



July 29, 2016

Highland Green London Inc.
303 Richmond Street., Suite 201
London, Ontario
N6B 2H8

Attention: Maneesh Poddar

Re: 191 Commissioners Road East, London - CHER

As requested please find our Cultural Heritage Evaluation Report on the subject property.

Please do not hesitate to call me if you have any questions or if you require any further clarification of our evaluation.

Respectfully Submitted,

Thor Dingman, B. Arch. Sc., CAHP, BCQ
FIRM BCIN 26998



Cultural Heritage Evaluation Report (CHER)

**191 Commissioners Rd. E.
London, Ontario**

July 29, 2016

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1. Property Features - 191 Commissioners Road East



Key Maps



View Looking to the Southeast

Address	191 Commissioners Road East, London Ontario, N6C 2S9
Ward	Ward 12
Legal Description	Part Lot 28, Concession 1, Designated as Part 1, Plan 33R-14520, City of London, Geographic Township of Westminster, County of Middlesex
Neighbourhood	South London
Historical Name	Unknown
Construction Date	1918-1922
Original Owner at Construction	Alfred B. Dobbyn (unconfirmed)
Original Use	Residential Single Family
Current Occupancy	Residential Single Family (rental)
Current Zoning	R1-9 Zone Variation, Single detached Dwelling
Current Use	Residential Single Family
Site Dimensions	52 m x 114m
Building Footprint Area	272 m2 (2935 sq ft)
Building Height	2 Storeys
Architect / Designer	Unknown
Architectural Style	Arts & Crafts influence
Additions / Alterations	East Wing (early addition), Indoor pool enclosure, circa 1970s
Heritage Status	Building listed on City of London Heritage Inventory, Priority 2
Proposed Work	Demolition

2. Executive Summary

This Cultural Heritage Evaluation Report (CHER) has been initiated by the City of London as a pre-requisite to removal and demolition by the owner of the house located at 191 Commissioners Road East, London Ontario. The house is currently listed on the City of London's Inventory of Heritage Resources, Priority 2 and may be worthy of protection.

An evaluation following the prescribed criteria is contained within the body of this report. The house contains some attributes or elements that are distinctive. However these elements or attributes are not dominant and the building's significance has been evaluated as the total sum of its parts, history and context. Based on the conclusions of the evaluating criteria, the attributes of the house in general are not deemed sufficient to be considered an outstanding or significant heritage resource.

It is recommended that the house at 191 Commissioners Road East does not constitute heritage significance and is not worthy of protection from demolition. Therefore the process to designate the house under Part IV of the *Ontario Heritage Act* should not proceed to council. Furthermore it is understood that upon the approval of this report the City of London will remove the address from the Heritage Inventory as a property of interest.



1. View of the House at 191 Commissioners Road East from the street edge.

3. Report Introduction

This Cultural Heritage Evaluation Report (CHER) has been initiated by the City of London as a pre-requisite in considering an application for a demolition permit to remove the existing house at 191 Commissioners Road East. The house is listed as a Priority 2 building on the City of London Inventory of Heritage Resources 2006. The Inventory gives direction for a CHER as follows;

Priority 2 buildings merit evaluation for designation under Part IV of the Ontario Heritage Act. They have significant architectural and/or historical value and may be worthy of protection by whatever incentives may be provided through zoning considerations, bonusing or financial advantages.

4. Scope, Supporting Municipal Policy and Provincial Legislation

The Municipal Council adopted the current *Official Plan for the City of London* in 1989. The Official Plan (OP) was prepared and enacted under the *Planning Act R.S.O. 1990*. Council has approved an updated Official Plan, however it is currently under review for final approval by the Province of Ontario. It is understood that the 1989 Official Plan is the governing document at the time of the writing of this report.

Contained within the Official Plan is Chapter 13 – Heritage Resources Policies, and as amended. Among the objectives of the Official Plan, specific direction is given to “Protect in accordance with Provincial policy those heritage resources which contribute to the identity and character of the City”. With regard to built heritage, the Official Plan gives direction that Council may designate heritage buildings by by-law pursuant to the *Ontario Heritage Act (OHA)*.

Further direction is contained in the *Provincial Policy Statement (PPS)* regarding the conservation of Heritage Resources. Built heritage resources are recognized as a matter of provincial interest in Section 2.6.1. of the PSS which states:

Significant built heritage resources and cultural heritage landscapes shall be conserved (PPS 2014:29).

