



**Heritage Impact Assessment - 634
Commissioners Road West,
London, Ontario**

Final Report

December 4, 2023

Prepared for:
Royal Premier Homes
425-509 Commissioners Road West
London, Ontario N6K 1J5

Prepared by:
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Project Number:
160940867

Executive Summary

Royal Premier Homes retained Stantec Consulting Ltd. (Stantec) to prepare a Heritage Impact Assessment (HIA) for the property located at 634 Commissioners Road West in the City of London, Ontario. In accordance with Section 27(1) of the *Ontario Heritage Act* (OHA), the City of London (the City) maintains a register of properties that are of cultural heritage value or interest (CHVI). The property at 634 Commissioners Road West is a listed resource and is described as a Georgian structure built in 1850. However, historical research undertaken as part of the Heritage Overview determined *circa* 1870 to be a more appropriate date of construction. The property was added to the register on March 26, 2007. On February 9, 2023, the property was designated under Part IV of the OHA under By-law L.S.P.-3506-12. Royal Premier Homes is proposing to retain the existing residence and construct two three and one half storey townhouse buildings to the east and west of the existing residence. The townhouse building to the east of the existing residence will contain 20 units and the townhouse building to the west of the existing residence will contain eight units.

The residence at 634 Commissioners Road West was evaluated using *Ontario Regulation 9/06* (as amended by O. Reg. 569/22) and was determined to demonstrate design/physical value and historic/associative value. The residence has design value as a representative Ontario vernacular frame structure built *circa* 1870. The residence contains a blend of Georgian and Italianate design elements popular in Ontario during the mid to late 19th century. The blend of these two styles together and use of locally available materials including stone, brick, and timber gives the residence a vernacular character.

The property at 634 Commissioners Road West is located on part of Lot 38, Concession 1 in the former Township of Westminster. This lot is directly associated with the Kilbourn, Teeple, and Jarvis families. These three families were related by marriage and farmed on Lot 38, Concession 1 between about 1815 and 1905. The residence at 634 Commissioners Road West was likely built by Robert Jarvis *circa* 1870. Robert and his brother Francis farmed Lot 38, Broken Front and Concession 1 and today Jarvis Street is named in their honour. Together, these three families contributed to the pattern of settlement along Commissioners Road during the 19th century.

The proposed undertaking will conserve the residence at 634 Commissioners Road West and result in the construction of two multi-unit townhouses. An assessment of impacts resulting from the proposed undertaking has determined no direct impacts are anticipated. The undertaking may possibly result in indirect impacts from land disturbance due to temporary vibrations during the construction phase of the project. In addition, materials have not yet been selected to clad the townhouses. Based on the impacts identified, the following mitigation measures are recommended:



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- Incorporate materials to clad the proposed townhomes that harmonize with the existing residence. Sympathetic materials to clad the townhomes include white coloured siding, the use of buff brick or stone accenting, and the use of pediment motifs. These recommended materials and designs are elements of the existing residence and therefore will be compatible with its overall character and heritage attributes. The use of these materials and designs is not intended to recreate or mimic the architectural character and heritage attributes of the existing residence. These materials should be used in a manner that creates a distinct yet sympathetic design for the proposed townhouses.
- Retain a qualified person(s) to complete a pre-construction vibration assessment to determine acceptable levels of vibration given the site-specific conditions (including soil conditions, equipment proposed to be used, and building characteristics).
- Should the residence be determined to be within the zone of influence, additional steps should be taken to secure the building from experiencing negative vibration effects (i.e., adjustment of machinery or establishment of buffer zones).

The Executive Summary highlights key points from the report only; for complete information and findings, the reader should examine the complete report.



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Project Personnel

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Abbreviations

CAHP	Canadian Association of Heritage Professionals
CHVI	Cultural Heritage Value or Interest
HIA	Heritage Impact Assessment
MA	Master of Arts
MCM	Ministry of Citizenship and Multiculturalism
OHA	Ontario Heritage Act
O. Reg.	Ontario Regulation
PPS	Provincial Policy Statement



1.0 Introduction

1.1 Study Purpose

Royal Premier Homes retained Stantec Consulting Ltd. (Stantec) to prepare a Heritage Impact Assessment (HIA) for the property located at 634 Commissioners Road West in the City of London, Ontario (Figure 1 and Figure 2). In accordance with Section 27(1) of the *Ontario Heritage Act* (OHA), the City of London (the City) maintains a register of properties that are of cultural heritage value or interest (CHVI). The property at 634 Commissioners Road West was a listed resource and was described as a Georgian structure built in 1850. However, historical research determined *circa* 1870 to be a more appropriate date of construction. The property was added to the register on March 26, 2007. On February 9, 2023, the property was designated under Part IV of the OHA under By-law L.S.P.-3506-12. A copy of the designating By-law is contained in Appendix A.

Royal Premier Homes is proposing to retain the existing residence and construct two three and one half storey townhouse buildings to the east and west of the existing residence. The townhouse building to the east of the existing residence will contain 20 units and the townhouse building to the west of the existing residence will contain eight units.

The purpose of the HIA is to respond to policy requirements regarding the conservation of cultural heritage resources in the land use planning process. Where a change is proposed within or adjacent to a protected heritage property, consideration must be given to the conservation of cultural heritage resources. The objectives of the report are as follows:

- Identify and evaluate the CHVI of the Study Area
- Identify potential direct and indirect impacts to cultural heritage resources
- Identify mitigation measures where impacts to cultural heritage resources are anticipated to address the conservation of heritage resources, where applicable

To meet these objectives, this HIA contains the following content:

- Summary of project methodology
- Review of background history of the Study Area and historical context
- Evaluation of CHVI according to *Ontario Regulation 9/06* (as amended by O. Reg. 569/22)



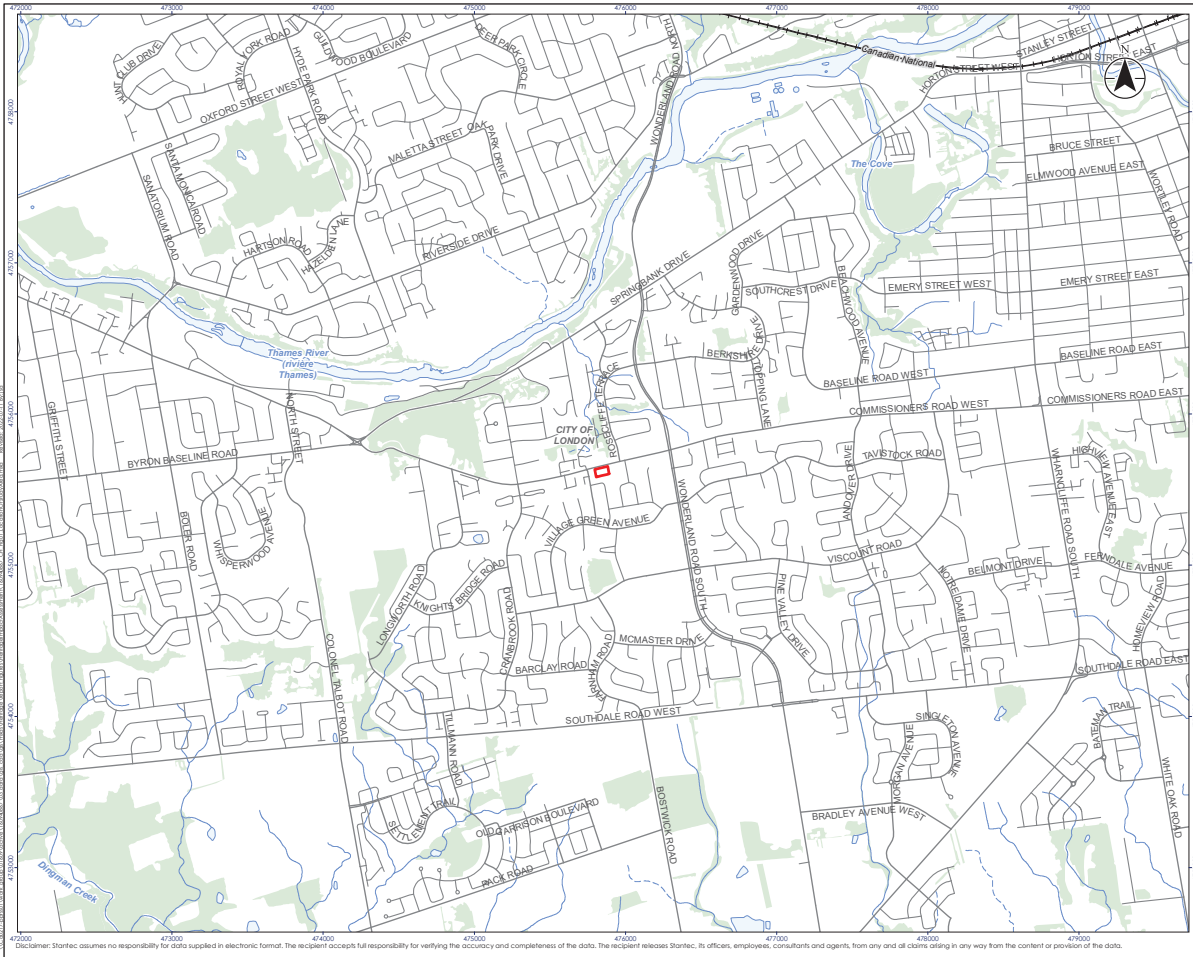
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- Description of the proposed site alteration
- Assessment of impacts of the proposed site alterations on cultural heritage resources
- Review of development alternatives or mitigation measures where impacts are anticipated
- Recommendations for the preferred mitigation measures





- Legend**
- Study Area (Approximate)
 - Major Road
 - Minor Road
 - Railway
 - Watercourse (Intermittent)
 - Watercourse (Permanent)
 - Waterbody
 - Wooded Area



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2021.



Project Location: City of London
 Prepared by: Jsa on 2022-07-11

Client/Project:
 ROYAL PREMIER HOMES
 HERITAGE IMPACT ASSESSMENT—634
 COMMISSIONERS ROAD WEST, LONDON, ONTARIO

Figure No.: 1
 Title: **Location of Study Area**

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Legend
 Study Area (Approximate)



Notes
 1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2021.
 3. Orthomosaic © First Base Solutions, 2022. Imagery Date: 2021



Project Location: City of London
 Prepared by JSA on 2022-07-11

Client/Project: ROYAL PREMIER HOMES
 HERITAGE IMPACT ASSESSMENT—634 COMMISSIONERS ROAD WEST, LONDON, ONTARIO

Figure No.: 2
 Title: Study Area

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2.0 Methodology

2.1 Policy Framework

2.1.1 Planning Act

The *Planning Act* provides a framework for land use planning in Ontario, integrating matters of provincial interest in municipal and planning decisions. Part I of the *Planning Act* identifies that the Minister, municipal councils, local boards, planning boards, and the Municipal Board shall have regard for provincial interests, including:

(d) The conservation of features of significant architectural, cultural, historical or scientific interest

(Government of Ontario 1990)

2.1.2 The 2020 Provincial Policy Statement

The Provincial Policy Statement (PPS) was updated in 2020 and is intended to provide policy direction for land use planning and development regarding matters of provincial interest. Cultural heritage is one of many interests contained within the PPS. Section 2.6.1 of the PPS states that, “significant built heritage resources and cultural heritage landscapes shall be conserved”.

