describe roles community members can play in municipal heritage conservation, as participants on municipal heritage committees, or through local research conducted by groups with an understanding of heritage.

Following recent amendments to the Heritage Act, the OHTK was updated to assist users understand the changes. Some changes to the Heritage Act came into effect as O. Reg. 385/21 on July 1, 2021, but the OHTK drafts dated May 2021 were never finalized. Notwithstanding, the May 2021 draft of the OHTK are still posted on the Environmental Registry of Ontario (ERO # 019-2770), and as such, are helpful in understanding the revisions being considered by the Province.

The original OHTK consist of five documents. The documents entitled “Heritage Property Evaluation”, and “Designating Heritage Properties” being the most applicable to this CHER. The “Heritage Property Evaluation” document is a guide to listing, researching, and evaluating cultural heritage properties. The “Designating Heritage Properties” document is a guide to municipal designation of individual properties under the Ontario Heritage Act.

Under the Heritage Act, O. Reg. 9/06 sets out the criteria for determining cultural heritage value or interest. Under O. Reg 9/06, a property may be designated under Section 29 of the Heritage Act if it meets two or more of the criteria for determining whether it is of cultural heritage value or interest. However, O. Reg 9/06 does not consider matters that relate to the heritage integrity of building or structures.

In this regard, Section 5.3 of the OHTK document “Heritage Property Evaluation” provides that a heritage property does not need to be in original condition, since few survive without alterations between their date of origin and today. Integrity then, becomes a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.

Accordingly, buildings that have been irreversibly altered without consideration for design, may not be worthy of long-term protection. When surviving features no longer represent the design, the integrity has been lost. Similarly, removal of historically significant materials, or extensive reworking of the original craftsmanship, warrants an assessment of integrity. If a building has an association with a prominent owner, or if a celebrated event took place there, it may hold cultural heritage value or interest, but the challenge comes with defining the specific type of association.

Cultural heritage value or interest may also be intertwined with location or an association with another structure or environment. If these have been removed, the

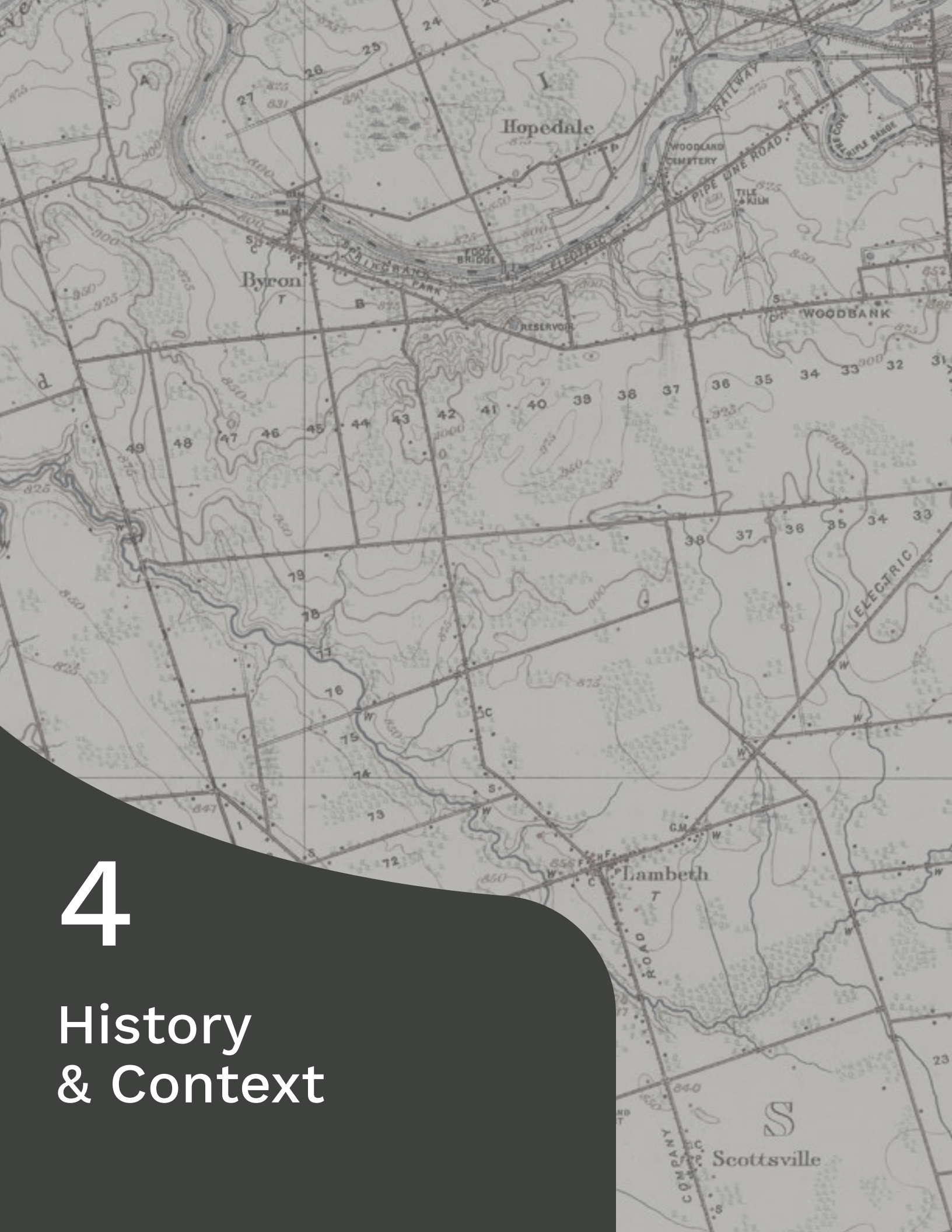
integrity of the property may be seriously diminished. As well, cultural heritage value or interest can be found in the evolution of a heritage property, as much can be learned about social, economic, technological, and other trends over time. The challenge again, is being able to differentiate between alterations that are part of an historic evolution, and those that are expedient and offer no informational value.

Section 5 of the May 2021 Draft OHTK document “Designating Heritage Properties” provides draft guidance on conserving the heritage value of a designated property. While the subject site is not a designated property under the Heritage Act, the guidance provided in this section is still helpful, as it speaks to matters regarding the loss of heritage integrity.

Accordingly, if a property is noted as being important for its architectural design or original details, and that design has been irreparably changed, it loses its heritage value and its integrity. Likewise, if a property is designated for its association with a significant person or event, but the physical evidence from that period has disappeared, the property’s cultural heritage value is diminished. For example:

What a difference it makes to see the symbols and hideaway places associated with the Underground Railroad in a building, compared with only the ability to say, “this happened here.”

As well, the same consideration applies to contextual qualities. A building, structure or other feature that has lost its context, has lost an important part of its heritage value.



Hopedale

Byron

Lambeth

Scottsville

4

History & Context

4.0 History & Context

4.1 Middlesex County

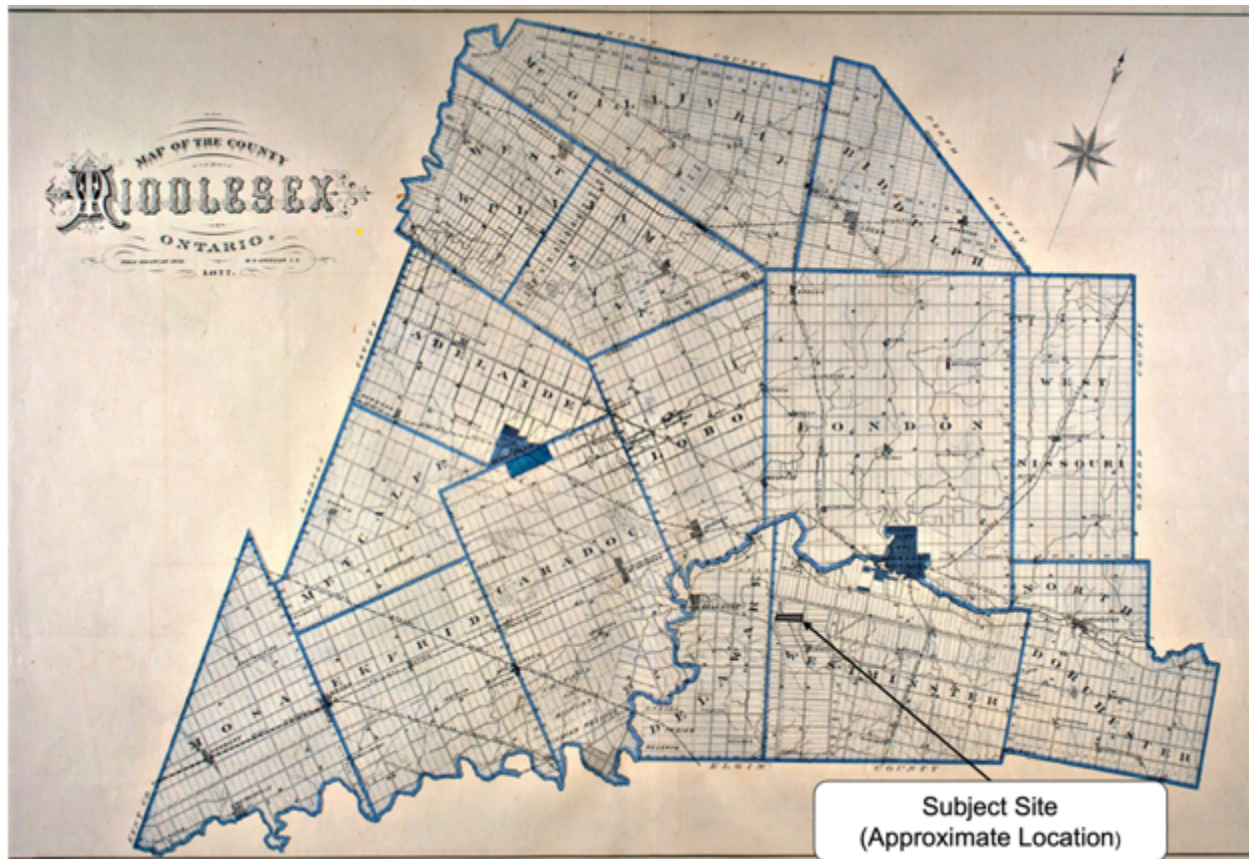
The subject site is situated in Middlesex County, which currently encompasses eight lower tier municipalities and the City of London (which operates independently from the County as its political seat). Middlesex County's origins trace back to around 1798 when the former Suffolk County was divided into three smaller divisions. The area that now constitutes Middlesex County was initially part of the Hesse District within the historic Province of Quebec in 1788 (H.R. Page & Co., 1878; and Grainger, 2006a, and Middlesex County, 2016).

With the establishment of the Province of Upper Canada in 1791 under British rule, the former Hesse District was renamed the Western District by 1792. Lieutenant-Governor John Graves Simcoe, the first Lieutenant Governor of Upper Canada, created Suffolk County in 1792, encompassing parts of present-day Middlesex, Elgin, and historic Kent Counties. Suffolk County included three townships (Delaware, Westminster, and most of North Dorchester) and Indigenous land (Goodspeed, 1879).

In 1793, Lieutenant-Governor Simcoe selected the forks of the Thames River as the future capital site of Upper Canada (London). In 1798, the Parliament of Upper Canada divided the Western District into smaller districts, including London, Delaware, Westminster, and North Dorchester, effectively dissolving Suffolk County. London Township was surveyed by Colonel Mahlon Burwell before the War of 1812 (H.R. Page & Co., 1878, and Miller, 1964).

By 1845, the London District was confined within Middlesex County, encompassing the Townships of London, Westminster, Dorchester, Delaware, and areas that now belong to Elgin County. Middlesex County underwent further changes over the years, expanding and separating from certain regions. In 1850, the London District separated from the County, and from 1851 onward, Middlesex County and the City of London progressed independently. By 1877, Middlesex County included the Townships of Adelaide, Biddulph, Caradoc, Delaware, Ekfrid, Lobo, London, McGillivray, Metcalfe, Mosa, Nissouri West, North Dorchester, Westminster, Williams East, and Williams West. (see **Figure 8: Middlesex County, 1877**).

Figure 8 - Middlesex County, 1877



Source: H.R. Page & Co., 1878

4.2 Westminster Township and Town of Westminster

Before it had a London address, the subject site was in the former Township of Westminster.

Westminster Township's history unfolds with its transformation from an Indigenous campsite to a flourishing region. Established in the early 19th century, this expansive area evolved into fertile fields and thriving dairy farms, marked by bountiful harvests and natural beauty (Grainger, 2006a).