5. Cultural Heritage Evaluation Criteria

The *Ontario Heritage Act* Regulation 9/06 provides a set of criteria grouped into the following three categories. The result of the evaluation in each category determine the cultural heritage value or interest of a potential heritage resource in a municipality:

- i) Design/physical value
- ii) Historical/associative value, and
- iii) Contextual value.

Should the potential resource be significant in any one or more of the above mentioned criteria, the property may be considered for designation under the Ontario Heritage Act.

The Official Plan sets out criteria for designation (section 13.2.2; amended 2009). City Council may designate heritage buildings or examples of heritage buildings by by-law pursuant to the Ontario Heritage Act based on the following criteria:

i) Architectural Significance

- (a) the heritage building is the work of, or reflects the work of, a major architect, designer or landscape architect;
- (b) it is an outstanding example of its architectural style or period;
- (c) it is an example of significant engineering or method of construction;
- (d) it is a work of outstanding quality as a result of its plan, or its external or internal treatment of materials, space, or details;
- (e) it is representative of a particular period of design or form of land use; or
- (f) it is the only example, or one of the few remaining examples, within the municipality of a particular period or style of design.

ii) Historical Significance

- (a) the heritage building is associated with a person or group of persons of local, provincial, national or international importance;
- (b) it is associated with an event or movement of local, provincial, national or international importance;
- (c) it is associated with some significant aspect of the history or development of the community; or
- (d) it is an early example of the work of an important architect or builder.

iii) Contextual Importance

- (a) the heritage building forms an essential part of a group of two or more related structures on the same side of the street, on opposite sides of the street or two or more corners of an intersection;
- (b) it defines or terminates a vista;
- (c) it is an essential element of an area which was laid out according to the planning principals of its period;
- (d) it forms an essential part of a distinctive skyline view; or
- (e) the site is in a critical location where ill-considered construction would adversely affect an important complex of structures or damage an important view or vista.

Further guidance may be referenced in the *Ontario Heritage Toolkit* including the guide to *Heritage Property Evaluation*, published by the Ministry of Tourism Culture and Sport. Other references and resources that are recognised and established within the practice of cultural heritage conservation may be used as required.

6.1 Architectural Evaluation - Exterior

The architecture of the house is not immediately identifiable, but it is firmly rooted in the English Cottage vernacular with strong influences from the Arts and Crafts movement, and more specifically within the Craftsman style. The general orientation of the house is towards the street frontage and this gives the impression the house would be more appropriate in residential urban block with narrower side yards rather than on a large park lot.

When approaching the house from the front (north aspect) a combination of an elevated site, massive field stone verandah pillars, unbroken roof, and the eye browed portico of the verandah, the full 2-storey height (3) is greatly diminished and gives the impression of a much lower building (2). A large central dormer flanked by two smaller dormers on either side, further disguises the height of the house. From the side (west aspect) a more routine gable ended roof becomes apparent. The moderately steep 7/12 roof slope is forced into the 2nd storey ceiling space only at the front of the house. This provides for the illusion of a 1-1/2 storey house while maintaining clear ceiling heights in the



2. Front elevation of 191 Commissioners Rd



3. West elevations original house circa 1920.

second floor rooms. Knee walls are only encountered in the front closets on the second floor.

The character of the house is well defined by a thick split field stone verandah (2). The fieldstone continues horizontally in a plinth band to surround the entire house. The stone plinth is terminated with a poured concrete cap, currently painted brown (4). A large split field stone chimney extends up through the west gabled elevation.

On the east side of the house an awkward wing adjoins the main volume of the house. The east wing (5) is square in plan with a low sloping hip roof. The windows are square and more modern in proportion. This wing is only sympathetic with the house in exterior materials and architecturally detracts from the main house. Altogether this indicates the east wing was built at a later date. However the stone and brick work on the exterior of the east wing match the house very well, which leads to the conclusion the east wing was either an expedient addition in the design process, or it was an addition built on soon after the completion of the house.

At the rear of the house is much later indoor pool enclosure addition (6). The pool has since been decommissioned and floored over. It is thought this pool was



4. Split field stone plinth, concrete cap band and rug brick.



5. View of the east wing of the residence.

added in approximately in the 1970s. The pool enclosure building is crudely designed with a false Mansard shingled roof over the half the wall height. This addition is unsympathetic to the architectural design of the house in all regards and is an eye sore. This portion of the house contains no heritage value.