(Government of Ontario 2020)

Under the PPS definition, conserved means:

The identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted, or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Under the PPS definition, significant means:

In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.



Under the PPS, “protected heritage property” is defined as follows:

property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

(Government of Ontario 2020)

2.1.3 City of London Official Plan

The City of London’s Official Plan, *The London Plan*, contains the following policy regarding development within or adjacent to designated and listed heritage properties:

586_ The City shall not permit development and site alteration on adjacent lands to heritage designated properties or properties listed on the Register except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the heritage designated properties or properties listed on the Register will be conserved.

The London Plan also contains the following general objectives regarding cultural heritage resources:

- 1. Promote, celebrate, and raise awareness and appreciation of London’s cultural heritage resources.*
- 2. Conserve London’s cultural heritage resources so they can be passed on to our future generations.*
- 3. Ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources.*

(City of London 2016)

2.2 Background History

To understand the historical context of the property, resources such as primary sources, secondary sources, archival resources, digital databases, and land registry records were consulted. Research was also undertaken at the London Public Library. To familiarize the study team with the Study Area, historical mapping and aerial photography from 1862, 1878, 1913, 1942, 1967, and 1972 was reviewed.



2.3 Field Program

A site assessment was undertaken on February 2, 2022, by Frank Smith, Cultural Heritage Specialist and Meaghan Rivard, Senior Cultural Heritage Specialist. The weather conditions were overcast with intermittent snow flurries and drizzle. The site visit consisted of a pedestrian survey of the exterior of the property.

2.4 Evaluation of Cultural Heritage Value or Interest

2.4.1 Ontario Regulation 9/06

The criteria for determining CHVI is defined by *Ontario Regulation (O. Reg.) 9/06* as amended by O. Reg. 569/22. In order to identify CHVI at least one of the following criteria must be met:

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*

(Government of Ontario 2023)



2.5 Assessment of Impacts

The assessment of impacts is based on the impacts defined in the Ministry of Citizenship and Multiculturalism (MCM) *Infosheet #5 Heritage Impact Assessments and Conservation Plans* (Infosheet #5). Impacts to heritage resources may be direct or indirect.

Direct impacts include:

- *Destruction of any, or part of any, significant heritage attributes or features*
- *Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance*

Indirect impacts do not result in the direct destruction or alteration of the feature or its heritage attributes, but may indirectly affect the CHVI of a property by creating:

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

(Government of Ontario 2006)

In addition to direct impacts related to destruction, this HIA also evaluated the potential for indirect impacts resulting from the vibrations of construction and the transportation of project components and personnel. This was categorized together with land disturbance. Although the effect of traffic and construction vibrations on historic period structures is not fully understood, vibrations may be perceptible in buildings with a setback of less than 40 metres from the curbside (Crispino and D'Apuzzo 2001; Ellis 1987; Rainer 1982; Wiss 1981). For the purposes of this study, a 50-metre buffer is used to represent a conservative approach to delineate potential effects related to vibration. The proximity of the proposed development to heritage resources was considered in this assessment.



2.6 Mitigation Options

In addition to providing a framework to assess the impacts of a proposed undertaking, the MCM Infosheet #5 also provide methods to minimize or avoid impacts on cultural heritage resources. These include, but are not limited to:

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

(Government of Ontario 2006)



3.0 Historical Overview

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3.0 Historical Overview

3.1 Introduction

The Study Area is located at 634 Commissioners Road West, approximately 43 metres east of the intersection of Nottingham Road and Commissioners Road West. The legal description of the property is “CON 1 PT LOT 38 REG 48430.00SF 290.00FR 167.00D.” Historically, the Study Area is located on part of Lot 38, Concession 1 in the former Township of Westminster. The following sections outline the historical development of the Study Area from the period of colonial settlement to the present-day.

To understand the historical context of the property, resources such as primary sources, secondary sources, archival resources, digital databases, and land registry records were consulted.

3.2 Physiography

The Study Area is situated within the “Mount Elgin Ridges” physiographic region (Chapman and Putnam 1984: 144-146). The region is located between the Thames Valley and Norfolk Sand Plain and consists of a succession of ridges and vales. The southern portions of the region drain to Lake Erie via Kettle, Catfish, and Otter Creeks. Northerly parts of the region drain to the Thames River. The two landforms of the region contain contrasting soils. The ridges contain well drained soil while the hollows contain poor drainage. In general, low-lying land in this region is used for pasture while the rolling hills are cultivated. Corn is the most important crop grown in the region and other crops include wheat, grain, and oats. The Mount Elgin Ridges is also considered one of the most prosperous dairy and livestock regions in Ontario (Chapman and Putnam 1984: 145).

3.3 Township of Westminster

3.3.1 Survey and Settlement

The former Township of Westminster and City of London is located on the traditional territory of the Attawandaron (Neutral), Anishinaabeg, Haudenosaunee (Iroquois), and Lunaapeewak Indigenous peoples (City of London 2021). From the 17th century until 1763, southwestern Ontario was part of the sprawling colony of New France. The French colony was ceded to the British and Spanish following their victory in the Seven Years War in 1763. Much of this new British territory was administered as the Province of Quebec. In 1783, Great Britain recognized the independence of the United States and about 50,000 Loyalists left the fledgling republic for British lands, including Canada (Craig 1963: 3). To accommodate the Loyalists, the British parliament passed the



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Constitutional Act of 1791, which divided Quebec into Upper and Lower Canada. The division was both geographic and cultural: French laws would be preserved in Lower Canada, while the British constitution and laws would be implemented in Upper Canada (Craig 1963: 17).

John Graves Simcoe was selected as Lieutenant Governor of the newly created province. Simcoe was a veteran of the American Revolution, having served in the Queens Rangers, and eagerly planned to build a model British society in Upper Canada. He desired to “inculcate British customs, manners, and principles in the most trivial as well as serious matters” in the new colony (Craig 1963: 20-21). Simcoe intended to populate the new colony with Loyalists and new immigrants from the United States (Taylor 2007: 4-5).

The survey of the Township of Westminster began in 1810 under the direction of Deputy Surveyor Simon Zelotes Watson. He began a preliminary survey of the township on May 27, 1810, and the following day started the survey in the northeast corner of the township south of the Thames River. The first line across the township that Watson surveyed was referred to as the baseline and roughly follows the present-day alignment of Baseline Road East (Baker and Neary 2003: 12). Watson was authorized to place settlers along the road and recruited about 300 Americans for settlement. However, Watson’s plans were blocked by Colonel Thomas Talbot, causing considerable acrimony between the two men (Paddon 1976: 45).

The overall settlement of Westminster Township during much of the first half of the 19th century was under the superintendence of Colonel Thomas Talbot. He was responsible for the settlement of 26 townships in southwestern Ontario. Talbot had the reputation as a strict superintendent and vigorously enforced the requirement which stipulated that all settlers clear and open at least half of the roadway along their lot. Settlers who ignored the requirement often had their right to settle on their land revoked (Westminster Township Historical Society (WTHS) 2006a: 395).

In 1811, Provincial Land Surveyor Mahlon Burwell, a close associate of Colonel Talbot, began to survey additional sections of Westminster Township. He laid out the north branch of Talbot Road (present-day Colonel Talbot Road) to just north of present-day Lambeth, southwest of the Study Area. Shortly before the War of 1812, a former Indigenous trail (present-day Commissioners Road) was widened and improved by a government appointed road commission. The road was built to facilitate the transportation of military supplies between Burlington and Detroit and became an important road in Westminster Township (Baker and Beates Neary 2003: 28-29). Burwell’s survey of the remainder of Westminster Township was put on hold during the War of 1812 (Baker and Neary 2003: 28).



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The War of 1812 caused considerable disruption to the settlement of southwestern Ontario and Westminster Township. Until the War of 1812, the majority of immigrants to Upper Canada, including Westminster Township, were from the United States. Many of these immigrants arrived from New England and New York. Other early settlers to Westminster Township included Scottish immigrants (Miller 1992: 5). Some colonial officials expressed their wariness towards American settlers, with Colonel Talbot writing in 1800 that American immigrants were largely “enticed by a gratuitous offer of land, without any predilection on their part, to the British constitution” (Taylor 2007: 28). During the War of 1812, American settlers were perceived by Loyalists and the British military as disloyal or apathetic towards the war effort. There was some truth to this perception in Westminster Township, and several prominent settlers defected to American forces, including Simon Zelotes Watson (Hamil 1955: 76). During the war several skirmishes took place in Westminster Township, including two near Commissioners Road and present-day Springbank Park (Baker and Neary 2003: 28). After the war, the policy of encouraging immigration from the United States was largely abandoned and British administrators clamped down on granting land to American settlers (Taylor 2007: 31).

The survey of Westminster Township resumed in August 1816, with Burwell laying out a northern extension of the Talbot Road between Lots 42 and 43, Concession 1. The Talbot Road served as a direct link between the Township of Westminster and the main Talbot Road to the south. The last portion of the survey, Concessions 3 to 9, was completed between 1819 and 1821 by Deputy Land Surveyor John Bostwick (St. Denis 1985: 19-20). The township was surveyed using the double-front system, with most lots being 200 acres in size (Plate 1). Properties north of Baseline Road on the Broken Front concession were irregularly sized due to the meandering course of the Thames River. The Township was named for the City of Westminster, the site of the British Parliament. The name was likely chosen because the township was bordered on the north by London Township (Gardiner 1899: 314).