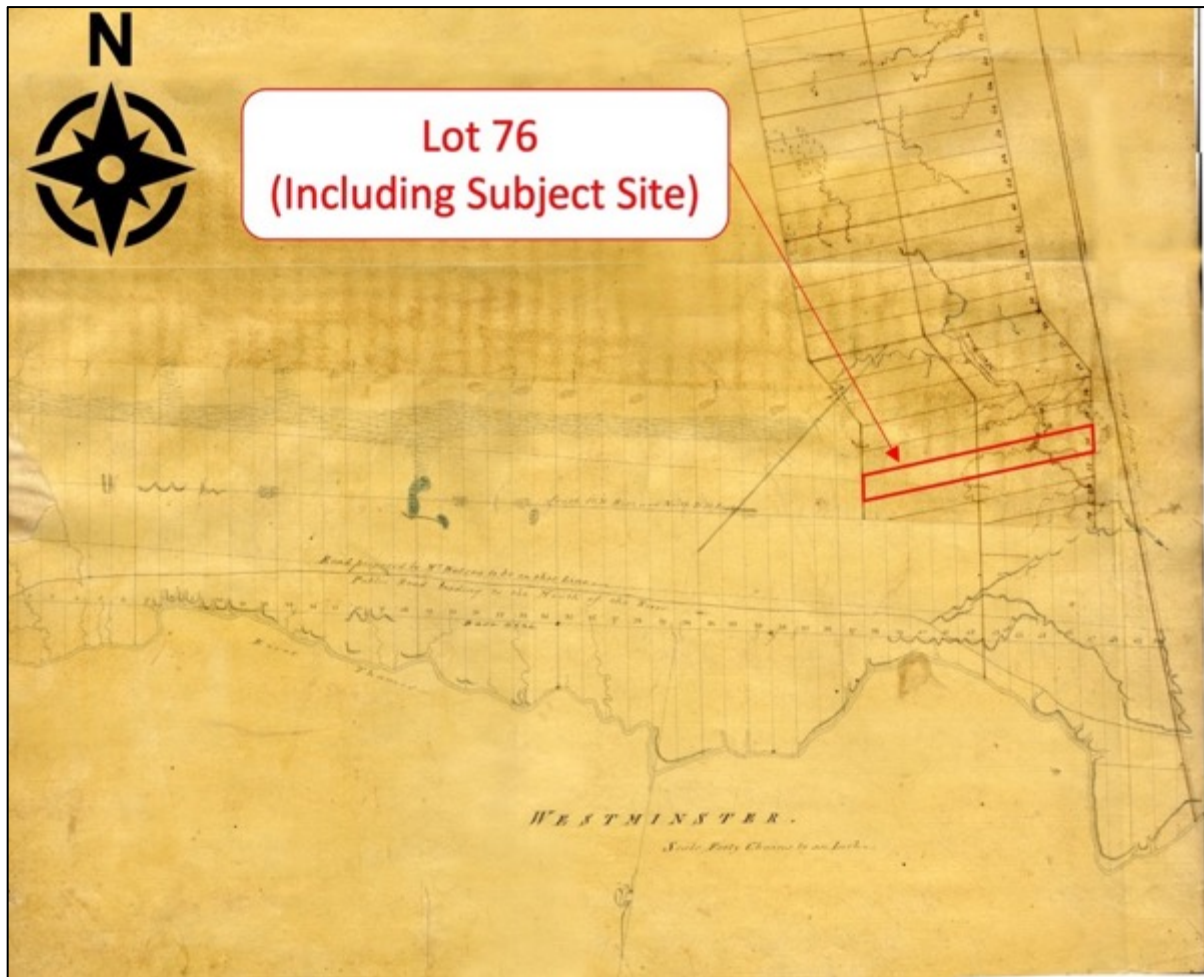
Westminster Township was one of the earliest townships in Middlesex County to be settled (H.R. Page & Co. 1878). Bordered by the Thames River, the historic Westminster was nestled between London, Elgin, and North Dorchester Townships (Grainger, 2006a p. 69). The survey of Westminster Township was divided into three separate segments carried out at different times. The initial segment was surveyed in 1809-10 by Simon Zelotes Watson and involved lots along Colonel Talbot Road, resembling the layout of lots along Quebec's St. Lawrence River (Grainger, 2006a p. 33-34). These lots were elongated and narrow, spanning 200 acres each, with the intention of safeguarding settlers by keeping them in close proximity.

Deputy Provincial Surveyor Watson, assisted by Deputy Surveyor Bostwick, executed the second survey in 1810. This phase encompassed conc. A, B, C1, and C2, mirroring the narrow and road-spanning lot configuration. Similarly, to Delaware Township, these lots were initially distributed in 100-acre portions among the first pioneers, ensuring settlers occupied both sides of the road (Grainger, 2006a p. 34).

The survey of Westminster Township was halted by the War of 1812. Following the war's conclusion, Deputy Surveyor Colonel Mahlon Burwell took over the balance of the survey. He covered the remaining area from C3 to C9 and established the Gore Concession between the NBTR lots and Delaware Township (Grainger, 2006a p. 34).

Figure 9 below shows the approximate location of Lot 76, where the subject site exists on an early survey of Westminster Township, 1810; one of the pre-war of 1812 surveys.

Figure 9 - Northern Boundaries of Westminster Township Survey, 1810



Source: *Elgin County Archives, 1810*

Next to Delaware, Westminster Township is the oldest settled township in Middlesex County (H.R. Page and Co., 1878). According to H.R. Page and Co., (1878 p. vi), “early

settlers to the area included Jesse Cornwall, who took up and cleared a farm in North Talbot Road". What is interesting to note, is that the records for the Cornell family name have been recorded differently, or mis-recorded over the years, and included entries such as "Cornell", "Cornwall", and "Cromwell" depending on the historical book or map being referenced. However, at the time, it was common spelling mistakes or improper entries, and it is assumed that "Cornell" is the current proper spelling, as that is the way it is referred to today, as evidenced by the farm at 1029 Southdale Road West and in entries by Grainger (2006b).

Other early settlers included Mr. Hull, Calvin and Ethan Burch, Stephen Mathews, Abram Patrick, Andrew Beatty, William Jones and his sons, Hiram, James and John, Thomas, and Samuel Hunt, William Little and his sons, and John Routledge.

When the early settlers came, much of Westminster Township was undeveloped. Patents were issued on lands in Westminster as early as 1812 (H.R. Page and Co., 1878 p. vi) (see **Figure 10: Westminster Township, 1823**).

Figure 10 - Westminster Township, 1823



Source: Elgin County Archives, 1823

In the 19th and early 20th centuries, various villages and hamlets thrived in Westminster and Delaware. Villages like Byron, Kilworth, and Pond Mills were established due to water sources and milling industries. Lambeth, Littlewood, and Sharon grew at road intersections, while Glanworth and Belmont flourished due to their railroad connections. Despite promising starts, many communities declined due to factors such as railways favoring some villages over others, diminishing milling industry, and changes in economic activities like wagon making and blacksmithing.

The 20th century brought further decline as automobiles enabled residents to travel for goods and services, leading to hamlet disappearance. Rural mail delivery and closure of country post offices impacted general stores, often the last vestiges of bustling villages. Larger communities like Delaware and Belmont survived as bedroom communities, while Lambeth and Byron evolved into suburbs. Nonetheless, every village in Westminster and Delaware played a role in the township's history (Grainger, 2006a p. 128).

Perhaps one of the closest communities to the subject site, was Lambeth. Lambeth was situated at the crossroads of Colonel Talbot and Longwoods Roads, and was a prominent community eventually annexed by London (Grainger, 2006a p. 143). The village held various names over time like Wahoo, The Junction, Slab Town, Westminster, St. Andrews, and others. Indigenous trails converged at this spot pre-European settlement, eventually becoming North Talbot Road and Longwoods Road (Highway 2). Early settlers included John Dingman, Jeremiah Schram, and Abraham Patrick.

Over time, pressing factors drove population growth and a demand for expansion. Thus, from 1950 to 1961, the City of London embarked on substantial annexations, encompassing lands on all sides, including within Westminster Township. Most of the township, primarily rural, centered around the Lambeth community.

During the 1950s and 1960s, the City of London effectively expanded its territory, though the annexation process encountered challenges. The City's ambitions didn't align with Middlesex County's views, resulting in inter-municipal conflicts fueled by differing interpretations of growth-management policies and municipal infrastructure (Meligrana, 2000).

In 1988, the remaining Westminster Township lands formed the Town of Westminster, aiming to halt London's annexation efforts (Curtis, 1992). Nevertheless, by the early 1990s, London succeeded in further annexations, ultimately absorbing nearly all of Westminster Town by 1993, bringing the subject site under London's municipal jurisdiction.

4.3 History of the Subject site

The post-Indigenous history of the settlement on the subject site traces back to the grant of a 200-acre Crown patent for the land to John Van Every (perhaps also “Van

Embry”) in 1821. This historical narrative concludes with the sale of current-day 7056 Pack Road to the present owner by the Cornell family. The 200-acre parcel in question was documented on Pages 38 and 39 of Historical Book 3 of Westminster Township, specifically in the concession known as "West Side North Talbot Road."

Thus, the area that now carries the municipal address 7056 Pack Road was originally a part of Lot 76 on the western side of North Talbot Road. Colonel Talbot Road, named after Colonel Thomas Talbot, who served as personal secretary to John Graves Simcoe and founded the Talbot Settlement, played a significant role in the naming and development of the region.

In the year 1821, a Crown patent was granted for an 80.9-hectare (200-acre) piece of land comprising Lot 76, situated on the western side of Talbot Road, to an individual known as "John Van Every." The historical documentation of this original patent is inscribed in script, and the name variations include Van Enbry, Van Embry, or Van Emery (see Figure 11).

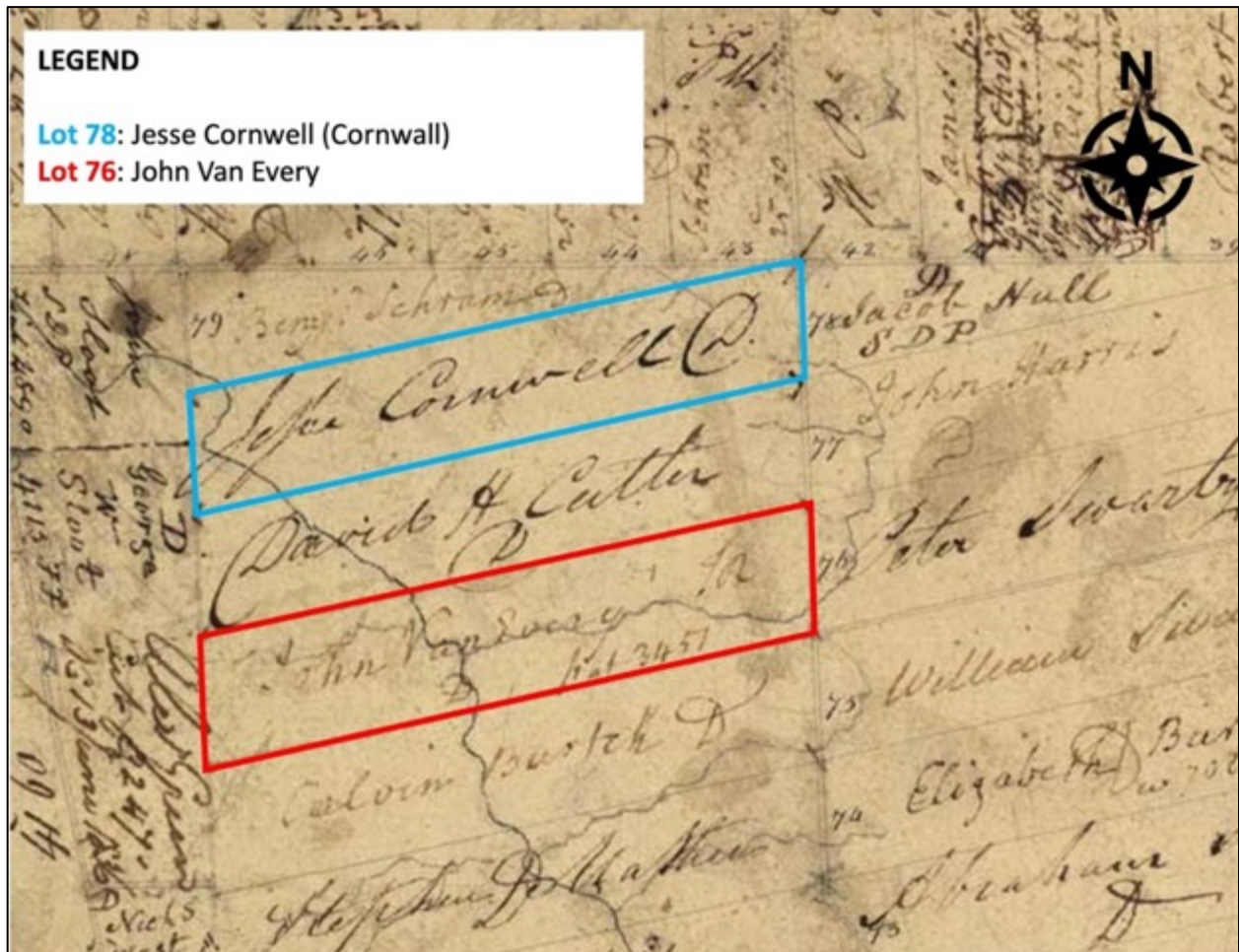
Figure 11 - Pages 38 and 39 of Historical Book 3 of Westminster Township

No. of Township	INSTRUMENT	DATE	CONVEYOR	GRANTEE	QUANTITY	AMOUNT OF MONEY PAID	REMARKS
	Patent	Sept 21 1821	The Crown	John Van Every	200 acres		all
391	18 and 1	Nov 5 1821	John Van Every	Jacob Peor	200 acres		
1825		July 25 1821	Jacob Peor	Jacob Peor	11a 1/2 pchs		1/2
2433		April 25 1829	Jacob Peor	Charles Reenan	50 acres		1/2
2604		March 5 1835	Jacob Peor	Jacob Peor	20 "		1/2
2614		Feb 5 1835	Jacob Peor	Jacob Peor	119 "		1/2
3285		5 1807	Charles Reenan	William McRay	100 "		1/2
6415	Will	14 1863	William McRay	David Henry McRay	und dtd		1/2
3321	Marriage	April 74 1861	Henry F. McRay	William McRay	100 "	\$495.	1/2
3519	18 and 1	Feb 25 1859	Charles Reenan	Elizabeth Merson	1a 5 rods		1/2
3618	Quit Claim	Oct 25 1861	W. H. McRay	Simon Annell	100 acres	\$2220.	
3629	Marriage	22 1861	Simon Annell	W. H. McRay	100 "		
3674	Quit Claim	June 25 1862	Simon Annell	James Annell	100 "		
3977	A Certificate purporting to be a Deed	Oct 15 1862	David McRay & James Annell	Simon Annell	50 "		500 ft
4026	18 and 1	April 9 1863	Simon Annell	Simon Annell	50 "	\$275.	700 ft
4040	Marriage	16 1863	Simon Annell	Benjamin Woodhull	50 "	\$300.	100 ft
4111	Marriage	16 1863	Simon Annell	Benjamin Woodhull	50 "		

Source: OnLand, n.d; and Leva, 2023

A map shown in Figure 12 includes two dates marked as 1843 or 1857 shows the lots and concessions for the Township and lists the owners of the patents for the lands that comprise the subject site and surrounding area. The map shows that the lot was owned by a person named "John Van Every" (see **Figure 12**). This early map is a Pre-Confederate Map of Westminster Township from about 1843 and shows the ownership of the 1821 original Crown patent. On the map, there is a handwritten entry which identifies the map as "Talbot Road, Vol 6, Page 297".