6. View of the west elevation of the pool.

The brick masonry above the stone plinth is a red “rug” textured brick with brown brick accent blend (7). The dark brown brick emulates the Arts and Crafts movement’s use of “clinker” brick. Clinker bricks traditional where misshapen or discoloured brick usually discarded by brick yards. The distorted shapes and unique colours appealed to the Arts and Crafts aesthetic things being made by hand. The original brick mortar is beige colour and are struck and finished.



7. Modern Portland mortar repairs are poorly exceeded and virtually impossible to correct.

The original brick mortar used is likely a lime based. Portland cement was only being developed in the early part of the 20th century. The lime mortar had lower compressive strength, was softer and warmer in colour. The majority of the brick masonry on the house has recently been repointed (mortar joint faces replaced). An uncoloured grey Portland mortar has been used in the repointing work (7). The new mortar joints style is unstruck or “weeping” type. The appearance of this repair is unattractive, and with the rug textured brick face it is virtually impossible to correct.

Plain poured concrete lintels span most of the window and door openings. The lintels and the plinth cap band are painted brown. There are no other exterior detailing or decoration except for a pair of false eave brackets on the front dormer.

An eclectic variety of window styles and sash patterns have been used in the house including, double hung, casement, round arch top (8), picture windows with transom, and a bay window. Some of the double hung windows have mid rails that are split at 70/30 with divided lites in the upper sash only (2). This is typical of the Craftsmen style.

Of particular note are some decorative glass that has been used in some of the windows and doors of the house. Like the many different window styles there are many examples of different types of decorative glass including stained, coloured and uncoloured leaded panes.

The roofing material has been replaced with brown metal shingles in a tile profile (2). The original roofing material is not known. It is possible the original roof was clay tile. Some examples of clay pan tile roofs are found in the vicinity such as the heritage designated home at 379 Wortley Road (34-36).



8. Georgian style window on east elevation.



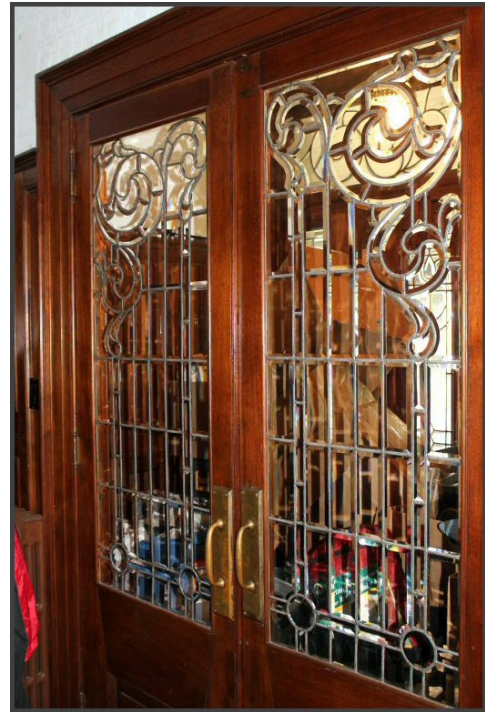
9. Harlequin pattern leaded glass casement window. This was popular with the Tudor Revival style within the Arts and Crafts Movement.

6.2 Architectural Evaluation - Interior

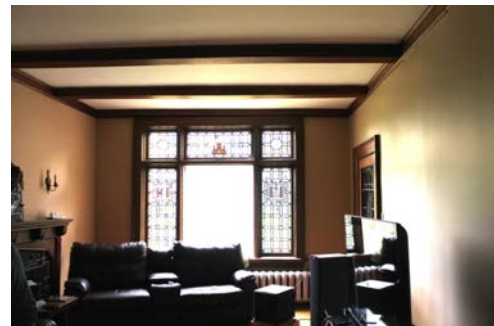
The first floor plan of the house is organized around a central fireplace. Principle rooms are aligned according to the three equally spaced spans of the supporting walls (see attached plans). The Arts and Crafts movement promoted many aesthetic ideals from the English Gothic and Mediaeval period. Up until the 12th century it was common in English domestic architecture to locate the fireplace centrally in the hall of the home and was the most important feature. There remains a romantic symbolism of having the fireplace at the centre of a house. Literally the heart of the home is found at its hearth. In this plan the fireplace faces onto a dining area or hearth room between the kitchen and the living room.

The front door is set in a frame with sidelights and transom glazed with bevelled glass. French doors, also glazed with bevelled glass, enclose the entrance vestibule (10). The front entry hall is panelled with mahogany and the paneling carries up the stairwell to the second floor.