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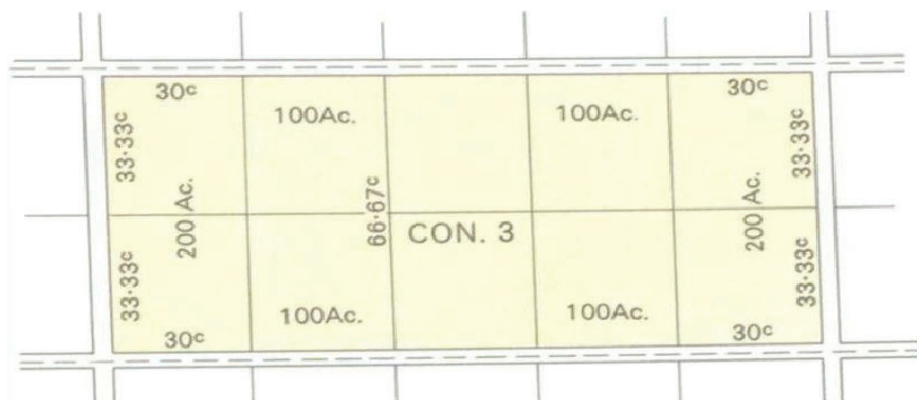


Plate 1: Double Front Survey System (Dean 1969)

3.3.2 19th Century Development

The first administrative meeting for the United Townships of Westminster, Delaware, and Dorchester was held on March 4, 1817, in Archibald McMillan's tavern. In 1817, the township had a population of 428 people, residing in 107 houses. The township had two schools and two mills. The average price of land in 1817 was 20 shillings per acre (Brock and Moon 1972:568). The lots along Commissioners Road were becoming increasingly settled and some farmers opened brickyards on properties that contained clay deposits. In 1819, a cemetery was established on Commissioners Road which is known today as Brick Street Cemetery (Baker and Neary 2003: 28). An article published in the Montreal Gazette in June 1831 described the first concession of the Township of Westminster, which includes the Study Area, as being settled primarily by Americans and that "many of the farms are extensive and tolerably well cultivated, having good framed barns, fine promising young orchards, and comfortable dwellings" (Brock 1975: 65).

The first post offices were established in Westminster Township in 1840. One was located in present-day Lambeth and another in present-day Byron (WTHS 2006a:393). The fertile soil of the township made it agriculturally very productive. In 1849, the township's farmers produced 57,600 bushels of wheat, 54,000 bushels of oats, 12,000 bushels of peas, 22,000 pounds of wool, and 36,000 pounds of butter (WTHS 2006a: 69). The value of cleared land in the township had increased to 60 shillings an acre. Many farmers in the township also produced maple syrup if the wood lots on their farm had maple trees (WTHS 2006a:114).



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Between 1851 and 1861 the population of Westminster Township increased from 5,069 to 6,285. By this time, the population of the township consisted primarily of people born in Canada, British immigrants, and a small but notable American population (Board of Registrations and Statistics 1853; Board of Registration and Statistics 1863). Railway service entered the township in 1853 when the London and Port Stanley Railway was constructed through the township. The railway linked to the Great Western Railway in London (Port Stanley Terminal Rail 2021).

Hamlets developed throughout the township including Hall's Mills (later Byron), Lambeth, Belmont, Nilestown, Ponds Mills, and Glanworth (WTHS 2006a: 88-89). The closest hamlet to the Study Area was Byron, located approximately three kilometres to the northwest along Commissioners Road. By 1862, the population of Byron was 200, and contained two sawmills, two grist mills, a tannery, a chair factory, a carpet loom, a ham factory, a carding mill, a woolen mill, two distilleries, two blacksmiths, a tavern, two hotels, two general stores, and a post office (Kerr 1983:15).

To the north of Westminster Township, the City of London was incorporated in 1855, with a population of 10,000 (Armstrong 1986:68). The development of London and Westminster Township would become increasingly intertwined during the late 19th century as suburban development and the City's infrastructure began to encroach upon Westminster Township. The City constructed a waterworks in the township in 1878, which eventually became part of the popular Springbank Park (McTaggart and Merrifield 2010:17-18). Suburban development also began in an area known as London South, which was eventually annexed by the City in 1890 (Flanders 1977:3). As a result of the annexation, the population of Westminster Township decreased from 7,892 in 1881 to 6,335 in 1891 (Dominion Bureau of Statistics 1953).

3.3.3 20th Century Development

Westminster Township remained predominantly agricultural during the first half of the 20th century. In 1920, Colonel Talbot Road was incorporated into King's Highway 4. This north-south road ran through much of Southwestern Ontario and was eventually expanded to run from Elgin County to Bruce County (Bever 2022a). The population of Westminster Township in 1921 was 5,687, an increase of 668 people since 1911 (Dominion Bureau of Statistics 1953). In 1921, a total of 31,254 acres of land were under cultivation in the township, the second highest total in Middlesex County (Dominion Bureau of Statistics 1925 :408).

While the First World War and Great Depression curtailed major growth of the City of London, the postwar building boom led to the suburbanization of swaths of Westminster Township during the 1950s. Between 1951 and 1956, the population of Westminster Township increased 45%. In 1951, 1954, and 1959, the township allowed several parts of the township to be annexed into the City to improve municipal services to the newly suburbanized areas (Meligrana 2000:14; Miller 1992: 212-213).



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However, the City soon proposed a more ambitious annexation that would more than double the size of the City by incorporating additional lands from Westminster and London Townships. The townships opposed this plan and the Township of Westminster argued that much of the proposed land to be annexed was rural. Representatives of Westminster Township explained they had amicably agreed with the City about ceding suburbanized lands but expressed the belief that rural land did not belong in a City (Meligrana 2000:14). In May 1960, the Ontario Municipal Board ruled in favour of the City and, in 1961, 42,550 acres of land in Westminster Township and London Township were annexed into the City. The Study Area was included in this annexation and Commissioners Road rapidly suburbanized during the 1970s and 1980s.

Another major postwar development in the township was the construction of King's Highway 401 and King's Highway 402. Highway 401, which runs from Windsor to the Quebec/Ontario border was constructed in phases through Southwestern Ontario in the 1960s (Bever 2022b). Highway 402, which runs from Sarnia to London, was constructed in phases during the 1970s and early 1980s. In 1981, the final stretch of Highway 402 was completed and Highways 401 and 402 merged in Westminster Township (Bever 2022c).

By the early 1980s, the City required additional land for future industrial development and wanted to annex the Highway 401/402 corridor in the Township of Westminster, ideally located for industrial development and just outside of city limits. In 1988, Westminster Township was re-incorporated as the Town of Westminster, partially in response to London's annexation attempts (WTHS 2006a: 73). Despite the incorporation of the Town of Westminster, in 1992 the province approved an annexation that saw the City of London triple in size (Sancton 1994: 28-29). Effective January 1, 1993, the entire Town of Westminster was annexed into the City of London. Also included in the 1993 annexation were portions of London, Delaware, North Dorchester, and West Nissouri Townships (Middlesex County 2016). The population of London in 2016 was 383,822, an increase of 4.8% since 2011 (Statistics Canada 2019).

3.4 Property History

Lot 38, Concession 1 was originally divided into a north half and south half, each containing 100 acres of land. The Study Area is located on the north half of the lot. The lot was granted by the Crown to Timothy Kilbourn in 1818 (ONLand 2022a). However, based on the *Land Petitions of Upper Canada*, the lot was originally occupied by Amos McNames. In 1812, McNames was recorded by John Bostwick to be 25 years old and originally from New York State. Although McNames had improved part of the lot, he was possibly a squatter. During the War of 1812, he abandoned the lot and returned to New York State (Library and Archives Canada 1817).



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After McNames abandoned the lot, it was settled by Timothy Kilbourn. He built a house on the lot and cleared 11 acres of land by 1817. That same year, he petitioned to be granted the north half of the lot on account of his service in the War of 1812 and the fact that he had already built a house and cleared land. The petition was approved in 1818 (Library and Archives Canada 1817).

Timothy Kilbourn was born in 1768 in Litchfield, Connecticut. In 1789, the Kilbourn family moved to Ontario County, New York. While in New York, he married Clement Woodhull, originally from Long Island, New York. Timothy, his father, and his brothers operated sawmills in New York until their bankruptcy in 1794. In 1796, Timothy and his family left New York for Upper Canada. They initially settled in the nearby Delaware Township and were among the first settlers in the area (WTHS 2006b: 320-321). They were likely inclined to move to Delaware Township by their relatives in the Woodhull family. Timothy and his family farmed the land and operated a mill near Kilworth. Timothy quickly rose to prominence within the community and was County Commissioner and County Road Surveyor for Middlesex County. Timothy and Clementine had eight children: Elizabeth, Harriet, Benjamin, Horace, Clarissa, Timothy Junior, Robert, and Harvey. It is unclear why Timothy relocated to Westminster Township after the War of 1812 (WTHS 2006b: 322).

The Census of 1851 recorded that the 84 year old Timothy Kilbourn lived in Delaware Township with the family of his son Harvey Kilbourn (Library and Archives Canada 1851a) Several of Timothy's children remained in Delaware Township (WTHS 2006b: 322). In 1858, Timothy Kilbourn sold the entire north half of Lot 38, Concession 1 to his son Benjamin Kilbourn (ONLand 2022a). Based on census records, Benjamin had occupied the lot since at least 1851 and it is likely he started farming the lot when his father retired. Timothy Kilbourn died in 1864, aged 96 (WTHS 2006b: 322). The Census of 1851 recorded Benjamin Kilbourn as a 55-year-old farmer. He lived with his wife Avis, age 46; son Harvey, age 26; daughter Alvira, age 22; son Timothy, age 20; son Benjamin, age 18; daughter Lucretia, age 14; son Richard, age 12; and son Henry, age 6 (Library and Archives Canada 1851b).

Benjamin also had another daughter named Harriet (WTHS 2006b: 322). She was married to John Teeple, a laborer who also farmed on the north half of Lot 38, Concession 1. The Census of 1851 lists John Teeple as a 26-year-old laborer. He lived with his wife Harriet, age 26; son Edward, age 7; son Benjamin, age 4; and son Harvey, age 1 (Library and Archives Canada 1851b). John Teeple was from a Loyalist family that immigrated to Canada after the American Revolution. John's grandfather had served in the King's American Dragoons. His father Peter served in the War of 1812 as a private and was awarded a military service medal for action at Fort Detroit. John's mother was Jemima Whitehead from Long Island, New York. John Teeple also possessed land in Lot 36 and Lot 37, Concession 1 and operated a lime kiln (WTHS 2006b: 611-612).