Figure 12 - Pre-Confederate Map of Westminster Township 1843



Source: Heritage Property Index, n.d.

Within a year, Lot 76 was transferred to Jacob Peer on August 12, 1822. It was Jacob Peer who initiated the division of the lot.

Subsequently, in both 1831 and 1835, Jacob Peer sold two parcels from Lot 76, totaling 31 acres, to Jesse Cornell. In the same vein, Mr. Peer conducted additional sales of the remaining sections of Lot 76 in 1835 and 1837, consisting of a 50-acre parcel and a 119-acre parcel, each conveyed through a bargain and sale arrangement to Charles Reeves, a common method of transferring property rights during that era.

In 1817, Jesse Cornell (sometimes recorded as Cornwell, Cornwall, or Cormwell) a New Yorker (originally from Sussex, England) and Private¹ who had served in the War of 1812 applied for an 80.9-hectare (200 acre) land grant in Westminster Township (Murray, 1987). According to Grainger (2006b), "his petition read that he was located by Col. Thomas Talbot in the year 1817 on a lot in the West Branch of the NTR in Westminster Twp. and that he prayed that he may be granted the said lot."

¹ A soldier of the lowest military rank.

Jesse was granted a Crown Patent for another lot north of the subject site at Lot 78 of the Concession West of Talbot Road in 1831 for a full 80.9-hectare (200 acre) parcel and signed by Sir John Colbourne (a British Army officer and former Lieutenant Governor of Upper Canada).

In 1831 and 1835 Jesse Cornell also purchased parts of Lot 76, though it is not entirely clear if the 11- and 20-acre portions he purchased were the same parcels that now contain the subject site at 7056 Pack Road. Based on the available mapping, it appears as though these original purchases could have been for land north of the subject site. Based on information found in Grainger 2006a and Murray 1984, there may have been additional lands purchased by Jesse, some of which, which eventually went to his children.

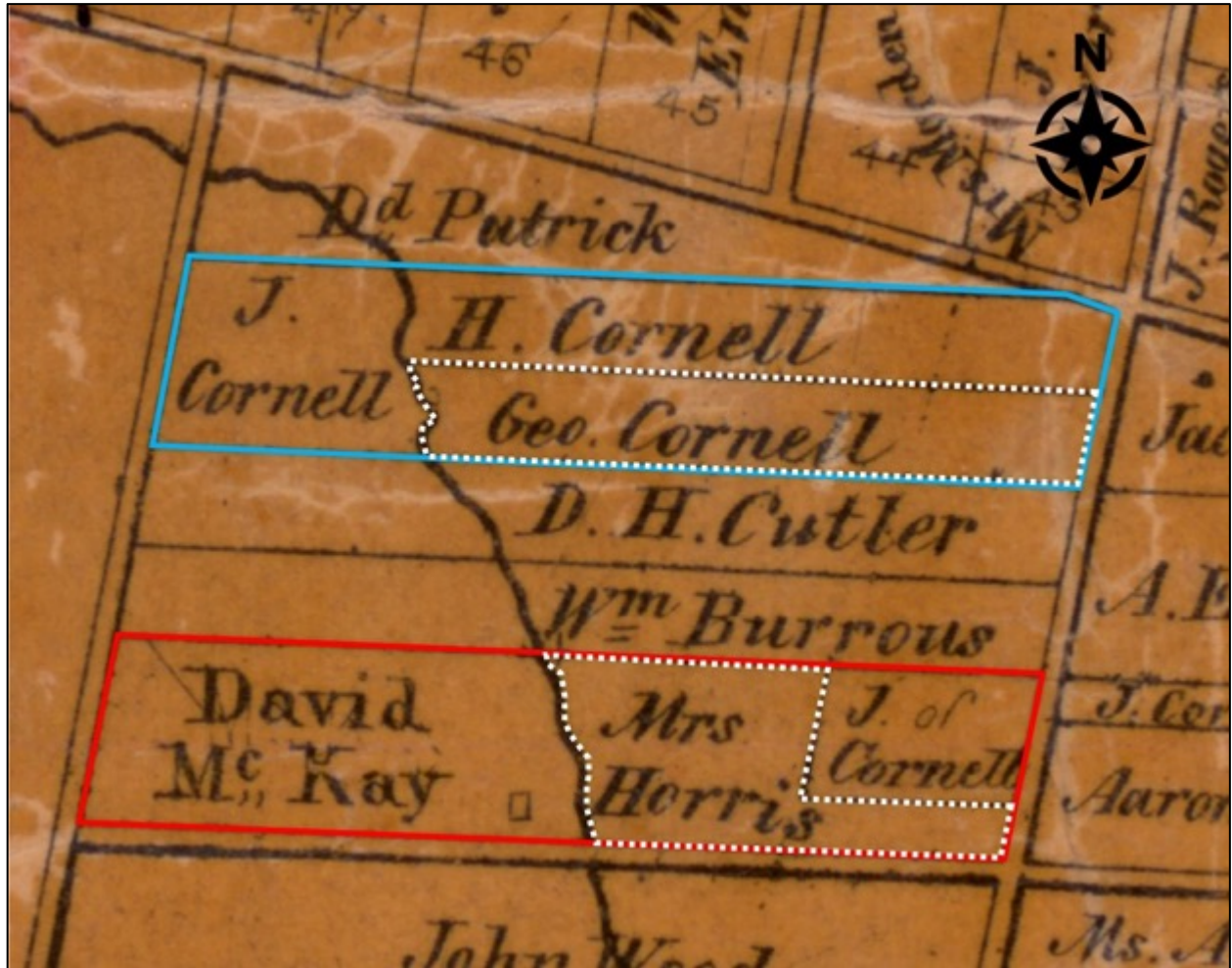
Through the settlement of Lot 78 to the north, and the other land purchases in the area, Jesse Cornell established himself and his family as early settlers of the area in Westminster Township. During the mid- to late 1800s, the Cornells were farmers, growing field crops and raising livestock, for their own use, or for sale (Murray, 1984). Jesse Cornell made his primary residence on Lot 78, where he had 10 children with his wife Rachel. His children's names were George Rymal (1817-1904), Mary (1819-1819), Sarah Templer, Elizabeth "Betsy", Gabriel, Harmon "Jesse", William, Eleanor "Ellen" F., Jacob Ryman, and Joseph W. Cornell.

In 1843, one of Jesse Cornell's children, Elizabeth "Betsy" married a person named George W. Moore. They are said to have lived on Lot 76 (Grainger, 2006b), but the exact location is not clear. According to Grainger (2006b p. 360), little is known of George Moore other than that he was a farm labourer, but together Betsy Cornell and George Moore had seven children, one of them being Lydia Jane. Grainger (2006b p. 360) describes the house where Lydia Jane was probably born in as being "George Cornell's house, which once stood on the northwest corner of Pack Road and Colonel Talbot Road North". The reference suggesting that there was ownership by a member of the (i.e., George Cornell) who had a house somewhere on the northwest corner of Pack Road and Colonel Talbot Road North, which had been removed.

According to Grainger (2006b p. 455) when Betsy Cornell and George Moore married in 1843, they first lived in Sheffield before moving to Westminster on Pack Road (Lot 76 WTR). Generally, it is said that the Moore family lived on the northwest corner of Pack Road and Colonel Talbot Road North, behind Gary and Wayne Cornell's abattoir.

The Westminster Historical Book 9 provides the majority of the land transfers for Lot 76 during the Registry Act system period before record keeping switched to the Land Titles Act system. There are no records of ownership of land by George Moore, but there are records of ownership via an "Elizabeth Moore" in 1871 through a conveyance from a John W. Reeves and then via a deed in 1972. Ostensibly, this Elizabeth Moore, could be the Betsy Cornell that married into the Moore family. The records are not perfect,

Figure 14 - Tremaine Map of Middlesex County, 1862



Source: Heritage Property Index, n.d.

Figure 15 - Assessment Roll for the Township of Westminster, 1869

ASSESSMENT ROLL FOR THE TOWNSHIP OF				Westminster										FOR 1869					
NAMES OF TENANTS AND OWNERS, &c.				TAXES AND DEBITORS OF ROLL				REAL ESTATE				PERSONAL PROPERTY				TOTAL			
No.	Name of Tenant or Owner	Address or Location	Acres	Land Tax	Personal Property Tax	Other Taxes	Total	Value	Assessment	Value	Assessment	Value	Assessment	Value	Assessment				
620	Simon Cornell	"	46																
	"	"	45																
621	Haron Cornell	"	75																
622	George Moore	Labour	57																
623	Amosson & Woodchuck	Farm	26																
624	Jacob K. Cornell	"	57																
625	Frederic Cornell	"	75																
626	Wm Burrows	"	14																

Source: Familysearch.org (1869)

By 1867, the parcel boundaries within Lot 76 remained unchanged, and the name associated with the parcel was still Mrs. Horris or Harris (see **Figure 16: Middlesex County, 1867**). It is noted that the digital interpretation of the 1867 Middlesex County Map states the name “Harris” rather than Horris as it is written. Again, the mapping and the chain of title historical records during this time are not perfectly aligned.

Figure 16 - Middlesex County, 1867

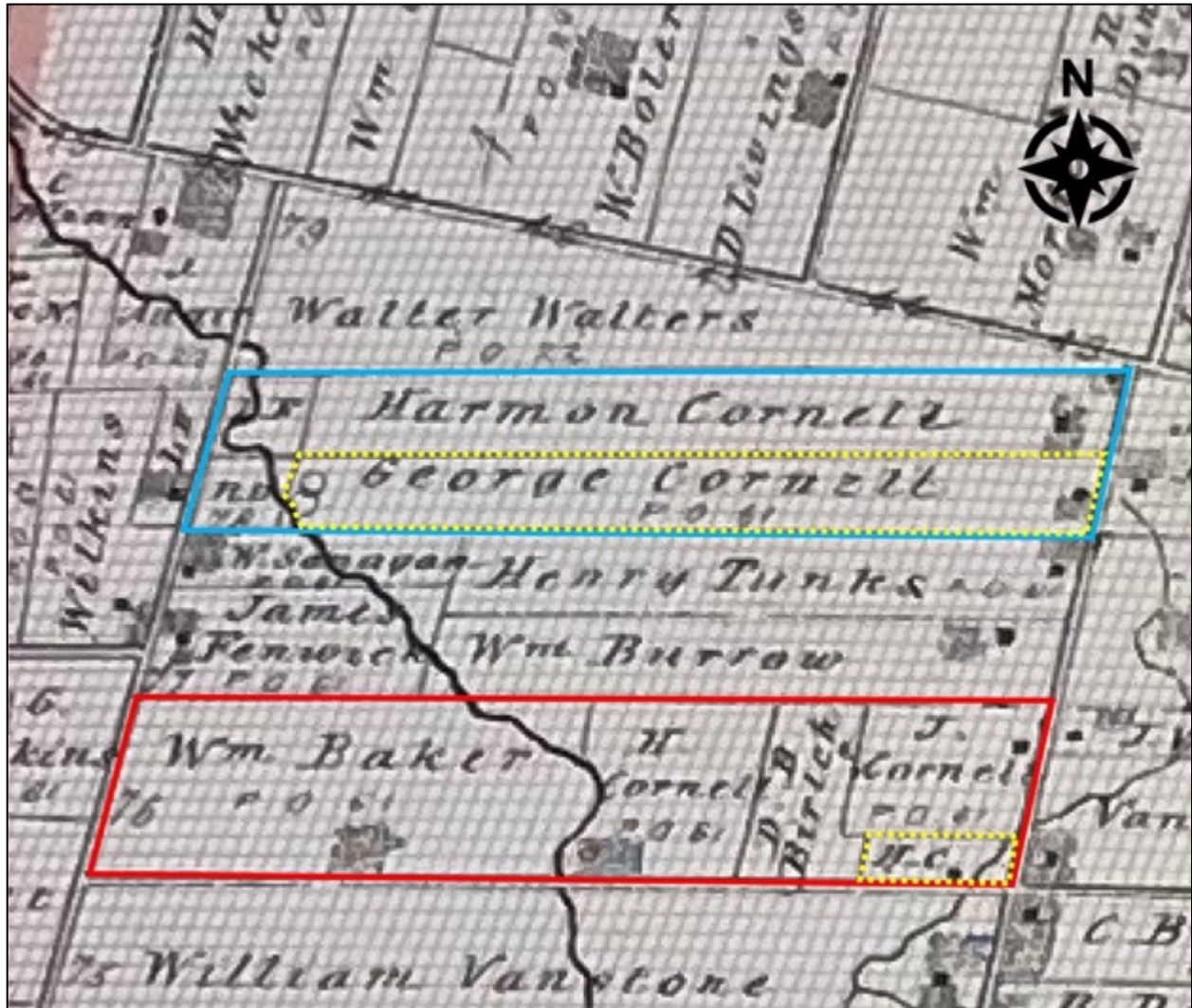


Source: Heritage Property Index, n.d.