The interior rooms are all comfortably proportioned but are not overly large or grand in size. Some interior alterations have been made with the creation of two



10. Interior vestibule doors with cut glass.



11. Living room looking north to picture window.



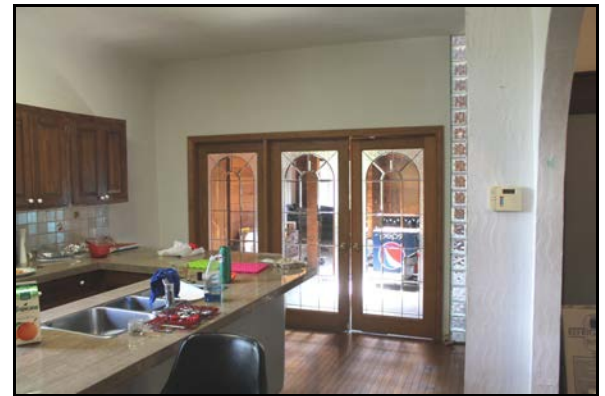
12. View from hearth room through renovated arches room to kitchen.

archways between the kitchen and the hearth room (12&13). The pair of windows in the hearth room that originally provided a south view across the rear landscape of the lot now look into the indoor pool enclosure (15).

Two fireplaces are located on the first floor, one in the hearth room and the other in the living room (17). Both have mahogany surrounds. The hearth room fireplace has small bookshelves integrated at each side of the surround (13). The living room ceiling has decorative wood purlins over its length and with a wood cornice trim and baseboards (11). The dining room features a plate rail molding and plaster coving ceiling detail (16).