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The agricultural section of the Census of 1851 listed Benjamin Kilbourn as occupying 89 acres of land in Lot 38, Concession 1. His land included 58 acres of crops, nine acres of pasture, two acres of orchards, and 20 acres remained wooded. John Teeple was listed as occupying five acres of Lot 38, Concession 1. His land included five acres of crops (Library and Archives Canada 1851b). In 1858, Benjamin Kilbourn sold eight and one half acres of land in Lot 38, Concession 1 to Delial Teeple, a brother of John Teeple (ONLand 2022a; WTHS 2006b: 611). In 1860, the acreage was sold to John Teeple (ONLand 2022a). Based on subsequent land registry records, this acreage was likely located north of Commissioners Road and south of the township baseline, to the north of the Study Area

The Census of 1861 listed Benjamin Kilbourn as a 63-year-old farmer. He lived with his wife Avis, age 54; daughter Alvira, age 30; daughter Lucretia, age 22; son Robert, age 20; and son Henry, age 14. The Kilbourn family was listed as residing in a one and one half storey stone house. John Teeple was listed as a 37-year-old farmer. He lived with his wife Harriet, age 33; son Edward, age 16; son Benjamin, age 14; son Timothy, age 4; and son John, age 1. The Teeple family resided in a one storey brick residence (Library and Archives Canada 1861). Historical mapping from 1862 depicts the north half of Lot 38, Concession 1 as occupied by B. [Benjamin] Kilbourn while Commissioners Road is depicted crossing the north part of the lot and no structures are depicted (Figure 3). Based on information provided in the census and Tremaine map, including the census description of the Kilbourn's one and one half storey stone house and Teeple's one storey brick house, the present-day residence at 634 Commissioners Road West was built after 1861.

In 1867, Benjamin Kilbourn sold approximately 20 acres of land in the north part of the lot to John Teeple and that same year Teeple sold his original eight and one half acres back to Kilbourne. In 1869, Kilbourn sold 60 acres of the lot to Robert Jarvis (ONLand 2022b). The Jarvis family were within the extended family of the Kilbourn and Teeple families through the marriage of Delial Teeple and Belinda Jarvis (WTHS 2006b: 294). Benjamin Kilbourn sold the last of his part of Lot 38, Concession 1 to Samuel Jarvis in 1875 when he sold about 10 acres of land between Commissioners Road and the township baseline (ONLand 2022b).

It is likely that the current residence at 634 Commissioners Road West was constructed circa 1870 by Jarvis to replace the stone Kilbourn house. By the mid-1860s, Benjamin Kilbourn and most of his family had moved to St. Clair County, Michigan. Only Harriet remained in Westminster Township due to her marriage to John Teeple (WTHS 2006b: 322-323). John Teeple sold and then quit claim to his part of Lot 38, Concession 1 to Robert Summers in 1875 and 1878 (ONLand 2022b). Historical mapping from 1878 shows that the Study Area was on the part of the lot owned by Robert Jarvis. However, no structures are depicted in the Study Area (Figure 4).



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Robert Jarvis was born in 1839 and was the son of Thomas and Harriet Jarvis. Robert married Elizabeth Martin in 1860 (WTHS 2006: 294). The Census of 1891 lists Robert Jarvis as a 52-year-old farmer. He lived with his wife Elizabeth, age 50 and daughter Ella, age 28 (Library and Archives Canada 1891). Robert Jarvis died in 1901 and in 1905 Elizabeth Jarvis sold their 60 acres of land, including the Study Area, to William Bartlett (WTHS 2006: 294; ONLand 2022b). The Jarvis family and their role in the area is remembered by the street name Jarvis Street, which is located about 300 metres north of the Study Area (WTHS 2006: 294).

The Census of 1911 lists William Bartlett as residing on Lot 38, Concession 1. He was a 40-year-old farmer who lived with his wife Mary, age 40; son Willie, age 12; daughter Carrie, age 11; son Mosley, age 7; and mother-in-law Ellen Brown, age 78 (Library and Archives Canada 1911). Topographic mapping from 1913 is the first to depict a frame structure at the location of present-day 634 Commissioners Road West (Figure 5). In 1920, Bartlett sold two 15-acre parcels of land to the Soldier's Settlement Board (ONLand 2022b). The Soldier's Settlement Board was created as part of the *Soldier Settlement Act* to provide farmland for returning First World War soldiers (Ashton 1925). Aerial photography from 1942 shows the Study Area and two small farms to the west that were likely part of the Soldier's Settlement Board program (Figure 6).

Between 1942 and 1944, Bartlett sold the remainder of his land in Lot 38, Concession 1 (ONLand 2022b). Based on aerial photographs, the rear additions were added to the residence between 1950 and 1967. During this same time, suburban sprawl was increasingly encroaching upon the Study Area (Figure 7). By the early 1970s, much of the Study Area had transitioned to suburban residential tract housing.





Legend
 Study Area

MAP NOT TO SCALE

Notes
 1. Source: Tremaine, George K. 1862. Tremaine's Map of the County of Middlesex, Canada West. Toronto: George K. & G.M. Tremaine.



Project Location: City of London
 160943867 REV1
 Prepared by JSA on 2022-07-11

Client/Project
 ROYAL PREMIER HOMES
 HERITAGE IMPACT ASSESSMENT—634
 COMMISSIONERS ROAD WEST, LONDON, ONTARIO

Figure No.
 3

Title
 Historical Mapping, 1862

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Stantec

Legend
 Study Area

MAP NOT TO SCALE

Notes
 1. Source: Page, H.R. 1878, Illustrated Historical Atlas of the County of Middlesex, Ont.
 Toronto: H.R. Page & Co.

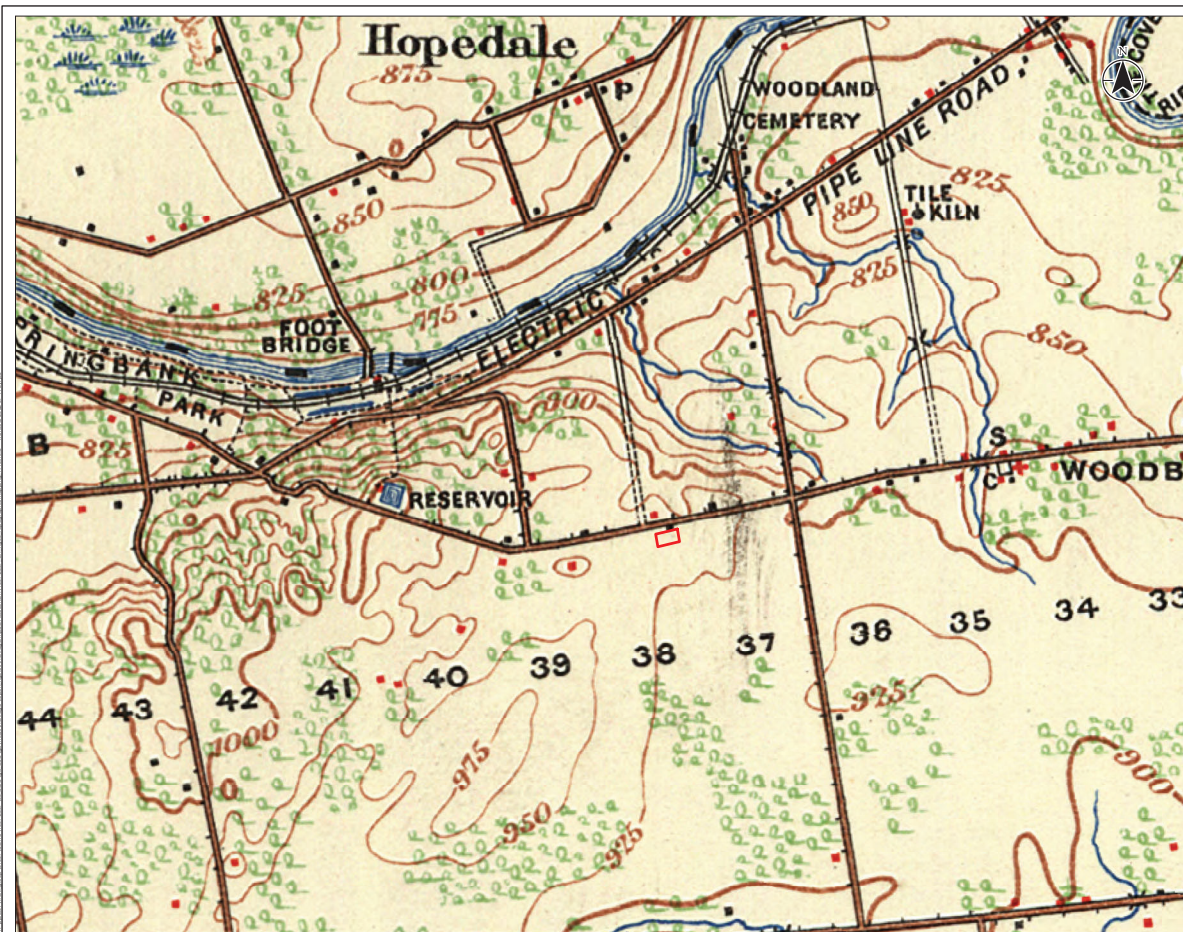


Project Location: City of London
 160940867 REV1
 Prepared by: Jsa on 2022-07-11

Client/Project
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 COMMISSIONERS ROAD WEST, LONDON, ONTARIO

Figure No. 4
 Title
Historical Mapping, 1878

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Legend
 Study Area

MAP NOT TO SCALE

Notes
 1. Source: Department of MRB and Defence, 1913, St. Thomas, Ontario.



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 City of London
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Figure No.
 5

Title
 Topographic Mapping, 1913

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Legend
 Study Area

MAP NOT TO SCALE

Notes
 1. Source: Department of Lands and Forests, 1942, Line 18, Photo 4.



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 City of London
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Figure No.
 6
 Title
Aerial Photograph, 1942

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- Legend
- Major Road
 - Minor Road
 - ▭ Study Area

MAP NOT TO SCALE

Notes
1. Source: Lockwood Survey Corporation, 1967, Line 2, Photo 134.



Project Location
City of London
160943867 REV1
Prepared by JSA on 2022-07-11

Client/Project
ROYAL PREMIER HOMES
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Figure No.
7
Title
Aerial Photograph, 1967

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4.0 Site Description

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4.0 Site Description

4.1 Introduction

A site visit of the Study Area was undertaken on February 2, 2022, by Meaghan Rivard, Senior Cultural Heritage Specialist and Frank Smith, Cultural Heritage Specialist, both of Stantec. The weather conditions were overcast with flurries and drizzle. The site visit consisted of a pedestrian survey of the property. Photographs were taken on Nikon D5300 at a resolution of 300 dots per inch and 6000 by 4000 pixels.

4.2 Landscape Setting

The Study Area is located on Commissioners Road West, an east-west arterial roadway within the City of London. Within and adjacent to the Study Area, Commissioners Road West is a two-lane asphalt paved roadway with dedicated turning lanes and no shoulders. The south side of the roadway contains a concrete sidewalk. Both sides of the roadway contain timber utility poles and the south side contains municipal streetlighting installed on some of the utility poles (Plate 2 and Plate 3). The general character of the area is suburban and consists of a mix of 19th century residences (including 634 Commissioners Road West and 651 Commissioners Road West) and mid to late 20th century residences setback from the roadway (Plate 4 and Plate 5).