By 1878, the parcel fabric had been altered a little more for Lot 76, with the severance of Mrs. Horris' or Harris' parcel creating a new smaller corner lot at the intersection of Colonel Talbot Road and Pack Road along with new ownership (see **Figure 17: Westminster Township, 1878**). On the Westminster Township Map, 1878, the new corner lot that now houses 7056 Pack Road is shown as being owned by “H.C.”, which could refer to “Herbert Cornell” or “Harmon Cornell”. Though based on the chain, this is likely to have been Jesse Harmon Cornell, one of Jesse Cornell’s sons. A house can

also be seen on the 1878 map consistent with the approximate location of the house that exists today.

Figure 17 - Westminster Township, 1878



Source: H.R. Page & Co., 1878.

In 1884, James Herbert Cornell (grandson of Jesse Cornell and son of Harmon and Clement Cornell) married a person named Elizabeth “Lizzie” Griffith. Together, Herbert and Elizabeth farmed on Lot 76 and had 10 children (Grainger, 2006b), one of which was named Forra Delous Cornell, their son.

In 1921 James Herbert Cornell passed away and his land holdings were transferred to his wife Elizabeth “Lizzie” (Griffith) Cornell and estate, which included some of their children, including Forra Delous. In 1931, the parcel that is today comprised of Lot 76, was granted to Forra Delous, who owned the subject site until his death in 1969, whereby it was then transferred to his estate.

Forra married a person named Eletta Thomson in 1912, and then began a meat business in the early 1940s, ostensibly out of the building to the west of and adjacent the subject site. Forra Delous Cornell was the son of James Herbert Cornell, grandson of Harmon Cornell, and great grandson of Jesse Cornell. Forra's meat business operated just west of the subject site for some time under the name of Cornell Meats (later Pack Road Country Meats, now in process of being demolished). With the help of his sons, they served customers in the Lambeth area and delivered meat door-to-door. The business was eventually managed by Forra's grandsons Wayne and Gary Cornell (Grainger, 2006b).

The family tree of the Cornell family, based on entries from Grainger (2006b) is as follows, down to Forra Delous Cornell.

- Jesse & Rachel Cornell
 - Jesse Harmon Cornell (1827-1887) à married Clement Kilbourne
 - James Herbert Cornell à married 1884 Elizabeth "Lizzie" Griffith
 - Forra Delous Cornell (see image below) à married Eletta Thomson

Forra Delous Cornell, Undated



Source: Ancestry.com, n.d.

In 2008, a severance of the subject site was approved via reference Plan 33R-17326, creating PART 1, which established the current parcel boundaries for the property. In 2016, the subject site was purchased by Old Oak Properties Inc (present owner) ending the association with the Cornell family.

Chain of Title

The following table offers a timeline outlining the apparent ownership history of the subject site, utilizing information sourced from OnLand and Assessment Rolls, with research assistance completed by a full member of the Ontario Association of Professional Searchers of Records (Leva, 2023). It is essential to recognize that historical records can be difficult to locate and decipher, leading to potential gaps in data and variations in spelling due to differences in handwritten entries found in scanned historical volumes and assessment rolls. Nevertheless, this table provides a general representation of a succession of ownership based on the accessible information, with the most accurate information showing between present day as far back as 1931, which was based on information entered through the Land Titles Act system digitally. The pink highlight shows the first break of the chain upon the severance of the original Lot 76 and following the initial break (between 1837 and 1873) it is difficult to confirm exactly who owned which portions of the original lot until around 1873, when the Ontario Registry records became a little more clear. It is also important to note that this table does not encompass the Indigenous land rights or historical ownership predating settlement, as these records are largely undocumented.

Table 1 - Chain of Title

Dates	Name
1821	Crown
1821 - 1822	John Van Every
1822 - 1831/37	Jacob Peer (Break of Lot 76 into 4)
1831 & 1835	Jesse Cornell (31 Acres)
1835/37 - 1861	Charles Reeves (169 Acres)
(1859) 1861	Elizabeth & George Moore
1859	George Moore
1869	Sarah (Sally) and Edward Harris
1873	Jesse Harmon Cornell (from Harris family)
1885	George Moore
1883 - 1931	James Herbert Cornell
1921	James Herbert Cornell (Dies)
1921	Elizabeth "Lizzie" Cornell (Widow) and Estate of James H. Cornell
1931	Nathan H. Cornell, Melvin R. Cornell, and Forra D. Cornell
1931	Elizabeth "Lizzie" Cornell (Widow), Rheta Tyler, Annas Parsons, Ruby Campbell, Opal Norton
1931 - 1969	Forra D. Cornell (Great Grandson of Jesse Cornell)
1969 - 2009	Margaret Howard & The Estate of Forra D. Cornell
2009	Margaret Howard (Deleted)

2009	Gary M. Cornell, Elaine M Cornell, Karen J. Cornell, & Wayne D. Cornell
2016	Gary M. Cornell (Deleted)
2009 - 2016	Elaine M Cornell, Karen J. Cornell, & Wayne D. Cornell
2016 - Present	Old Oak Properties Inc.

The ownership records for the subject site become somewhat less distinct between 1837 to 1873 for the specific parcel that includes the subject site, particularly when considering the division of Lot 76 and the transfers after Charles Reeves. Historical maps and assessment rolls contribute to shedding light on this matter.

One certainty remains: Forra Delous Cornell, a prominent and enduring owner of the subject site, is unequivocally linked to the lineage of Jesse Cornell as his great-grandson. This lineage spans across a minimum of four generations, reflecting the enduring legacy of the Cornell family history.

The chronicle of the Cornell family is characterized by a lineage deeply rooted in farming, marked by agricultural innovation and active engagement within the community. Over time, this legacy shifted from wholesale production to incorporating aspects of retail and evolving agricultural methods.

The subsequent illustrations showcase topographic maps of the subject site, featuring an approximate placement of a dwelling on each map. Notably, these maps play a crucial role in enhancing our comprehension of the historical presence of a house on the subject site, situated approximately where it stands today.

The progression of these topographic maps spans from 1913 to 1973, effectively capturing the existence of the house on the subject site throughout this period. The 1948 map indicates some expansion in the surrounding area, and as we advance through the years, the topographic representations visually capture the incremental development of the vicinity.

It is worth mentioning that the red square depicted on the earlier maps, as far back as 1913, signifies the presence of a "Stone or Brick House," ostensibly confirming that the house on site today has existed since at least 1913. Though the 1878 map above shows a structure earlier.

Figure 18 - Topographic Map, 1913



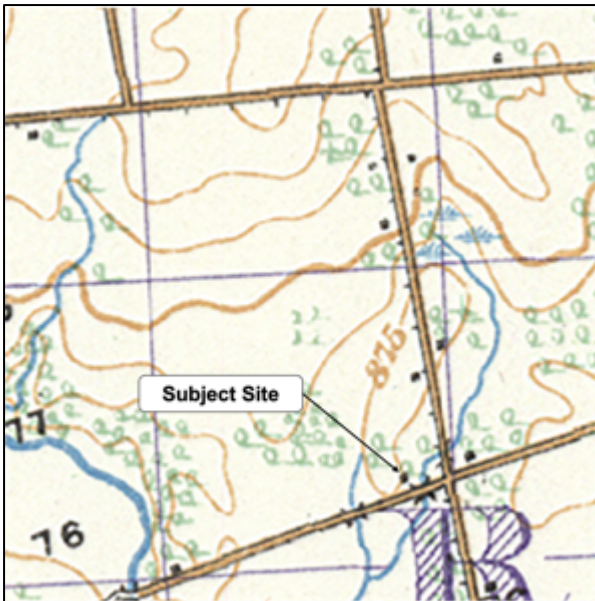
Source: Department of Militia and Defence, 1913

Figure 19 - Topographic Map, 1919



Source: Department of Militia and Defence, 1919

Figure 20 - Topographic Map, 1924



Source: Department of National Defence, 1924

Figure 21 - Topographic Map, 1929



Source: Department of National Defence, 1929

Figure 22 - Topographic Map, 1934



Source: Department of National Defence, 1934

Figure 23 - Topographic Map, 1938



Source: Department of National Defence, 1938

Figure 24 - Topographic Map, 1941



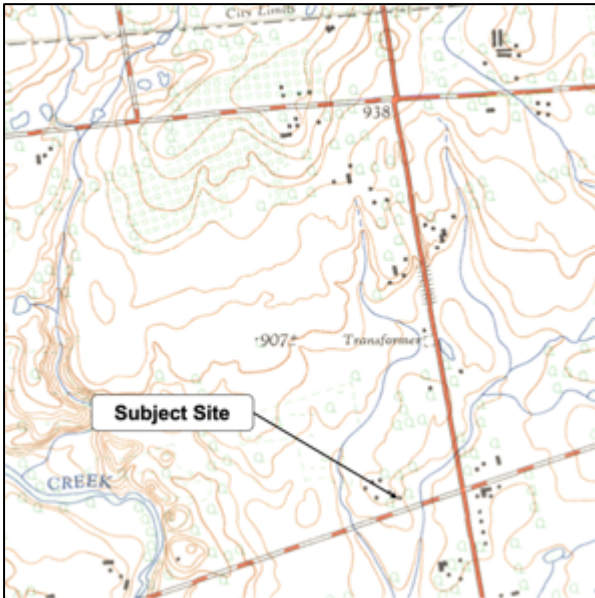
Source: Department of National Defence, 1941

Figure 25 - Topographic Map, 1948



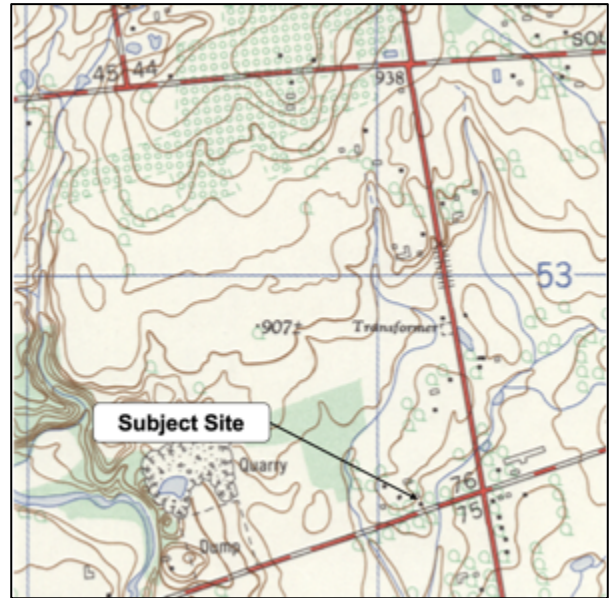
Source: Department of National Defence, 1948

Figure 26 - Topographic Map, 1962



Source: Department of Energy, Mines and Resources, 1961

Figure 27 - Topographic Map, 1973



Source: Department of Energy, Mines and Resources, 1973

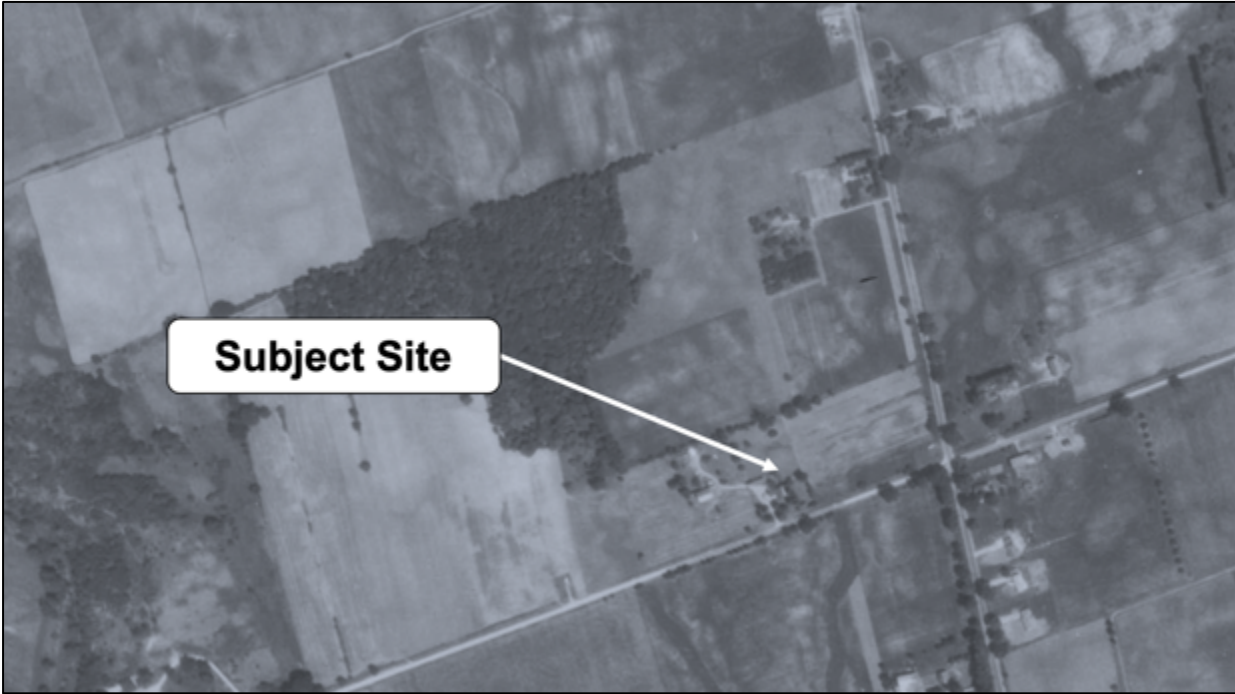
Air photos can provide a more fulsome understanding of the evolution of the subject site as it relates to the dwelling. In this regard, a collection of air photos has been provided below which shows the subject site from 1942 to 2011 (the more recent 2023 air photos were already provided above in Section 2.1 of this report). Based on the records available, there is no known architect responsible for the construction of the house on the subject site.