13. View from hearth room to entry with, fireplace at left.



14. Kitchen and terrace doors of former pool enclosure.

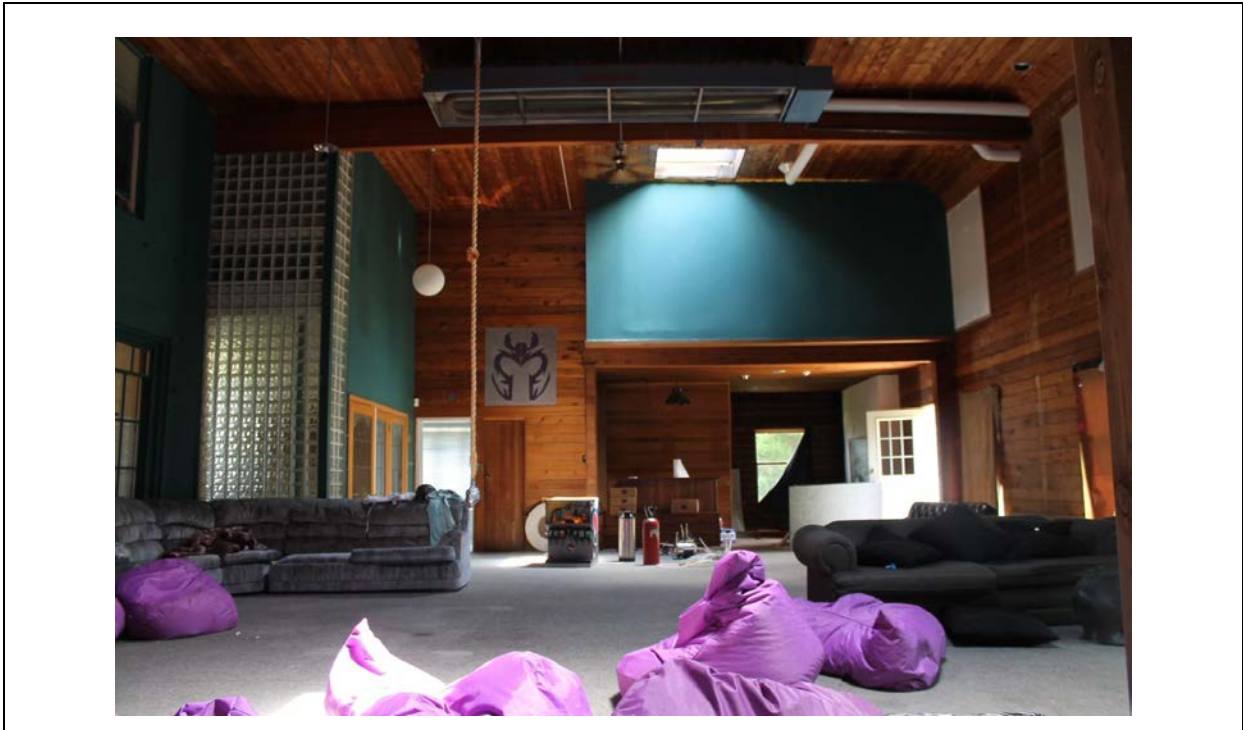


16. View of dining room looking north.

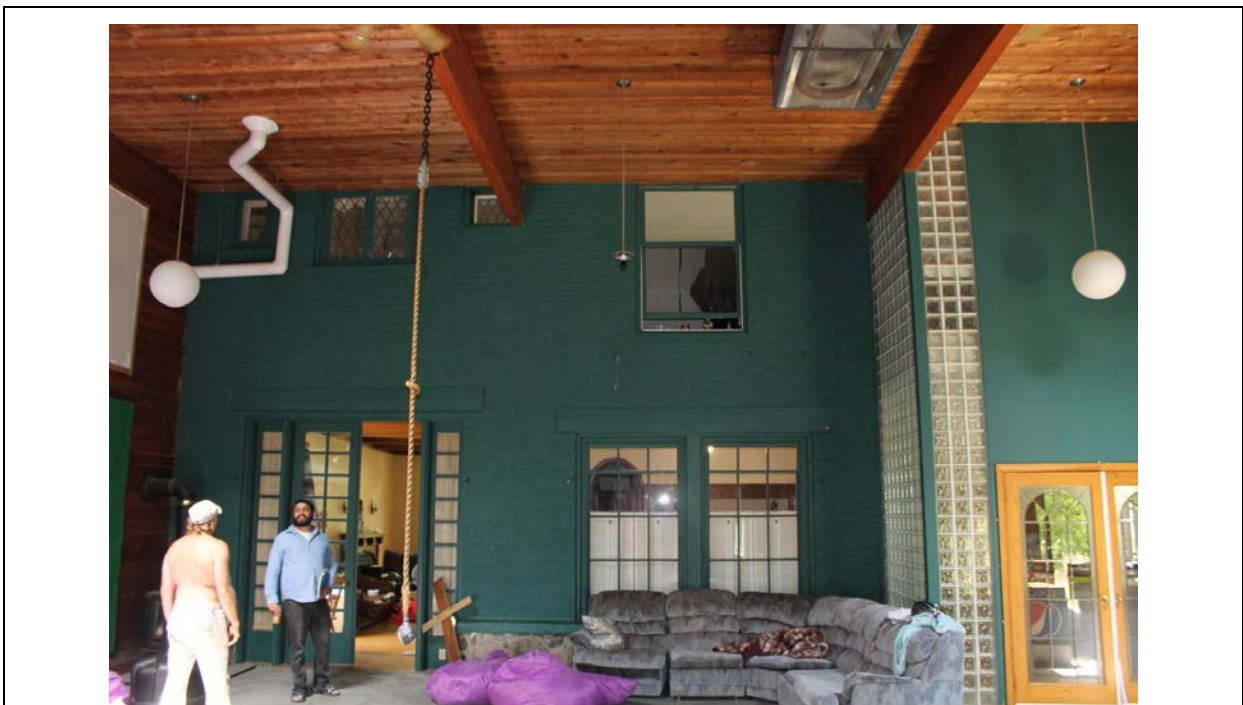
17. Living room fireplace.



15. Formerly exterior windows of the hearth room now open onto the former enclosed pool.



18. Interior view, east facing, of the former indoor pool enclosure. The pool has been floored over and the room can accommodate large social events.

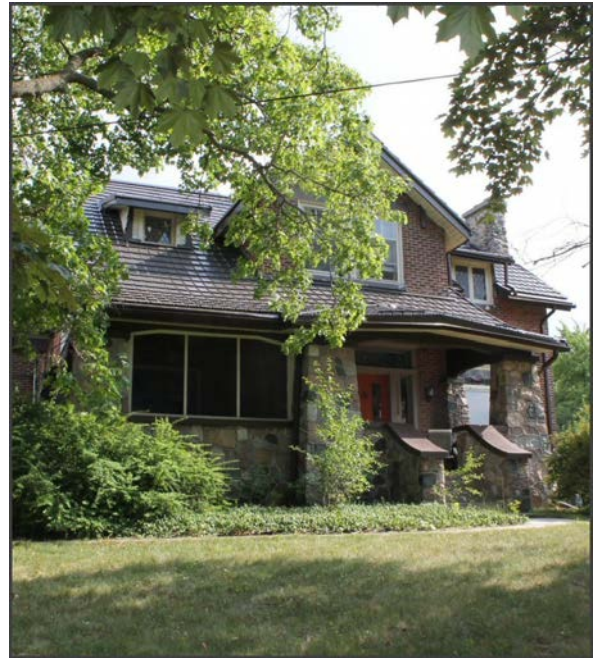


19. Interior view, facing north, of the former exterior wall of the original house. The former exterior windows of the house now face onto this room.