The property at 634 Commissioners Road west is accessed via a horseshoe shaped gravel driveway connected to Commissioners Road West (Plate 6). The east part of the horseshoe contains an extension south to the attached garage located on the east elevation of the residence. In general, the property is slightly elevated from the roadway and adjacent sidewalk. The front yard of the property is landscaped with a row of mature maple trees located between the driveway and sidewalk (Plate 7). To the south of the tree row is a hedge of deciduous shrubs (Plate 8). South of the driveway are two mature honey locust trees (Plate 9). The western section of the yard contains a hedge of white cedar trees and several intermediate sized specimen trees, including oak, willow, and maple trees (Plate 10).

The backyard contains an inground pool and small pool house and several intermediate specimen trees including Norway spruce and deciduous trees (Plate 11). The backyard is divided from adjacent properties by a modern fence. The eastern section of the yard contains intermediate and mature deciduous and Norway spruce trees and a hedge of deciduous shrubs near the sidewalk along Commissioners Road West (Plate 12). The south, west, and east elevations of the residence contain foundation plantings consisting of a mix of small to mature shrubs including yew, cedar, and broadleaf shrubs (Plate 13).



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Plate 2: Looking west on Commissioners Road West



Plate 3: Looking east on Commissioners Road West



Plate 4: 19th century residence, looking northwest



Plate 5: Mid to late 20th century residences, looking northeast



Plate 6: Gravel driveway, looking east



Plate 7: Looking east at row of maple trees



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Plate 8: Hedge section, denoted by arrow, looking south



Plate 9: Honey locust trees (denoted by arrow), looking east



Plate 10: Looking west at cedar hedge and specimen trees



Plate 11: Pool area and Pool House, looking east



Plate 12: Mature trees and hedge in east yard, looking west



Plate 13: Representative photo of foundation plantings, looking south



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4.3 Residence

The residence at 634 Commissioners Road West is a two-storey structure with a low-pitched hip roof. The roof is clad in modern shingles and contains two lightning rods, a red brick chimney, and wide soffits. The residence contains a square plan and is clad in modern siding. However, it is possible the original siding remains underneath the modern siding (Plate 14). The foundation of the residence is field stone below the ground level and buff brick above the ground level (Plate 15 and Plate 16).

The main (north) elevation contains a symmetrical façade and consists of three bays (Plate 17). The second storey contains three 2/2 windows (Plate 18). All three windows contain 2/2 wood frame segmental arch windows, wood pediment style window surrounds, and wood shutters (Plate 19). The first storey contains a main entrance flanked by windows (Plate 20). The windows are 2/2 wood frame segmental arch windows, wood pediment style window surrounds, and wood shutters. The main entrance contains a three-pane transom, sidelights, and wood pediment style door surround. The sidelights and wood door are divided by classically inspired wood columns. The main entrance is accessed via a concrete and stone staircase with metal railings (Plate 21). The basement level contains two wood frame windows with segmental arch window openings and buff brick voussoirs (Plate 22).

The west elevation of the residence contains a red brick chimney that runs between the windows of the second and first storeys. The chimney is covered in English ivy to the roof (Plate 23). The second storey contains two 2/2 wood frame segmental arch windows, with wood pediment style window surrounds, and wood shutters. The first storey also contains two 2/2 wood frame segmental arch windows, with wood pediment style window surrounds, and wood shutters (Plate 24). The basement level contains two wood frame windows with segmental arch window openings and buff brick voussoirs (Plate 25).

The south elevation of the residence contains two 2/2 wood frame segmental arch windows with wood pediment style window surrounds. The south elevation also contains a shed roof addition and hip roof addition. The shed roof addition is located on the second storey and contains two four pane wood surround windows (Plate 26). The hip roof addition contains a sliding wood door that leads to the pool area (Plate 27). The west elevation of this addition contains a buff brick chimney with a clean out door labeled "Crawford, Cleveland" (Plate 28). The chimney is flanked by two large windows with wood surrounds. The addition contains a poured concrete foundation. The east part of the addition intersects with the hip roof attached garage on the east elevation.



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The east elevation of the residence contains a second storey with two 2/2 wood frame segmental arch windows, with wood pediment style window surrounds, and wood shutters. The first storey contains a modern enclosed porch with a wood door with pediment door surround and 2/2 wood frame segmental arch window with pediment style window surround (Plate 29). The east elevation also contains a hip roof attached two car garage. The garage and main section of the residence are attached via a small, shed roof addition with two 1/1 wood frame windows (Plate 30). The additions contain poured concrete foundations.



Plate 14: Looking northeast showing hip roof, brick chimney, siding, and square plan



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Plate 15: General view of foundation, looking west



Plate 16: Visible stone section of foundation (denoted by arrow), looking west



Plate 17: Main elevation, looking south



Plate 18: Second storey windows, looking south



Plate 19: Window details, looking south



Plate 20: First storey showing windows and doors



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Plate 21: Main entrance details, looking south



Plate 22: Basement window, looking south



Plate 23: West elevation, looking east



Plate 24: Window details, looking east



Plate 25: Basement window, looking east



Plate 26: South elevation, looking north



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Plate 27: Hip roof addition, looking northeast



Plate 28: Clean out door, looking east



Plate 29: East elevation, looking west



Plate 30: Garage and shed roof addition, looking east



5.0 Comparative Analysis

The property at 634 Commissioners Road West is listed on the City's *Register of Cultural Heritage Resources* as a "Georgian" structure built in 1850. It was added to the heritage register on March 26, 2007. The City of London defines Georgian architecture as "Generally relating to the architectural style of during the reigns of kings George I, George II, George III, and George IV (1714-1830), usually extending into the 1850s in a colonial context. Georgian buildings are typified by their balance of symmetrical facades usually with a central doorway and multi-pane windows" (City of London 2019).

Historical research undertaken as part of the heritage overview indicates the residence at 634 Commissioners Road West was likely built after 1861 based on census data. A date of *circa* 1870 is likely for the construction of the residence based on the change of ownership in 1869 of much of Lot 38, Concession 1 from the Kilbourn family to the Jarvis family. The Jarvis family likely replaced the existing Kilbourn residence with a new two storey frame structure.

A construction date of 1870 is generally considered late for a Georgian style residence. However, of the 70 Georgian structures listed on the *Register of Cultural Heritage Resources*, a total of 19 were built between 1865 and 1880. The Georgian style is rare in the City of London, accounting for slightly over one percent of all listed and designated properties within the City (City of London 2019).

However, the residence also contains the massing, height, roof, windows, pediment door and window surrounds, and soffits of a subset of Italianate residences built in Ontario during the mid-19th to late-19th century. This subset of Italianate residences borrowed the massing and symmetry of Georgian residences (Blumenson 1990: 59). Additional Italianate characteristics such as brackets or dentils could have been removed when the residence was clad with modern siding. The *Register of Cultural Heritage Resources* contains 347 examples of Italianate architecture, accounting for 5.8% of listed and designated heritage resources.



6.0 Evaluation

6.1 Introduction

The criteria for determining CHVI is defined by O. Reg. 9/06 as amended by O. Reg. 569/22. If a property meets one or more of the criteria it is determined to contain, or represent, a cultural heritage resource. A summary statement of cultural heritage value will be prepared, and a list of heritage attributes which define the CHVI identified. The evaluation of 634 Commissioners Road West according to O. Reg. 9/06 is provided in subsequent sections below.

6.2 Design or Physical Value

The residence at 634 Commissioners Road West is a representative Ontario vernacular frame structure built *circa* 1870. The residence contains a blend of Georgian and Italianate design elements popular in Ontario during the mid to late 19th century. The blend of these two styles together and use of locally available materials including stone, brick, and timber gives the residence a vernacular character.

Components of the residence that contain both Georgian and Italianate design elements include the hip roof, square plan, symmetrical main elevation, and pediment window and door surrounds. The segmental arch windows and wide soffits are more typical to the Italianate style. Residences that contain both Georgian and Italianate design features were common in Ontario during the mid to late 19th century. These types of residences were viewed as containing the tradition and conservatism of the Georgian style while incorporating newer design elements (Blumenson 1990: 59). While the original exterior cladding has been replaced or obscured, the residence retains a relatively high degree of integrity and modifications over time have been sympathetic.

The residence cannot be considered rare or unique as many examples of Ontario vernacular structures remain in the City of London. While the Georgian style is rare within the City of London, the Georgian design elements of 634 Commissioners Road West largely overlap with many Italianate characteristics. In addition, while some Georgian residences contain hip roofs, frame exteriors, and classical detailing, this is generally considered to be limited to vernacular interpretations of the Georgian style in Ontario (Blumenson 1990: 7,9). As a vernacular structure, the building materials, construction methods, and quality of craftsmanship were typical and industry standard at the time of the construction of the residence. Therefore, the residence does not demonstrate a high degree of craftsmanship or a high degree of technical or scientific achievement.



6.3 Historic or Associative Value

The property at 634 Commissioners Road West is located on part of Lot 38, Concession 1 in the former Township of Westminster. This lot is directly associated with the Kilbourn, Teeple, and Jarvis families. These three families were related by marriage and farmed on Lot 38, Concession 1 between about 1815 and 1905. Both the Kilbourn and Teeple families were part of the initial wave of settlers to Westminster Township from the United States in the decades after the American Revolution and also important early settlers in the area. The Kilbourn family operated a sawmill and the Teeple family operated lime kilns. Both families also participated in the War of 1812. The residence at 634 Commissioners Road West was likely built by Robert Jarvis *circa* 1870. Robert and his brother Francis farmed Lot 38, Broken Front and Concession 1 and today Jarvis Street is named in their honour. Together, these three families contributed to the pattern of settlement along Commissioners Road during the 19th century.

The property contains a residence, pool, and landscaped yard. It does not offer or potentially offer new knowledge that can contribute to a greater understanding of the former Township of Westminster or City of London. The architect or designer of the residence is unknown.

6.4 Contextual Value

The property is a former farmhouse set in a suburban landscape. It is a remnant of the former agricultural character of the area and is located on a larger than average property parcel for the area. During the mid to late 20th century the agricultural character of this portion of Commissioners Road transitioned to a suburban character as residential development encroached. As a 19th century farmhouse set on a generously sized lot, the property does not contribute to the mostly mid to late 20th century character of the area. While the residence is located near another 19th century farmhouse at 651 Commissioners Road West, these residences stand in contrast to the overall suburban and mid to late 20th century character of the area. Therefore, the property does not support the mostly mid to late 20th century suburban character of the area.