Figure 28 - 1942 Air Photo



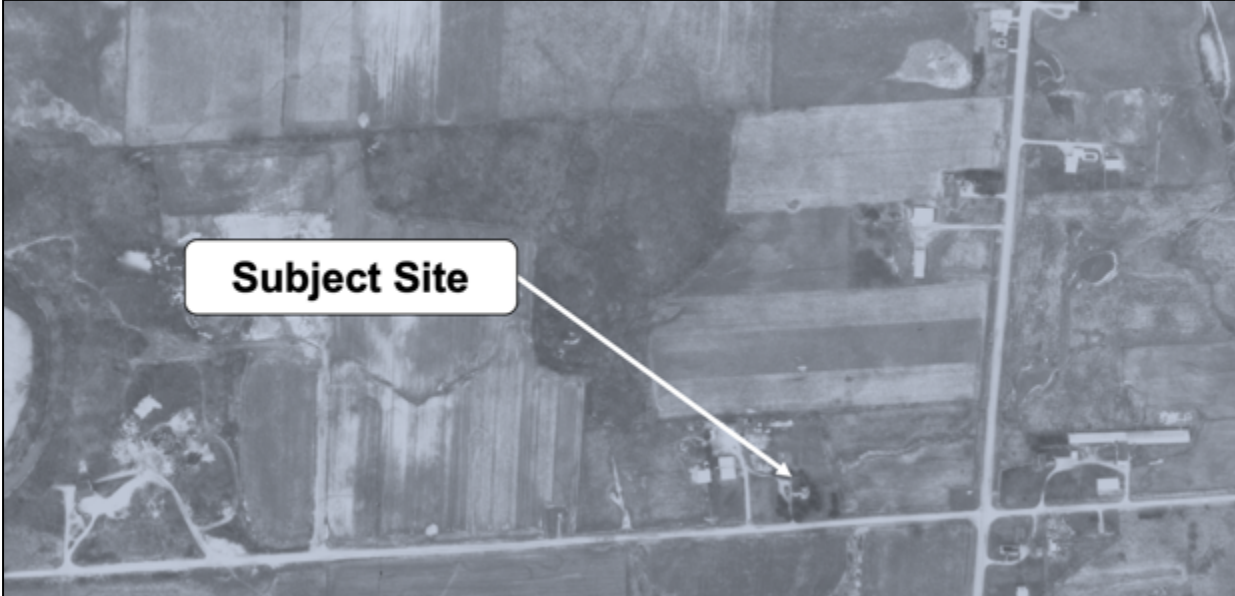
Source: Western University, n.d., a

Figure 29 - 1955 Air Photo



Source: Western University, n.d., b

Figure 30 - 1967 Air Photo



Source: Western University, n.d., c

Figure 31 - 2011 Air Photo

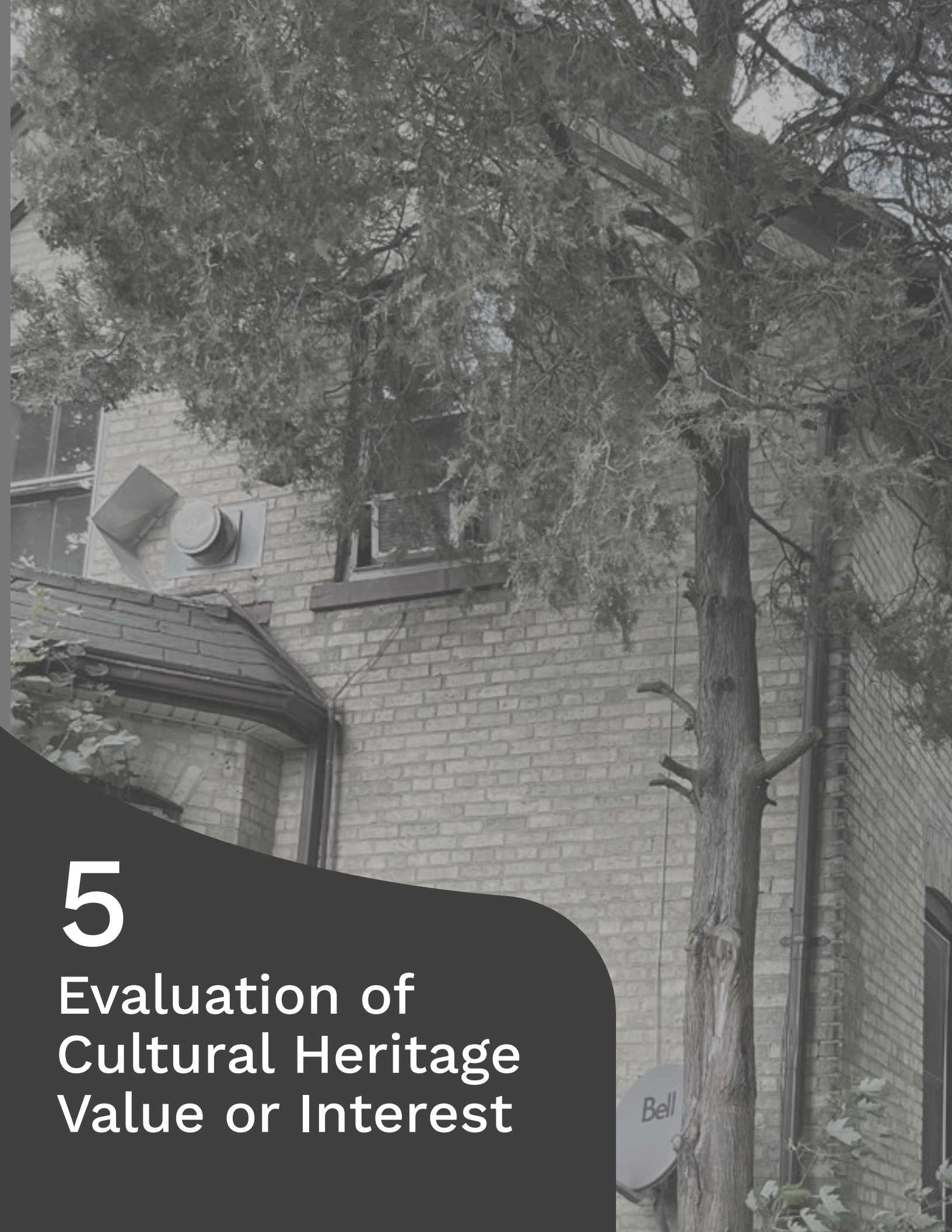


Source: Google Earth, 2011

4.4 Estimated Date of Construction of House

According to the 1878 Map of Westminster Township (see Figure 15 above), there is a house indicated on Lot 76 that appears to be consistent with the location of the house on the subject site today. The earlier 1843 Pre-Confederate Map of Westminster Township and the 1862 Tremaine Map do not display any houses on Lot 76.

By utilizing the 1878 Map, an approximation of around 1878 seems to provide the most reasonable estimate for the construction date of the house located at 7056 Pack Road. Drawing from the available records, familial histories associated with those who resided on the specified site, and the aforementioned maps, it is projected that the house was likely built as early as 1878.



5

Evaluation of
Cultural Heritage
Value or Interest

5.0 Evaluation of Cultural Heritage Value or Interest

5.1 Primer

The following section provides an evaluation of the remaining potential cultural heritage value of the subject site as per O. Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest under the Ontario Heritage Act, R.S.O. 1990, c. O.18.

O. Reg. 9/06 is the legislated criteria for determining cultural heritage value or interest and is related to design and/or physical values, historical and/or associative value, and contextual values as follows.

5.2 Evaluation Criteria

The criteria for determining Cultural Heritage Value or Interest (“CHVI”) under O. Reg 9/06 is as follows:

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

8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.

5.3 Evaluation Against Ontario Regulation 9/06

It is noted that the subject site is already identified as a property of CHVI due to their “listed” status within the City of London’s Register. The purpose of this evaluation is to determine what, if any, specific CHVI exists on the subject site and to assist in deciding on whether a designation is appropriate if two or more of the above criteria are met.

5.3.1 Design / Physical Value

In our opinion, the house at 7056 Pack Road is a yellow brick vernacular farmhouse that exhibits some stylistic influences the Gothic Revival style.

According to Blumenson (1990), the Gothic Revival style was popular between 1830 and 1900 and drew inspiration from medieval Gothic design. It is generally characterized by its use of pointed arches, steeply pitched gable roofs, ornate bargeboards, and stained glass windows. Gothic Revival buildings evoke a sense of verticality and elegance. Commonly found in churches, mansions, and farmhouses, this architectural movement aimed to recreate the romanticized aesthetics of the medieval past, emphasizing intricate craftsmanship and a picturesque appearance. The style's popularity between the 19th and early 20th centuries led to the creation of numerous buildings during this time period.

Exemplary Gothic Revival buildings commonly feature board-and-batten siding, decorative finials, intricate decorative trim or tracery, ornate gable boards / bargeboards / vergeboarding, pointed arches for windows and doorways, quoining (often made of brick or wood), stained glass windows with pointed-arch openings, steeply pitched gable roofs, towers and turrets, as well as verandas or porches adorned with decorative railings.

The house at 7056 Pack Road features some stylistic influences of the Gothic Revival style, which is demonstrated in elements like the steeply peaked dormers on the front and east side of the roof. The front gable section of the south (front) façade features a large offset bay window with segmented arches, characteristic of the Gothic Revival style. The upper-level windows on this section have segmental arches and slightly projecting sills, reflecting the stylistic elements of the era.

However, while these Gothic Revival influences are present, the house is not an exemplary version of this style. Many of the common Gothic Revival features are missing, including decorative finials, intricate decorative trim or tracery, ornate gable boards / bargeboards / vergeboarding, pointed arches for windows and doorways, quoining, stained glass windows with pointed-arch openings, towers and turrets.

The overall architectural character of the house leans more towards a vernacular farmhouse style, with the 1.5-storey single-detached layout, L-shaped floorplan, and yellow brick construction. The incorporation of a 1-storey mudroom addition and a 1-storey garage on the north side further supports the Vernacular Farmhouse classification. The use of yellow brick and the general simplicity of the exterior are characteristic of the Vernacular style, which often prioritizes practicality and functionality over-elaborate ornamentation.

Vernacular architecture tends to encompass local design traits and utilizes readily available building materials, representing prevailing trends and practices of a specific era, but not necessarily a specific style. It refers to traditional styles that have been passed down through generations, responding to the local climate, culture, and available resources. These buildings adapt to weather conditions, utilize natural ventilation, and exhibit variations across regions due to influences from traditions, beliefs, and social customs.

While the house exhibits Gothic Revival influences in some aspects of its design, it is the combination of these influences with the practical and straightforward characteristics of vernacular houses that makes it better described as a Vernacular Farmhouse with Gothic Revival Stylistic Influences.

Furthermore, brick houses were common in Ontario during the mid to late 1800s. This period witnessed a notable transition in architectural preferences and construction materials. While earlier structures were often built using locally available wood, the mid to late 1800s saw a shift towards using brick as a primary building material.

Overall, the house at 7056 Pack Road is best described as a Vernacular Farmhouse with Gothic Revival stylistic influences, combining practicality and simplicity with some elements reminiscent of the Gothic Revival era.

Overall, in our opinion, the farmhouse is not a rare, unique, or representative example of a style, type, expression, material, or construction method. It is one example of a Vernacular Farmhouse with Gothic Revival stylistic influences in London. It does not display a high degree of craftsmanship or artistic merit; nor demonstrates a high degree of technical or scientific achievement.

5.3.1.1 Comparative Analysis




A comprehensive comparative analysis was conducted to establish a foundational understanding of similar properties in the City of London that share common features. The sample selection process prioritized buildings with similarities in age, style (particularly the "L-shaped" or "T-shaped" floor plan), typology, and materials, including the use of yellow brick façades. The aim of this analysis was to determine whether the structure on the subject site qualifies as a rare, unique, or early example of a particular style, type, expression, material, or construction method, as described in O. Reg. 9/06.

For this purpose, various comparative examples were drawn from listed properties and those designated under Part IV and Part V within the City of London Register as updated December 9, 2022. It is also noted that five properties on the list were sampled by City staff but are not yet posted on the City's Register available online. Residential buildings were the focus, predominantly featuring vernacular architecture, along with some examples of Gothic Revival and Ontario Farmhouse styles.

In total, 31 comparable properties were identified, out of which 6 are currently designated (protected) properties under Part IV or V of the Ontario Heritage Act. It's important to note that these 31 properties do not encompass all available options but are intended to be a representative sample of similar building typologies (see Table 1 for the complete comparison). The subject site, located at 7056 Pack Road, is included as entry #32 in Table 1 for reference alongside the other identified properties.

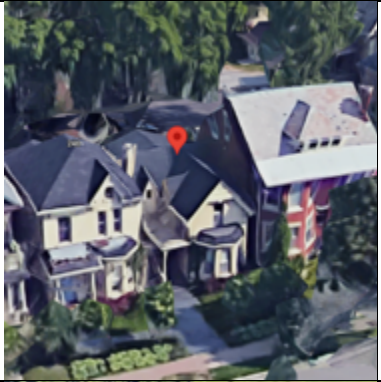
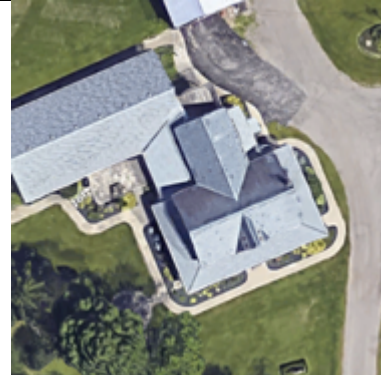
Table 2 - Comparative Analysis







#	Address	Heritage Status	Street / 3D View	Air View	Age as per Register	Material	Style as per Register
1	1094 Glanworth Dr	Not Listed on Dec 9, 2022 Register			Unknown (Built between 1862 and 1913, as per 1862 Tremaine Map and 1913 Topo map)	White Vinyl or Wood Siding as of Oct 2022	L-Plan Footprint
2	1205 Gainsborough Rd	Listed			1900	Appears to be Yellow Brick as of 2023	T- Plan Footprint, Vernacular


3	1324 Adelaide St N	Listed			1880	Yellow Brick as of Nov 2022	L-Plan Footprint, Victorian
4	1340 Dingman Rd	Listed			1865	Appears to be White as of 2023, but actual colour material unconfirmed, as house too far from public ROW	T-Plan Footprint, Vernacular
5	1589 Fanshawe Park Rd E	Listed			1865	Grey-Green Stucco as of Oct 2022, likely over brick	L-Plan Footprint, Gothic Revival


6	1712 Westminster Dr	Listed			1880	Yellow Brick as Jul 2019	T-Plan Footprint, Ontario Farmhouse
7	1896 Sunningdale Rd E	Listed			1895	Yellow Brick with Green Painted Gables Possibly made of Wood Shakes	L-Plan Footprint with Addition, Victorian
8	1950 Sunningdale Rd W	Listed			1865	Red Brick (likely veneer) and White Vinyl Siding, likely frame structure	(Slight) L- Plan Footprint, Gothic Revival


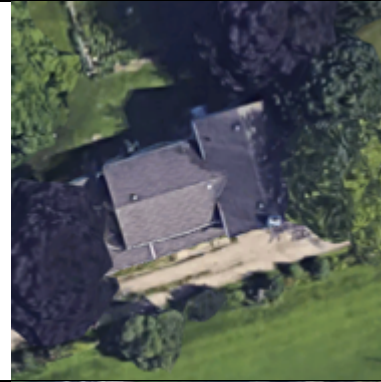



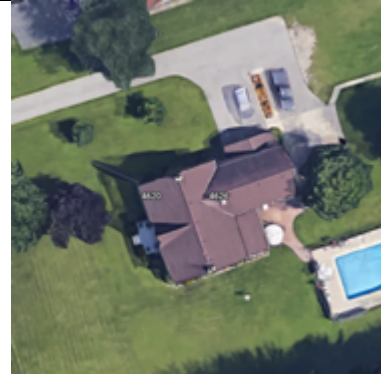
9	1965 Sunningdale Rd W	Listed			1875	Yellow Brick as of Jun 2021	T-Plan Footprint with Additions, Style Unconfirmed
10	2 Carrothers Ave	Designated Part V (L.S.P.- 3437-179)			1860	Weathered Brown Brick as of Dec 2022 with vergeboarding	Generally Rectangular Footprint, Gothic Revival
11	2221 Trafalgar St	Not Listed on Dec 9, 2022 Register			Unknown (Built prior to 1862, as per 1862 Tremaine Map)	Yellow Brick as of Dec 2022	Generally, L- Plan Footprint, Style Unconfirmed


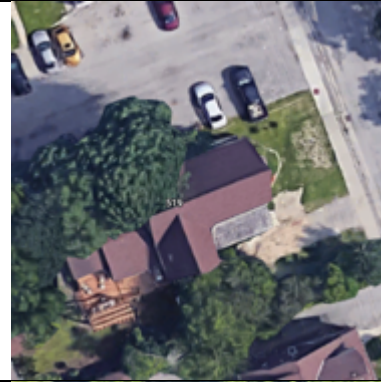




12	248 Hyman St	Designated Part V (L.S.P.-3400-254)			1887	Yellow Brick as of Oct 2022	T-Plan with Addition, Gothic Revival
13	283 Gideon Dr	Listed			1880	Yellow Brick as of Aug 2021	T-Plan Footprint with Addition, Ontario Farmhouse
14	3050 Trafalgar St	Designated Part IV (L.S.P.-3241-561)			1870	Appears to be Yellow Brick, Distance from Public ROW too great to confirm	T-Plan Footprint with Additions, Gothic Revival

15	309 Gideon Dr	Not Listed on Dec 9, 2022 Register			Unknown (Built between 1862 and 1913, as per 1862 Tremaine Map and 1913 Topo map)	Yellow Brick as of Jul 2023	T-Plan Footprint with Addition, Style Unconfirmed
16	3146 Westminster Dr	Listed			1875	Yellow Brick as Nov 2022	L-Plan Footprint with Addition, Vernacular
17	335 Wharcliffe Rd N	Listed			1887	Beige or Yellow Painted Stucco (likely over Brick) as of Oct 2022	L-Plan Footprint with Additions, Queen Anne

18	35 Elmwood Ave E	Designated Part IV & V (L.S.P.- 3337-216 & L.S.P.- 3439-321)			1880	Yellow Brick as of Dec 2022 (By-law says "London White Brick")	By-law says, "cross gabled roof", with Addition, Gothic Revival
19	3583 Westminster Dr	Listed			1865	Cream or Light-Yellow Wood or Vinyl Siding (Potential Frame Structure) as of Nov 2022	L-Plan Footprint with Additions, Vernacular
20	3836 Colonel Talbot Rd	Listed			1875	Yellow Brick as of Nov 2022	L-Plan Footprint with Addition, Vernacular

21	4267 Manning Dr	Listed			1865	Appears to be Yellow Brick as of Jun 2021	T-Plan Footprint, Gothic Revival
22	4379 Colonel Talbot Rd	Listed			1870	Yellow Brick with White Wood / Vinyl-Sided Addition, Ivy in Front as of Nov 2022	L-Plan Footprint, Style Unconfirmed
23	4492 Colonel Talbot Rd	Listed			1860	Yellow Brick as of Nov 2022	L-Plan Footprint with Addition, Ontario Farmhouse

24	4509 Colonel Talbot Rd	Listed			1870	White Painted Brick with Stone Quoins as of Nov 2022	T-Plan Footprint with possible Addition, Ontario Farmhouse
25	4570 Westminster Dr	Not Listed on Dec 9, 2022 Register			Unknown (Built prior to 1862, as per 1862 Tremaine Map)	Beige Wood Siding as of Aug 2021	L-Plan Footprint with Additions, Style Unconfirmed
26	4626 Colonel Talbot Rd	Listed			1870	Yellow Brick as of Jul 2023	L-Plan Footprint with Addition, Ontario Farmhouse

27	519 Maitland St	Designated Part IV & V (L.S.P.- 313-986 & L.S.P.- 3400-254)			1874	Yellow Brick as of Oct 2022	L-Plan Footprint with Addition, Gothic Revival
28	5612 Highbury Ave S	Listed			1870	Yellow Brick as of Sep 2018 Google	T-Plan Footprint with Additions, Gothic Revival
29	772 Crumlin Sideroad	Not Listed on Dec 9, 2022 Register			(Built after 1862, as per 1862 Tremaine Map)	Yellow Brick with White Vinyl or Wood Siding on Addition as of Nov 2022	L-Plan Footprint with Additions, Style Unconfirmed

30	85 Albion St	Designated Part IV & V (L.S.P.- 3185-132 & L.S.P.- 3437-179)			1886 (1880 in By-law)	Yellow Brick (White Brick in By-law) with White Vergeboarding as of Dec 2022	Symmetrical Three-Bay Façade With Centre Gable, Gothic Revival
31	9071 Longwoods Rd	Listed			1890	Yellow Brick with White Painted Gables (potentially of Wood Shake with bargeboard) as of Nov 2022	L-Plan Footprint with Additions, Queen Anne
32	7056 Pack Rd (Subject Site)	Listed			1875	Generally Yellow Brick as of Aug 2023	L-Plan Footprint with Addition, Vernacular

Of these examples:

- 22 are built of or clad in yellow brick (or appear to be yellow brick based on the best available image at the time), not including the subject site.
- 16 feature an “L-shaped” footprint, with most having additions, and one features a very slight “L-Plan” (1950 Sunningdale Rd W), not including the subject site.
- 5 are Vernacular Farmhouses.
- 8 are Gothic Revival styles.
- The dates of construction range from as early as 1860 to as late as 1900, with several dates unconfirmed.
- The 6 designated properties are all Gothic Revival style built between 1860 – 1880 and are protected under the OHA, and of those 6 protected examples 4 have “L-shaped” footprints, and all but one is constructed of yellow brick.
- Yellow brick is a prevalent material in the sampled properties.

The comparative analysis indicates that the house located at 7056 Pack Road is not one of the earliest examples of a Vernacular Farmhouse in London featuring an L-shaped footprint. The house's size and massing are not unique, and its L-shaped floor plan, along with the gabled roof with steeply peaked dormers, aligns with the design of other similar farmhouses in London. Some of these comparable farmhouses are already protected under the Ontario Heritage Act (OHA) through Part IV or V designations, or both. Many of these examples showcase varied shades of yellow brick, similar to the house at 7056 Pack Road, including examples that do not appear to have been converted for rental dwellings.

Based on the foregoing, it is our opinion that the property and structures at 7056 Pack Road lack significant design or physical value. This is because they do not represent a rare, unique, representative, or early instance of a specific architectural style, type, expression, material, or construction method. There are other examples scattered throughout the City that were constructed earlier, feature yellow brick, and possess "T" or "L-shaped" footprints, some of which are currently safeguarded under the protection of the OHA.

5.3.1.2 Discussion of Integrity

The subject property retains a 1.5- storey yellow vernacular farmhouse with gothic revival stylistic influences. The building does appear to have been altered since its approximate construction in 1878 with two additions having altered the footprint of the building, and evidence of changes to the exterior and alterations to the interior, as described below:

- Unsympathetic addition to the rear (north) for a garage, and a sympathetic mudroom / entrance to the east side.
- The mudroom addition to the east had cracks in its cinder block foundation.
- Removal of a chimney on the west side of the original brick house.

- Conversion of the interior to accommodate two separate rental dwelling units with private entrances.
- The roof had apparent damage through shingle loss.
- There were several areas of brick-and-mortar damage.
- Several windows and one door openings have been covered up.
- Windows feature newer rectangular vinyl inserts, clearly differentiated from original opening, especially where original opening is arched.
- Materiality is varied between original structure and additions.
- Brickwork on the north (rear) and west (side) elevations does not match. West side shows blend of yellow brick and polychromatic brickwork.
- Entrance doors do not appear to be original.
- Entrance verandah is not original.

The two large steeply pitched dormers on the south (front) elevation and east (side) may be original and are consistent with the age, style and character of the building. The footprint has been slightly altered by the presence of additions, and the different brickwork present on the north (rear) and west (side) elevations could signify a change to the original structure. The window openings of the original house appear to be intact, though the windows themselves are not original, and the vinyl inserts do not always match the shape of the original window openings. The three wooden doors appear to be early or original and the covered porch entranceway also includes original or early features such as the wooden posts, railings and spindles. The property generally retains the integrity of its original built character, but with some noticeable changes, additions, and alterations which do represent a change to the original condition. While most of these changes can be expected of a house with an estimated date of construction circa 1878, the most notable change is the interior conversion of the house into two separate rental dwelling units. According to the OHTK, a heritage property does not need to be in original condition since few survive without alterations between their date of origin and today. Integrity then, becomes a question of whether the surviving physical features continue to represent or support the heritage integrity of the property.

In our opinion, the surviving physical features generally maintain the original shell of the farmhouse, but the additions, changes, and alterations do result in noticeable change which takes away from the originality of the structure, especially when considering the interior unitization.

5.3.2 Historical / Associative Value

The parcel at 7056 Pack Road has association with the Cornell family who were significant to the early settlement in Westminster Township. This connection is primarily through Jesse Harmon Cornell, James Herbert Cornell, and Forra Delous Cornell, who were the successive owners of the subject site. They were the son, grandson, and great-grandson of Jesse Cornell, respectively. However, many properties in the area were owned and/or farmed by the Cornells within Westminster Township over the years, and their legacy or early settlement may be better represented in 3087 Colonel Talbot

Road (which was the location of Jesse Cornell's original patent), and their other farm parcels at 1029-1035 Southdale Road West.

The ownership records for the subject site become somewhat less distinct during the mid- to late 1800s, particularly when considering the division of Lot 76, and it is not entirely clear if Jesse Cornell owned a part of what is now the subject site. Historical maps and assessment rolls contribute to shedding light on this matter. However, one certainty remains: Forra Delous Cornell, a prominent and enduring owner of the subject site, is unequivocally linked to the lineage of Jesse Cornell as his great-grandson. This lineage spans across a minimum of four generations, reflecting the enduring legacy of the Cornell family history.