The property contains a former farmhouse and is no longer used for agricultural purposes. No physical, functional, or visual link to its past agricultural use exists on the property or within the broader context of the area. Therefore, the property is not physically, visually, or historically linked to its surroundings. The residence is setback from the roadway and partially screened by vegetation. It is not located at a corner or a prominent location on Commissioners Road West and has not been determined to serve as a well-known marker in the community. Therefore, the residence is not considered to be a landmark.



6.0 Evaluation

December 4, 2023

6.5 Summary of Evaluation

Table 1 provides a summary of the findings of CHVI based on an evaluation according to O. Reg. 9/06 as amended by O. Reg. 569/22.

Table 1: Evaluation of 634 Commissioners Road West according to O. Reg. 9/06

Criteria of O. Reg. 9/06 (amended by O. Reg. 569/22)	Yes/No	Comments
1. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	The residence at 634 Commissioners Road West is a representative Ontario vernacular frame structure built <i>circa</i> 1870. The residence contains a blend of Georgian and Italianate design elements popular in Ontario during the mid to late 19 th century. The blend of these two styles together and use of locally available materials including stone, brick, and timber gives the residence a vernacular character.
2. Displays a high degree of craftsmanship or artistic merit	No	The craftsmanship and artistic merit of the property is typical and industry standard for the mid to late 19 th century.
3. Demonstrates a high degree of technical or scientific achievement	No	As a vernacular structure, the building materials, construction methods, and quality of craftsmanship were typical and industry standard at the time of the construction of the residence.
4. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community	Yes	The property is historically located on part of Lot 38, Concession 1 in the former Township of Westminster. This lot is directly associated with the Kilbourn, Teeple, and Jarvis families. Together, these three families made a contribution to the pattern of settlement along Commissioners Road during the 19 th century.
5. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	These property does not offer or potentially offer new knowledge that can contribute to a greater understanding of the former Township of Westminster or City of London
6. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community	No	The architect or builder is unknown.



6.0 Evaluation

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Criteria of O. Reg. 9/06 (amended by O. Reg. 569/22)	Yes/No	Comments
7. Is important in defining, maintaining, or supporting the character of an area	No	During the mid to late 20 th century the agricultural character of this portion of Commissioners Road transitioned to a suburban character as residential development encroached. As a 19 th century farmhouse set on a generously sized lot, the property does not contribute to the mostly mid to late 20 th century character of the area.
8. Is physically, functionally, visually, or historically linked to its surroundings	No	The property contains a former farmhouse and is no longer used for agricultural purposes. No physical, functional, or visual link to its past agricultural use exists on the property or within the broader context of the area.
9. Is a landmark	No	The residence is setback from the roadway and partially screened by vegetation. It is not located at a corner or a prominent location on Commissioners Road West and has not been determined to serve as a well-known marker in the community.

6.6 Statement of Cultural Heritage Value or Interest

6.6.1 Description of Property

The property at 634 Commissioners Road West is located in the City of London approximately 43 metres east of the intersection of Nottinghill Road and Commissioners Road West. The property contains a residence located on a generously sized lot landscaped with a lawn, pool, shrubs, and intermediate and mature deciduous and coniferous trees. The residence was built *circa* 1870 and is an example of an Ontario vernacular structure with Georgian and Italianate design influences.

6.6.2 Cultural Heritage Value

The residence at 634 Commissioners Road West demonstrates design value as a representative Ontario vernacular frame structure built *circa* 1870. The residence contains a blend of Georgian and Italianate design elements popular in Ontario during the mid to late 19th century. The blend of these two styles together and use of locally available materials including stone, brick, and timber gives the residence a vernacular character. Components of the residence that contain both Georgian and Italianate design elements include the hip roof, square plan, symmetrical main elevation, and



Heritage Impact Assessment - 634 Commissioners Road West, London, Ontario

6.0 Evaluation

December 4, 2023

pediment window and door surrounds. The segmental arch windows and wide soffits are more typical to the Italianate style. Residences that contain both Georgian and Italianate design features were common in Ontario during the mid to late 19th century. These types of residences were viewed as containing the tradition and conservatism of the Georgian style while incorporating some more contemporary design elements associated with the Italianate style.

The property demonstrates historical and associative value through its connection with the Kilbourn, Teeple, and Jarvis families. These three families were related by marriage and farmed on Lot 38, Concession 1 between about 1815 and 1905. Both the Kilbourn and Teeple families were part of the initial wave of settlers to Westminster Township from the United States in the decades after the American Revolution. Both families also participated in the War of 1812. The residence at 634 Commissioners Road West was likely built by Robert Jarvis *circa* 1870. Robert and his brother Francis farmed Lot 38, Broken Front and Concession 1 and today Jarvis Street is named in their honour. Together, these three families made a contribution to the pattern of settlement along Commissioners Road during the 19th century.

6.6.3 Heritage Attributes

- Representative example of a mid to late 19th century Ontario vernacular structure with Georgian and Italianate design elements, including:
 - Two storey structure with square plan
 - Hip roof with red brick chimney, lightning rods, and wide soffits
 - Symmetrical main (north) elevation with three bays
 - Segmental arch 2/2 windows with wood frames and wood pediment style surrounds
 - Wood shutters on the north, east, and west elevations
 - Main entrance with wood door, classically inspired columns, sidelights, transom, and pediment style door surround
 - Basement wood frame windows with segmental arch openings and buff brick voussoirs
 - Buff brick and fieldstone foundation

The attached modern garage (east elevation) and modern enclosed porch (east elevation) are not considered to be heritage attributes.



7.0 Impact Assessment

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7.0 Impact Assessment

7.1 Description of Proposed Undertaking

Royal Premier Homes is proposing to construct two three and one half storey townhouse buildings to the east and west of the existing residence at 634 Commissioners Road West. The townhouse building to the west of the existing residence is proposed to contain eight units and have a footprint of 19 metres by 13 metres. The townhouse building to the east of the existing residence is proposed to contain 20 units and have a footprint of 32.5 metres by 19 metres. Parking access is proposed to be at the rear and provided by a 6.7 metre wide driveway connecting to Commissioners Road West. The concept plan envisions the retention of the existing residence with the exception of the modern attached porch and rear addition. The concept plan and preliminary renderings are contained in Appendix B.

7.2 Assessment of Impacts

The residence at 634 Commissioners Road West has CHVI since it meets two criteria for determining CHVI in O. Reg 9/06. Therefore, an assessment of potential impacts to heritage attributes of 634 Commissioners Road West is provided below in Table 2 and Table 3 (see Section 6.6.3 for identification of heritage attributes). Impacts are defined by Info Sheet #5 (Section 1).

Table 2: Evaluation of Potential Direct Impacts

Direct Impact	Impact Anticipated	Relevance to 634 Commissioners Road West
Destruction of any, or part of any, <i>significant heritage attributes</i> or features.	No	The proposed undertaking would not result in the demolition of any heritage attributes at 634 Commissioners Road West. Therefore, no mitigation measures are required.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	No	The proposed undertaking would not result in alteration that is unsympathetic or incompatible with the historic fabric and appearance of 634 Commissioners Road West. While the modern enclosed porch and rear addition will be removed, these additions do not contain heritage attributes. Therefore, no mitigation measures are required.



Heritage Impact Assessment - 634 Commissioners Road West, London, Ontario

7.0 Impact Assessment

December 4, 2023

Table 3: Evaluation of Potential Indirect Impacts

Indirect Impact	Impact Anticipated	Relevance to 634 Commissioners Road West
<p>Shadows created that alter the appearance of a <i>heritage attribute</i> or change the viability of a natural feature or plantings, such as a garden</p>	No	<p>No natural features were identified as heritage attributes at 634 Commissioners Road West. While the new townhouse buildings may cast shadows during certain times of the day, they will not alter the appearance of heritage attributes at 634 Commissioners Road West. Therefore, no mitigation measures are required.</p>
<p>Isolation of a <i>heritage attribute</i> from its surrounding environment, context, or a <i>significant relationship</i></p>	No	<p>No contextual relationships were identified as heritage attributes at 634 Commissioners Road West. Therefore, no mitigation measures are required.</p>
<p>Direct or indirect obstruction of <i>significant views</i> or vistas within, from, or of built and natural features</p>	No	<p>Views within the Study Area or the surrounding streetscape were not identified as heritage attributes. As such, significant views will not be obstructed by the proposed undertaking. Therefore, no mitigation measures are required.</p>
<p>A change in land use such as rezoning a battlefield from open space to residential use, allowing new <i>development</i> or <i>site alteration</i> to fill in the formerly open spaces</p>	No	<p>The property is currently zoned as a residential R1 Zone. Permitted use for residential R1 zoned lands is the construction of single detached dwellings. The proposed undertaking will result in a change of land use (and zoning) to allow for multi-unit residential development. However, development on the site will continue to be residential in nature, and while density on the site will increase, it will not result in a change in land use that impacts the heritage attributes of the property. Therefore, no mitigation measures are required.</p>
<p>Land disturbances such as a change in grade that alters soil, and drainage patterns that adversely affect an <i>archaeological resource</i></p>	Possible	<p>Typically, indirect impacts resulting from land disturbances apply to archaeological resources, which are beyond the scope of this report. However, land disturbance from construction (e.g., site grading and related construction activities) may also have the potential to impact the residence through temporary vibrations during the construction period that may cause shifts in the foundation that can impact the residence. Therefore, mitigation measures are required.</p>



7.3 Discussion of Impacts

The proposed undertaking would not result in direct impacts to the identified heritage attributes of 634 Commissioners Road West. More specifically, the existing residence will be retained *in situ* and no heritage attributes will be altered as part of the proposed undertaking. While the existing enclosed modern porch and rear addition will be removed, these additions do not contain heritage attributes and are therefore not characterized as an impact to the heritage character of the property.

No indirect impacts are anticipated from shadows, isolation, or obstruction. While a change in land use is anticipated to allow for townhouse construction, the property will remain residential in nature and the proposed changes are not anticipated to impact the heritage attributes or heritage value of the property. There may be potential for indirect impacts related to land disturbance during the construction phase that could result in vibrations that are damaging to the structure.

While impacts of vibration on heritage buildings are not well understood, studies have shown that impacts may be perceptible in buildings 40 metres from the curbside when heavy traffic is present (Ellis 1987). Construction of the proposed undertaking may involve heavy vehicles on site to grade, excavate, or pour foundations, which may result in vibrations that have potential to affect the historic foundations of 634 Commissioners Road West. If left unaddressed, these could result in longer-term issues for the maintenance, continued use, and conservation of the building.