Furthermore, the property does not yield information that contributes to an understanding of a community or culture. The building has not been associated with any notable communities, such as nearby Lambeth, or cultures and is not known to potentially yield information regarding its neighbourhood community context. The property was one of many farm lots in this area of Westminster Township and is generally not tied to any of the communities found within Westminster Township. Therefore, the property does not meet this criterion. Lastly, the property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community. The architect and builder of the house is unknown. Therefore, the property does not meet this criterion.

Overall, in our opinion, the property has associative value because it has direct associations with the Cornell family who were early settlers to the area, and significant to the community for their settlement, farming, and related activities.

5.3.3 Contextual Value

The property at 7056 Pack Road is, in our opinion, not important in defining, maintaining, or supporting the character of the area. The parcel represents a fragment of a larger original land grant, and the farmhouse aligns with similar architectural styles of other farmhouses and residences in London, as evident from a comparative analysis. There are no communities, public plazas, or cultures that have developed around the subject site as a result of the subject site.

As well, today, given the evolving urban land uses just east and south of 7056 Pack Road, the parcel is now at the interface of the rural / urban interface. This interface represents a change in context for the subject site. Today, the parcel at 7056 Pack Road is situated at the juncture of rural land and the City's Urban Growth Boundary. Accordingly, urbanization has encroached on the rural setting of the subject site to the south and east and has changed the site's context. This shift has resulted in a partial disconnect from its historically rural surroundings, with the balance of the rural character remaining to the north.

Physically and visually, the subject site is one of many remnant farmhouses that were constructed near road intersections. Functionally, and historically, the subject site has been severed into a lot that is a fraction of its original size and the subject site no longer functions as a farm or farmhouse as it once did, but rather a converted 2-unit rental dwelling on a rural property.

Additionally, the property lacks the qualities of a landmark. The existing farmhouse's height doesn't notably surpass neighboring structures, and its visibility from the street is obscured by trees, and no significant viewpoints highlight the property as a noteworthy or distinctive entity.

In summary, our evaluation leads us to conclude that the property at 7056 Pack Road does not have contextual value.

5.3.4 Summary Evaluation Table

Criteria of O. Reg. 9/06	Yes / No	Comments
1. The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.	No	The house at 7056 Pack Road is a yellow brick vernacular farmhouse that exhibits some stylistic influences the Gothic Revival style, but is not a rare, unique, representative, or early example of a specific style, type, expression, material, or construction method. Therefore, the property does not meet this criterion.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The house at 7056 Pack Road is a yellow brick vernacular farmhouse. Brick was typical for the mid- to late 1800s and there were many bricklayers familiar with this type of construction during this time. Therefore, the property does not meet this criterion.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The building does not reflect a high degree of technical or scientific achievement. Therefore, the property does not meet this criterion.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.	Yes	The property has associative value because it has direct associations with the Cornell family who were early settlers to the area, and significant to the community for their settlement, farming, and

		related activities. Therefore, the property does meet this criterion.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The building has not been associated with any notable communities, such as nearby Lambeth, or cultures and is not known to potentially yield information regarding its neighbourhood community context. Furthermore, the property was one of many farms in this area. Therefore, the property does not meet this criterion.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No	The property does not demonstrate or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community. The architect and builder of the house is unknown. Therefore, the property does not meet this criterion.
7. The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.	No	The property does not significantly contribute to the area's character. As well, there are no communities, plazas, cultures or other significant growth that have accord from or around the subject site as a result of the subject site. The farmhouse's architectural style aligns with others in London. In addition, the encroaching urbanization to the east and south place the site along the rural-urban interface, which has altered its original context. This shift disconnects it partially from its historical rural surroundings, with some of the rural character remaining to the north. Thus, the property doesn't meet this criterion.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	No	Physically and visually, the subject site is one of many remnant farmhouses that were constructed near road intersections. Functionally, and historically, the subject site has been severed into

		a lot that is a fraction of its original size and the subject site no longer functions as a farm or farmhouse, but rather a converted 2-unit rental dwelling. Therefore, the property does not meet this criterion.
9. The property has contextual value because it is a landmark.	No	The property lacks the qualities of a landmark. The existing farmhouse's height doesn't notably surpass neighboring structures, and its visibility from the street is obscured by trees, and no significant viewpoints highlight the property as a noteworthy or distinctive entity. Therefore, the property does not meet this criterion.

5.4 Heritage Attributes

In our opinion, there are no significant identified heritage attributes associated with the property at 7056 Pack Road.

5.5 Recommendations

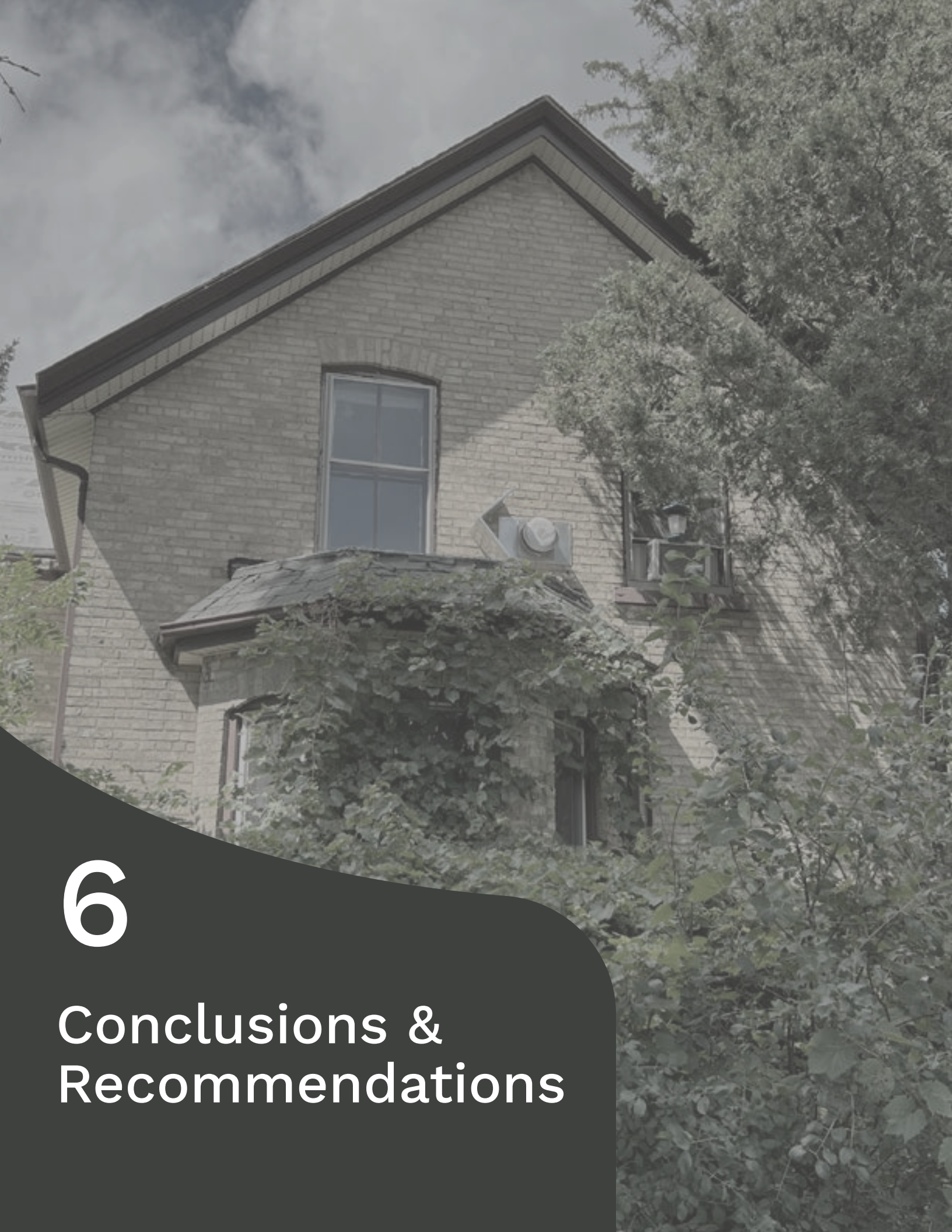
Under Bill 23, for Part IV Heritage Act designation, properties must meet at least two of the nine criteria in O. Reg. 9/06.

In our view, the subject site meets just one of these criteria and falls short on another. It holds associative value because it has direct associations with the Cornell family who were early settlers to the area, and significant to the community for their settlement, farming, and related activities.

Since the subject site meets only one of the nine criteria in O. Reg. 9/06 and have undergone several alterations and additions, we do not recommend considering 7056 Pack Road for designation under the Ontario Heritage Act.

Lastly, as the subject site does not meet the required criteria for designation, a "Draft Statement of Significance" is unnecessary.

Accordingly, we recommend removing the subject site from the Register.



6

Conclusions & Recommendations

6.0 Conclusions & Recommendations

The subject site comprises a rural residential parcel situated at the rural-urban interface along the City of London's Urban Growth Boundary. The site is developed with a 1.5-storey single-detached yellow brick house with an L-shaped floorplan and a gabled roof with steeply peaked dormers at the front and east sides. It includes a 1-storey mudroom addition on the east façade and a 1-storey garage as a rear addition on the north side. There is also a small garden shed to the east of the house.

The house at 7056 Pack Road is best described as a Vernacular Farmhouse with Gothic Revival stylistic influences, built sometime in the late 1800s, with the best estimate for construction being 1878.

This Cultural Heritage Evaluation Review (CHER) has assessed the subject site as a listed, non-designated property on the City's Register for its potential cultural heritage value or interest. The evaluation followed heritage conservation best practices and the criteria outlined in O. Reg 9/06 under the Ontario Heritage Act (OHA).

The property at 7056 Pack Road constitutes a portion of the original farm at Lot 76, West of Talbot Road. The remaining lot area reflects typical subdivision over the years. The farmhouse and property no longer serve as a farm, having been converted into two rental dwelling units. This unitization serves as one of the most significant alterations to the structure from its original condition.

In our assessment, the remnant farmhouse lacks rarity, uniqueness, representativeness, or early exemplification of a style, type, expression, material, or construction method. It also lacks a notable level of craftsmanship, artistic merit, or significant technical or scientific achievement.

Although some Gothic Revival stylistic influences are present, the house is not an exemplary version of this style. The house lacks many common elements of the Gothic Revival style, such as decorative finials, ornate trim, or pointed arches, among others. The combination of these influences with vernacular traits categorizes the structure as a Vernacular Farmhouse with Gothic Revival Stylistic Influences.

Comparable earlier yellow brick "T" or "L-shaped" structures exist in the City, some of which, are already protected by a designation under the OHA. As well, the farmhouse on-site has undergone various alterations, including unsympathetic additions, removed chimney, brick damage, and mismatched brickwork. Original windows were replaced with distinct vinyl inserts that do not always match the shape of the original openings, and entrance elements are not original. Notably, the conversion into two rental units is the most significant. Despite the alterations, the farmhouse's original shell persists, but the additions and alterations diminish its originality, especially concerning interior changes.

However, we find the property possesses associative value due to its direct connections with the Cornell family, early settlers of Westminster Township, who hold significance in the community for their settlement, farming, and related endeavors.

In terms of contextual value, the property does not contribute significantly to defining, maintaining, or supporting the area's character. It lacks meaningful physical, functional, visual, or historical links to its surroundings and does not function as a landmark.

Ultimately, our evaluation indicates that the subject site fulfills one criterion while falling short on another as outlined in O. Reg. 9/06. Given that the site meets only one of the nine criteria and has undergone various alterations and additions, we do not recommend considering 7056 Pack Road for designation under the Ontario Heritage Act. Lastly, as the subject site does not meet the necessary criteria for designation, creating a "Draft Statement of Significance" is unnecessary. Thus, we suggest removing the subject site from the Register.

Respectfully submitted,
Bright Past Heritage Consulting Inc.

A handwritten signature in black ink, appearing to read "Evan Sugden". The signature is fluid and cursive, with a long horizontal stroke at the end.

Evan M. Sugden, HBASc, MA, CAHP, RPP, MCIP
President | Heritage Planner



Hopedale

Byron

Lambeth

Scottsville

7

Resources

Bright Past
Heritage Consulting Inc.

7.0 Resources

- Ancestry.com. (n.d.). Picture of Forra Delous Cornell, Son of James Herbert Cornell & Elizabeth Griffith. Care of Carrie Lynn Cornell. Retrieved online.
- Armstrong, F.H. & Brock, D. J. (1975). *Reflections on London's past*. Corporation of the City of London.
- Blue, A. (1899). *Colonel Mahlon Burwell*. Paper Read Before the Canadian Institute.
- Blumenson. (1990). *Ontario architecture: a guide to styles and building terms (1784-1984)*. Fitzhenry & Whiteside.
- City of London. (n.d.). City of London's Heritage Register, as updated.
- Curtis, B. (1992). The boundary adjustment process: The case of arbitration in the greater London area. Master's Thesis, Faculty of Graduate Studies, University of Western Ontario. London, Ontario.
- Department of Energy, Mines and Resources. (1962). Topographic Map of St. Thomas (London), Ontario. Geographical Section, General Staff, Department of National Defence.
- Department of Energy, Mines and Resources. (1973). Topographic Map of St. Thomas (London), Ontario. Geographical Section, General Staff, Department of National Defence.
- Department of Militia and Defence. (1913). Topographic Map of St. Thomas (London), Ontario. Geographical Section, General Staff, Department of National Defence.
- Department of Militia and Defence. (1919). Topographic Map of St. Thomas (London), Ontario. Geographical Section, General Staff, Department of National Defence.
- Department of National Defence. (1924). Topographic Map of St. Thomas (London), Ontario. Geographical Section, General Staff, Department of National Defence.
- Department of National Defence. (1929). Topographic Map of St. Thomas (London), Ontario. Geographical Section, General Staff, Department of National Defence.
- Department of National Defence. (1934). Topographic Map of St. Thomas (London), Ontario. Geographical Section, General Staff, Department of National Defence.
- Department of National Defence. (1938). Topographic Map of St. Thomas (London), Ontario. Geographical Section, General Staff, Department of National Defence.
- Department of National Defence. (1941). Topographic Map of St. Thomas (London), Ontario. Geographical Section, General Staff, Department of National Defence.