8.0 Mitigation

8.1 InfoSheet #5 Mitigation Options

The property at 634 Commissioners Road West was determined to contain CHVI as it meets two criteria of O. Reg 9/06. As identified in Table 2 and Table 3, the proposed undertaking has the potential to result in an indirect impact to 634 Commissioners Road West as onsite construction activity could result in vibrations that have potential to affect historic foundations. Accordingly, the mitigation options identified in InfoSheet #5 (see Section 2.6) have been explored below.

Alternative development approaches: The proposed development will retain the existing residence and its heritage attributes *in situ*. An alternative development approach is not feasible given the size of the property and the proposed residential intensification. Therefore, to retain the residence *in situ*, construction activity will be required within 50 metres of the property.

Isolating development and site alteration from significant built and natural features and vistas: The proposed development has isolated new structures from the existing residence and its heritage attributes. The existing residence will be retained *in situ* and all heritage attributes will remain visible. As such, this mitigation measure has already been implemented in the proposed development.

Design guidelines that harmonize mass, setback, setting, and materials:

The massing of the proposed townhomes has been designed to harmonize with the existing residence. This is achieved, in part, through sensitive positioning of primary entrances and elevations in keeping with the existing residence through the location of primary entrances and primary elevations designed to harmonize with the existing residence. While the height of the proposed townhomes will be one and one half storeys higher than the existing residence, the setback and setting of the proposed townhomes has been designed to mitigate this increased height.

The setback of the proposed townhouses have been designed to harmonize with the existing residence. The existing residence is setback 6.4 metres from the municipal right of way. The proposed townhouse to the west of the existing residence will be setback between 6.3 metres from the municipal right of way and the proposed townhouse to the east of the existing residence will be setback 8.4 metres from the existing right of way. This setback is consistent with the existing residence and the positioning of the proposed east townhome slightly to the south of the existing residence and the proposed west townhome approximately in line with the existing residence will allow its heritage attributes to remain prominently visible from Commissioners Road West.



8.0 Mitigation

December 4, 2023

The setting of the proposed townhomes has been designed to harmonize with the existing residence. An area of softscaping and driveway totaling 15.4 metres in width is proposed between the west townhome and the existing residence and an area of softscaping 7.9 metres wide metres wide is proposed between the east townhome and existing residence. These distances will result in the west and east elevations of the residence remaining prominently visible along Commissioners Road West. In addition, the distance between the residence and proposed townhomes will offset the proposed additional height of the townhomes from visually overshadowing the residence.

While materials for the proposed townhouses have not yet been selected, it is understood that material selection will be sympathetic to the existing residence. Sympathetic materials to clad the townhomes may include white coloured siding, the use of buff brick or stone accenting, and the use of pediment motifs.

Limiting Height and Density: The height and density of the proposed development has been designed to not overshadow the existing residence and to provide open common amenity areas near the existing residence. Therefore, the proposed undertaking contains considerations to limit height and density in relation to the existing residence.

Allowing only compatible infill: Redevelopment at the property is to be residential in nature and retain the existing residence *in situ*. The townhomes proposed to the east and west of the existing residence contain a massing, setback, and setting that is compatible and sympathetic with the existing residence. In addition, the selection of sympathetic materials is anticipated for the proposed townhomes. Therefore, this mitigation measure has been implemented in the proposed development.

Reversible alterations: Given that the proposed development retains the residence *in situ* and does not directly impact the heritage attributes, reversible alterations are not required.

Buffer zones, site plan control, and other planning mechanisms: The proposed development may result in the potential for land disturbance during the construction phase of the project. As such, planning mechanisms and site plan controls may be considered at this phase of study to avoid impacts to the built heritage resource. Site plan controls and planning mechanisms may be used to identify appropriate thresholds for vibration or zones of influence related to construction activity. Construction activity should be planned to minimize vibrations on the residence. Therefore, this mitigation measure is appropriate for the proposed development.



8.2 Mitigation Discussion

Based on the discussion of Mitigation Options in Section 8.1, it has been determined that site plan controls are an appropriate mitigation measure. Planning mechanisms and site plan controls are intended to lessen the impact on identified heritage attributes resulting from the potential for land disturbance due to temporary vibrations during the construction phase of the project. A typical approach to mitigating the potential for vibration effects is twofold. First, a pre-construction vibration assessment can be completed to determine acceptable levels of vibration given the site-specific conditions (including soil conditions, equipment proposed to be used, and building characteristics). Second, depending on the outcome of the assessment, further action may be required in the form of site plan controls, site activity monitoring, or avoidance. This should be considered prior to the commencement of any construction activities onsite.

In addition, materials for the proposed townhouses have not yet been selected. Therefore, appropriate material selection is anticipated to harmonize with the existing residence. Sympathetic materials to clad the townhomes include white coloured siding, the use of buff brick or stone accenting, and the use of pediment motifs. These materials and designs are elements of the existing residence and therefore will be compatible with its overall character and heritage attributes. The use of these materials and designs is not intended to recreate or mimic the architectural character and heritage attributes of the existing residence. These materials are anticipated to be used in a manner that creates a distinct yet sympathetic design for the proposed townhouses.



9.0 Recommendations

The proposed undertaking will conserve the residence at 634 Commissioners Road West and result in the construction of two multi-unit townhouses. An assessment of impacts resulting from the proposed undertaking has determined no direct impacts are anticipated. The undertaking may possibly result in indirect impacts from land disturbance due to temporary vibrations during the construction phase of the project. In addition, materials have not yet been selected to clad the townhouses. Based on the impacts identified, the following mitigation measures are recommended:

- Incorporate materials to clad the proposed townhomes that harmonize with the existing residence. Sympathetic materials to clad the townhomes include white coloured siding, the use of buff brick or stone accenting, and the use of pediment motifs. These recommended materials and designs are elements of the existing residence and therefore will be compatible with its overall character and heritage attributes. The use of these materials and designs is not intended to recreate or mimic the architectural character and heritage attributes of the existing residence. These materials should be used in a manner that creates a distinct yet sympathetic design for the proposed townhouses.
- Retain a qualified person(s) to complete a pre-construction vibration assessment to determine acceptable levels of vibration given the site-specific conditions (including soil conditions, equipment proposed to be used, and building characteristics).
- Should the residence be determined to be within the zone of influence, additional steps should be taken to secure the building from experiencing negative vibration effects (i.e., adjustment of machinery or establishment of buffer zones).

To assist in the retention of historic information, copies of this report should be deposited with local repositories of historic material as well as with municipal and regional planning staff. Therefore, it is recommended that this report be deposited at the following location:

London Public Library

251 Dundas Street

London, ON N6A 6H9



December 4, 2023

10.0 Closure

This report has been prepared for the sole benefit of Royal Premier Homes and may not be used by any third party without the express written consent of Stantec Consulting Ltd. Any use which a third party makes of this report is the responsibility of such third party.

We trust this report meets your current requirements. Please do not hesitate to contact us should you require further information or have additional questions about any facet of this report.

Stantec Consulting Ltd.



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Cultural Heritage Specialist
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Appendices



Appendix A Designating By-Law



Properties

PIN 08438 - 0002 LT
Description PT N 1/2 LT 38 CON 1 AS IN 236820; EXCEPT 236821, 236960, 262640, 262456; T/W 296062; "DESCRIPTION IN 236820 MAY NOT BE ACCEPTABLE IN FUTURE RE: REMAINDER" LONDON/WESTMINSTER
Address 634 COMMISSIONERS ROAD WEST LONDON

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE CITY OF LONDON
Address for Service P.O. Box 5035, London, ON N6A 4L9
 This document is being authorized by a municipal corporation Josh Morgan, Mayor & Michael Schulthess, City Clerk.
 This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Sachit Tatavarti-Bharatam 300 Dufferin Ave Suite1014, P.O. acting for Signed 2023 02 09
 Box 5035 Applicant(s)
 London
 N6A 4L9

Tel 519-661-4940

Fax 519-661-5530

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

CITY OF LONDON 300 Dufferin Ave Suite1014, P.O. Box 2023 02 09
 5035
 London
 N6A 4L9

Tel 519-661-4940

Fax 519-661-5530

Fees/Taxes/Payment

Statutory Registration Fee \$69.00
Total Paid \$69.00

Bill No. 13
2023

By-law No. L.S.P.-3506-12

A by-law to designate 634 Commissioners Road West to be of cultural heritage value or interest.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of cultural heritage value or interest;

AND WHEREAS notice of intention to so designate the property known as 634 Commissioners Road West has been duly published and served and no notice of objection to such designation has been received;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The real property at 634 Commissioners Road West, more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published once in a newspaper of general circulation in The City of London, to the satisfaction of the City Clerk, and to enter the description of the aforesaid property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law shall come into force and be deemed to come into force in accordance with Section 29(12) and 29(18) of the *Ontario Heritage Act, R.S.O. 1990*.

PASSED in Open Council on December 13, 2022.



Josh Morgan
Mayor



Michael Schulthess
City Clerk

First Reading – December 13, 2022
Second Reading – December 13, 2022
Third Reading – December 13, 2022

SCHEDULE "A"
To By-law No. L.S.P.-3506-12

Legal Description

PT N 1/2 LT 38 CON 1 AS IN 236820
EXCEPT 236821, 236960, 262640, 262456; T/W 296062

SCHEDULE “B”
To By-law No. L.S.P.-3506-12

Statement for Designation

Description of Property

The property at 634 Commissioners Road West is located in the City of London approximately 43 metres east of the intersection of Nottinghill Road and Commissioners Road West. The property contains a built resource located on a generously sized lot landscaped with a lawn, pool, shrubs, and intermediate and mature deciduous and coniferous trees. The built resource was constructed *circa* 1870 and is an example of an Ontario vernacular structure with Georgian and Italianate design influences.

Statement of Cultural Heritage Value or Interest

The property at 634 Commissioners Road West is of significant cultural heritage value or interest because of its physical or design values and its historical or associative values.

The built resource at 634 Commissioners Road West demonstrates design value as a representative Ontario vernacular frame structure built *circa* 1870. The built resource contains a blend of Georgian and Italianate design elements popular in Ontario during the mid- to late- 19th century. The blend of these two styles together, and use of locally available materials including stone, brick, and timber, gives the built resource on the property a vernacular character. Components of the built resource that contain both Georgian and Italianate design elements include the hip roof, square plan, symmetrical main elevation, and pediment window and door surrounds. The segmental arch windows and wide soffits are more typical to the Italianate style. Residences that contain both Georgian and Italianate design features were common in Ontario during the mid- to late- 19th century. These types of residences were viewed as containing the tradition and conservatism of the Georgian style while incorporating some more contemporary design elements associated with the Italianate style.