- Department of National Defence. (1948). Topographic Map of St. Thomas (London), Ontario. Geographical Section, General Staff, Department of National Defence.
- Elgin County Archives. (1810). Plan of the Township of Westminster, County of Middlesex, 1810. Retrieved online from:
<https://inmagic.elgin.ca/en/permalink/archives149102>
- Elgin County Archives. (1811). Plan of the Township of Westminster, County of Middlesex, 1811. Retrieved online from:
<https://inmagic.elgin.ca/en/permalink/archives149101>
- Elgin County Archives. (1823). Plan of the Township of Westminster, County of Middlesex, 1823. Retrieved online from:
<https://inmagic.elgin.ca/en/list?q=Westminster+Township&p=1&ps=20>
- Elgin County Archives. (n.d.). Talbot Settlement and Survey Maps 1793-1849. Retrieved online from
<https://www.elgincounty.ca/ElginCounty/CulturalServices/Archives/TalbotTract/talbot.html>
- Familysearch.org. (n.d.) Assessment Roll for the Township of Westminster, 1859.
- Familysearch.org. (n.d.) Assessment Roll for the Township of Westminster, 1869
- Familysearch.org. (n.d.) Assessment Roll for the Township of Westminster, 1885
- Goodspeed. (1879). *History of Middlesex County, Ontario, 1889.*
- Google Earth. (2011) Satellite image of 7056 Pack Road, London, Ontario.
- Google Earth. (2023) Satellite and street images of and from 7056 Pack Road, London, Ontario.
- Grainger, J. (2006a). Delaware and Westminster Townships. Delaware and Westminster Townships Volume One: Honouring Our Roots. Westminster Township Historical Society and Delaware / Westminster History Book Committee.
- Grainger, J. (2006b). Delaware and Westminster Townships. Delaware and Westminster Townships Volume Two: Together In History. Westminster Township Historical Society and Delaware / Westminster History Book Committee.
- Guillet. (2017). Upper Canada. In *The Story of Canadian Roads* (pp. 39–56). University of Toronto Press. <https://doi.org/10.3138/9781442654082-005>
- H.R. Page & Co. (1878). Illustrated Historical Atlas of the County of Middlesex, Ont. Toronto.

- Heritage Property Index. (n.d.). Pre-confederation maps of Westminster Township circa 1843 or 1857.
- Leva, L. (2023). Chain of title for 7056 Pack Road, London, ON.
- Lutman, J. (1988). *The historic heart of London* (Rev. ed. --). London Public Library Board].
- Meligrana, J. F. (2000). *The Politics of Municipal Annexation: The Case of the City of London's Territorial Ambitions during the 1950s and 1960s*. *Urban History Review / Revue d'histoire urbaine*, 29(1), 3–20.
- Middlesex County. (2016). *Living here: History of Middlesex County*. Retrieved online from: <https://middlesex.ca/living-here/history-middlesex-county>.
- Miller, O. (1964). *A brief history of Middlesex County*. Civic Sales and Services.
- Miller. (1972). *A century of western Ontario: the story of London, "The Free Press", and western Ontario, 1849-1949*. Greenwood Press.
- Murray, M. E. (1984). *Century farms of Westminster Township*. Westminster Township Historical Society.
- OnLand. (n.d.) LRO 33: Historical Book - Middlesex County (33), Westminster, Book 3, Abstract Index 2 Up To 1866; Lot East And West; Talbot Road; Wharncliffe; Wortley Road. Historical book abstract for lots 76 and 78, West of Talbot Road Concession.
- Onland. (n.d.) LRO 33: Historical Westminster Book 9, Concession; West Talbot Road.
- Ontario Ministry of Government and Consumer Services. (2015). *The evolution of the district and county system 1788-1899*. 1969 Economic Atlas of Ontario. The Queen's Printer for Ontario, 2012-2015. Retrieved online from: http://www.archives.gov.on.ca/en/maps/textdocs/ontario-districts-maps.aspx#districts_1798.
- Orr, J. E. (1977). *Historical Sketches of Westminster Township*. Westminster Township Historical Society. Lambeth, Ontario.
- Province of Ontario. (1990a). Planning Act, R.S.O. 1990, c. P.13, as amended. Queen's Printer for Ontario.
- Province of Ontario. (1990b). Ontario Heritage Act, R.S.O. 1990, c. O.18, as amended. Queen's Printer for Ontario.
- Province of Ontario. (1990c). O. Reg. 9/06: Criteria for determining cultural heritage value or interest under Ontario Heritage Act, R.S.O. 1990, c. O.18, as amended. Queen's Printer for Ontario.

Province of Ontario. (2006a). Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process. Queen's Printer for Ontario.

Province of Ontario. (2006b). Ontario Heritage Tool Kit: Heritage Property Evaluation. Queen's Printer for Ontario.

Province of Ontario. (2020). 2020 Provincial Policy Statement. Queen's Printer for Ontario.

Province of Ontario. (2021). Updates to the Ontario Heritage Toolkit and Draft Toolkits. ERO number 019-2770.

Tausky, N. Z. (1993). London from site to city. Broadview Press Ltd.

Vernon Directories. (1980 - 2013). *Vernon's city of London, Ontario, directory*.

Western University. (n.d., a). Western Libraries, London Air Photo Collection, 1942

Western University. (n.d., b). Western Libraries, London Air Photo Collection, 1955

Western University. (n.d., c). Western Libraries, London Air Photo Collection, 1967

Westminster Township Historical Society. (1982). *Reflections of Westminster Township*.

Appendix A:

Comprehensive Set of Images of Subject Site and House



58. 7056 Pack Rd West Elevation.HEIC



71. 7056 Pack Rd Southwest Elevation.HEIC



70. 7056 Pack Rd South (Front) Elevation 1.HEIC



67. 7056 Pack Rd Looking Northeast.HEIC



55. 7056 Pack Rd South (Front) Elevation.HEIC



75. 7056 Pack Rd North Facing Panoramic Front Yard.HEIC



119. Subdivision Development looking Southwest along Pack Rd.HEIC



118. Subdivision Development looking South from 7056 Pack Rd.HEIC



116. Commercial Uses at Corner of Pack Rd and Colonel Talbot Rd Southeast.HEIC



115. Urban Boundary South of Pack Rd looking East along Pack Rd from 7056 Pack Rd.HEIC



86. 7056 Pack Rd Front Facade Bay Window & Mud Room Addition.HEIC



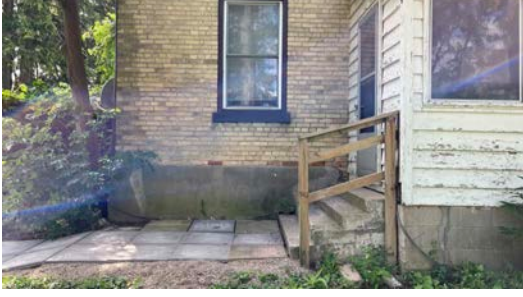
78. 7056 Pack Rd East Side Mud Room Addition.HEIC



93. 7056 Pack Rd Stone Foundation.HEIC



81. 7056 Pack Rd Front Bay Window.HEIC



79. 7056 Pack Rd East Facade Mud Room Addition & Concrete Foundation Work.HEIC



56. 7056 Pack Rd East Elevation.HEIC



80. 7056 Pack Rd East Facade Boarded Over Window Opening.HEIC



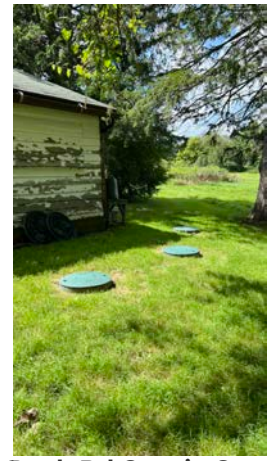
85. 7056 Pack Rd Cracked Cinder Block Mudroom Foundation.HEIC



91. 7056 Pack Rd North Facade Materiality Transition.HEIC



94. 7056 Pack Rd Mudroom Connection New vs. Old.HEIC



69. 7056 Pack Rd Septic System Components.HEIC



61. 7056 Pack Rd Rear and Side Yards looking Northeast.HEIC



90. 7056 Pack Rd North Elevation.HEIC



59. 7056 Pack Rd Rear Addition (Garage).HEIC



57. 7056 Pack Rd North Elevation.HEIC



62. 7056 Pack Rd Rear and Side Yards looking Southwest.HEIC



64. 7056 Pack Rd Side Yard looking West.HEIC



68. 7056 Pack Rd Rear Yard looking North 1.HEIC



113. Lands North of 7056 Pack Rd.HEIC



60. 7056 Pack Rd Rear and Side Yards looking East.HEIC



63. 7056 Pack Rd Side Yard looking East.HEIC



76. 7056 Pack Rd Northwest Elevation.HEIC



121. Pack Road Country Meats at 7086 Pack Rd West of 7056 Pack Rd.HEIC



122. Pack Road Country Meats.HEIC



87. 7056 Pack Rd Garage Addition.HEIC



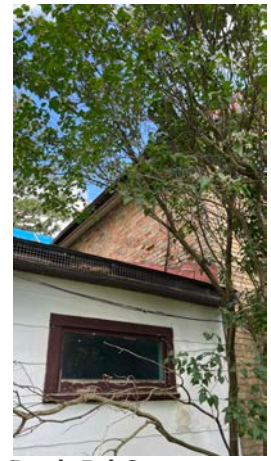
72. 7056 Pack Rd West Elevation.HEIC



73. 7056 Pack Rd West Elevation Chimney Removal and Re-Bricking.HEIC



77. 7056 Pack Rd Front Stoop.HEIC



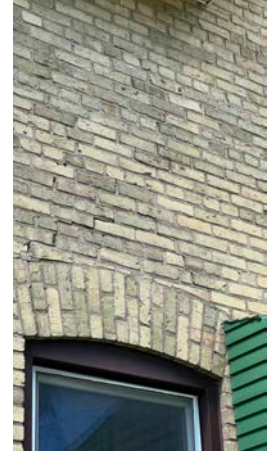
88. 7056 Pack Rd Garage Connection.HEIC



74. 7056 Pack Rd West Entrance (Unused).HEIC



95. 7056 Pack Rd Mortar Damage 1.HEIC



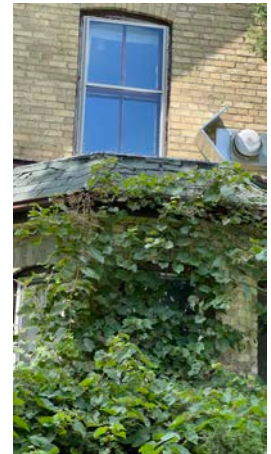
96. 7056 Pack Rd Mortar Damage 2.HEIC



92. 7056 Pack Rd Peaked Dormer and Arched Window Opening.HEIC



84. 7056 Pack Rd Brick Damage.HEIC



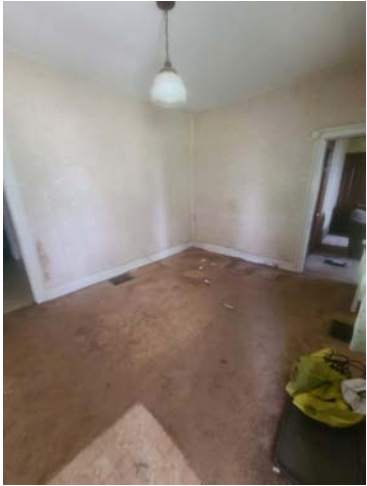
82. 7056 Pack Rd Bay Window Roof Damage.HEIC



65. 7056 Pack Rd Primary Driveway.HEIC



123. Urban and Rural Interface looking West from 7056 Pack Rd.HEIC



124 - Living Area.jpg



125 - Living Area.jpg



126 - Bedroom.jpg



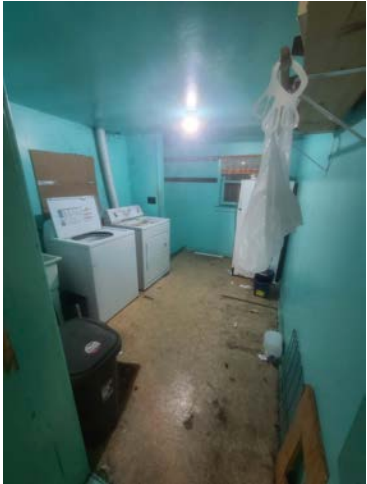
127 - Kitchen.jpg



128 - Bedroom.jpg



129 - Bathroom.jpg



130 - Laundry Room.jpg



131 - Bedroom.jpg



132 - Entrance.jpg



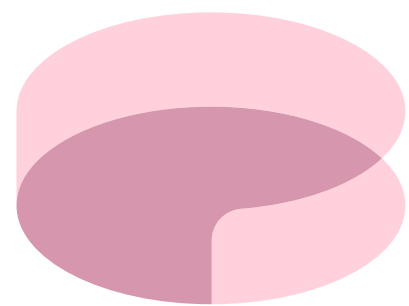
133 - Stairs to Basement.jpg



134 - Basement.jpg



135 - Basement.jpg



BRIGHT
PAST

Heritage Consulting Inc.