The property demonstrates historical and associative value through its connection with the Kilbourn, Teeple, and Jarvis families. These three families were related by marriage and farmed on Lot 38, Concession 1 between about 1815 and 1905. Both the Kilbourn and Teeple families were part of the initial wave of settlers to Westminster Township from the United States in the decades after the American Revolution. Both families also participated in the War of 1812. The built resource at 634 Commissioners Road West was likely constructed by Robert Jarvis *circa* 1870. The naming of Jarvis Street – which is located about 300 metres north of 634 Commissioners Road West – is associated with the Jarvis family. Together, these three families contributed to the pattern of settlement along Commissioners Road during the 19th century.

Heritage Attributes

Heritage attributes which support and contribute to the cultural heritage value or interest of this property include:

- Representative example of a mid- to late- 19th century Ontario vernacular structure with Georgian and Italianate design elements, including:
 - Two storey structure with square plan
 - Hip roof with red brick chimney, lightning rods, and wide soffits
 - Symmetrical main (north) elevation with three bays
 - Segmental arch 2/2 windows with wood frames and wood pediment style surrounds
 - Wood shutters on the north, east, and west elevations
 - Main entrance with wood door, classically inspired columns, sidelights, transom, and pediment style door surround
 - Basement wood frame windows with segmental arch openings and buff brick voussoirs
 - Buff brick and fieldstone foundation

The attached contemporary garage (south and east elevation), small rear addition (south elevation), and contemporary enclosed porch (east elevation) are not considered to be heritage attributes

Appendix B Concept Plan and Massing Model

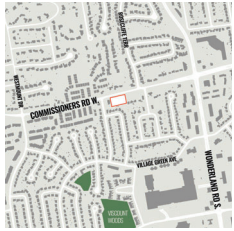


COMMISSIONERS ROAD W.

CONCEPT PLAN

PROJECT SITE
634 Commissioners Road W

01
DWG



SITE DATA

R5-7(30) ZONE

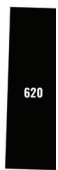
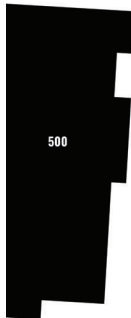
Regulations	Required	Proposed
Permitted Uses:	Section 9.2	Cluster Stacked Townhouse Development
Lot Area:	1,000sqm (max)	4,493.2sqm
Lot Frontage:	30.0m (min)	88.4m
Front Yard:	4.5m (min)	6.0m*
Interior Side Yard (First Storey of Lot Depth):	1.8 metres (5.9 feet) when the width of a unit is greater than 10 metres, or 3.0 metres (9.8 feet) when the width of a unit is less than 10 metres.	3.0m
Interior Side Yard (Remainder of Lot):	3.0m (min)	3.0m
Rear Yard:	1.0 metre (3.3 feet) and must include a light, but in no case less than 3.0 metres (9.8 feet).	3.0m
Landscape OS:	30% (min)	38.4%
Lot Coverage:	45% (max)	21.5%
Height:	12.0m (max)	12.0m
Density:	Stacked Townhouse: 25 units/ha Single Detached: 1 unit/ha	65 units/ha
Parking:	18 total required	33 total provided

* Requires Special Provision

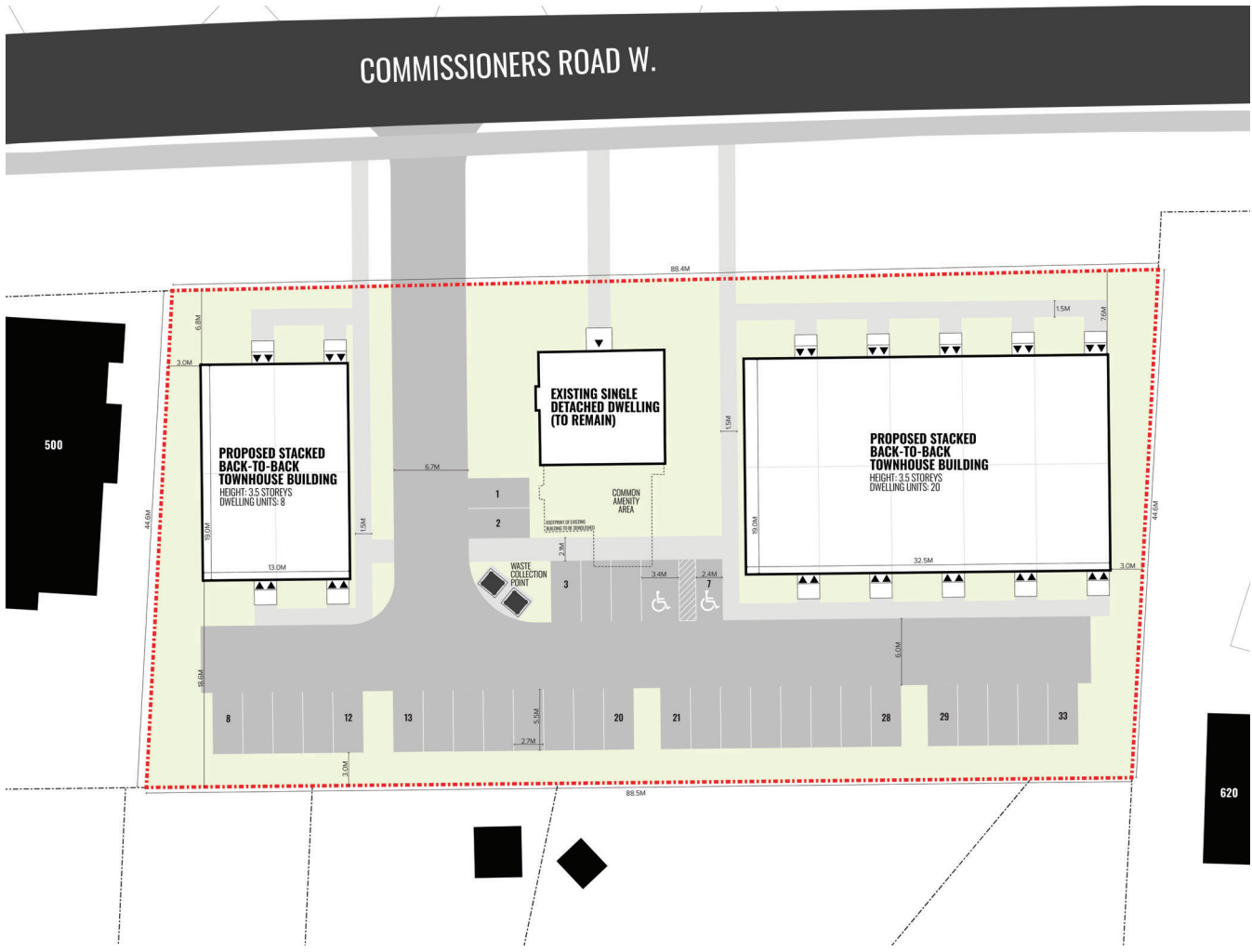
Client: Royal Preston Homes
Date: 20/12/21
Drawn By: D. Murray
Plan Scale: 1:10
File No: 634C/W
Version: 2.0

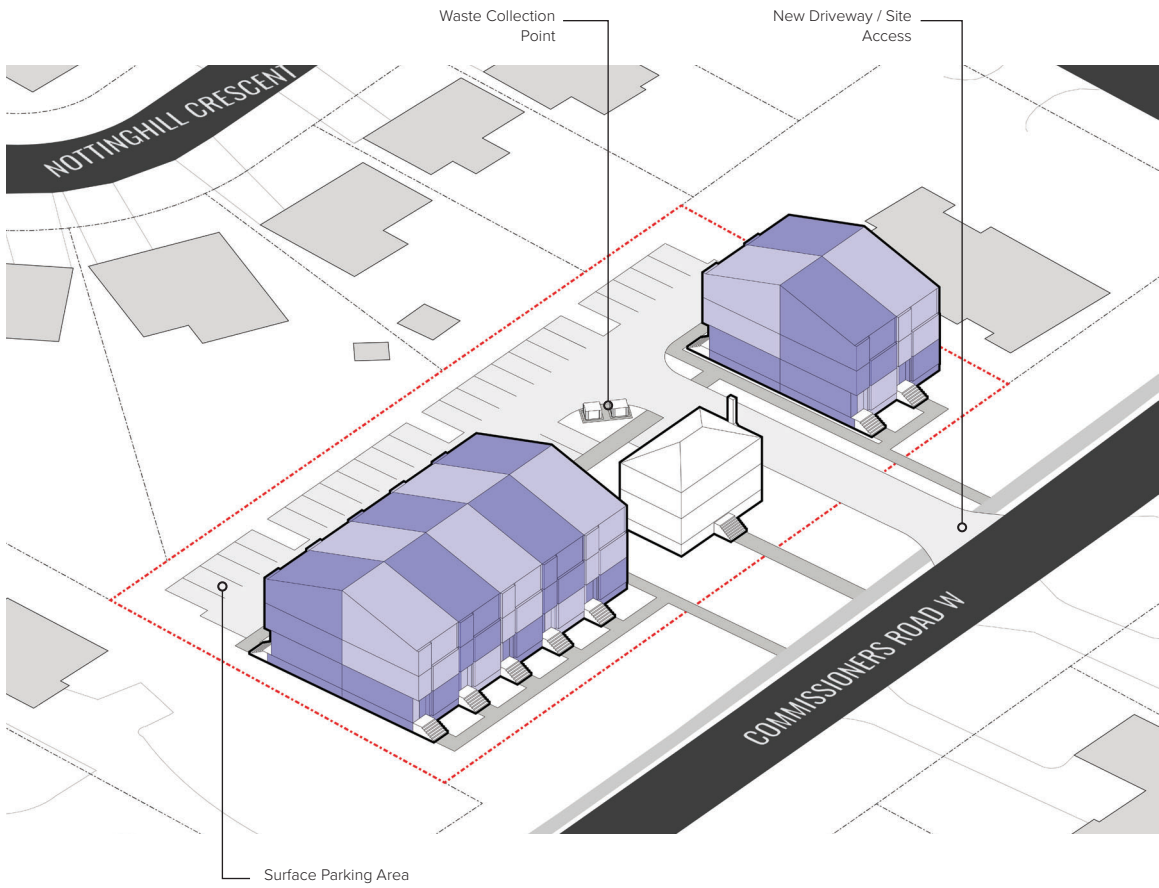


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Lot Boundary Disclaimers: Site dimensions have been assumed based on data provided by the City of London. Siv-ik Planning and Design Inc. makes no warranties or guarantees regarding the accuracy of the lot boundaries.





PRELIMINARY MASSING MODEL

PROJECT SITE
634 Commissioners Road West

Client:	Royal Premier Homes
Date:	09.28.2023
Drawn By:	D. Murphy
Plan Scale:	nts
File No:	634CW
Version	2.0

[siv-ik] PLANNING DESIGN

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