6.3 Architectural Evaluation – Style and Cultural Design Influences

The house is firmly rooted in the English Cottage vernacular of the Cotswold Hills (22) with strong influences from the Arts and Crafts movement, and more specifically within the North American Craftsman style. At the time of construction the influence of Arts and Crafts movement, a movement that had begun more than a half a century early in England, had gained popularity in North America. With the end of World War I, returning veterans had been exposed to the culture and architecture of the British Isles, if only when on leave from the front lines. And perhaps the ideals espoused by the Arts and Crafts movement, that of being closer to nature and embracing hand crafted goods and a rejection of the negative effects of massive industrial production on mankind, had resonated with some of the veterans.

Architectural historian Harold Kalman writes of the influence of the Arts and Crafts Movement within the Canadian architectural profession:



20. North elevation of 191 Commissioners Road.



21. Red House, 1860 designed by architect Philip Webb Arts & Crafts designer William Morris.



22. Rural thatched English cottage, Great Tew, Cotwolds, Oxfordshire.

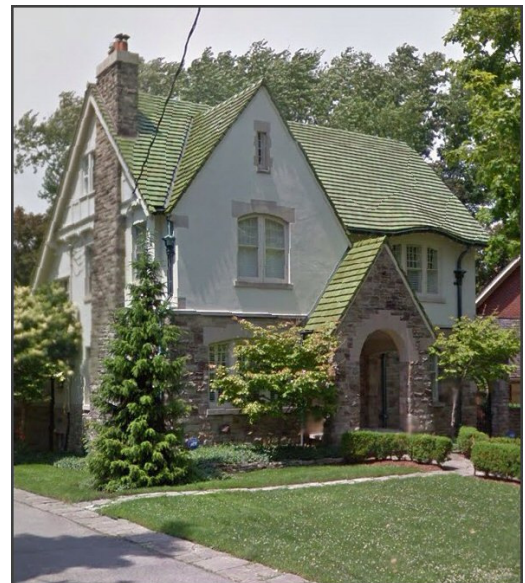
This 'new-old' approach to architecture and to the arts – which combined a deep respect for traditional domestic building form and craft practices with a commitment to design in a modern manner, and is known as the English Domestic Revival – came to Canada at the turn of the century. One architect in Toronto (Eden Smith) and one in Montreal (Percy Nobbs) stand out as the most prominent Canadian advocates of the new movement, and an architect in Victoria, (Samuel Maclure) was its most accomplished practitioner. The Arts and Crafts Movement was particularly important to domestic architecture although its influence was felt as well in churches and other building types.

Eden Smith (1859-1949) was born in Birmingham and trained as a watercolorist and draughtsman and immigrated to Canada at the age of 26 in 1885. By the turn of the century he was a registered architect practicing in Toronto. He used British models in an effort to establish a market for a new Canadian architecture.

A contemporary of Eden Smith, if only in age, was local London architect John M. Moore (1857-1930). Perhaps it is no coincidence that Moore was closely connected to the creation of the Highland Golf Club which backs onto 191 Commissioners Road. Moore's firm was very busy in the 1920s



23. A lovely maintained Tudor Revival house nearby at 244 Base Line Road, London.



24. London architect John M. Moore's house designed for himself in 1925 at 1011 Wellington St., London. Note the green glazed clay tile roof and careful detail.

and he became Mayor of London in 1925. It is not likely he was personally involved in the design of domestic commissions. In 1925 Moore built a retirement house for himself and his wife at 1011 Wellington Street (24). The design is in the Tudor revival style with influences from the Arts and Crafts movement. It is interesting to note the use of the eyebrow roof detail over the dormer window at 1011 Wellington Street and a similar use of the eyebrow over the verandah of 191 Commissioners Road. However the inspiration to use these design elements would have circulated among designers and architects through trade publications. There is no evidence available indicating who the designer or architect of the subject house was.

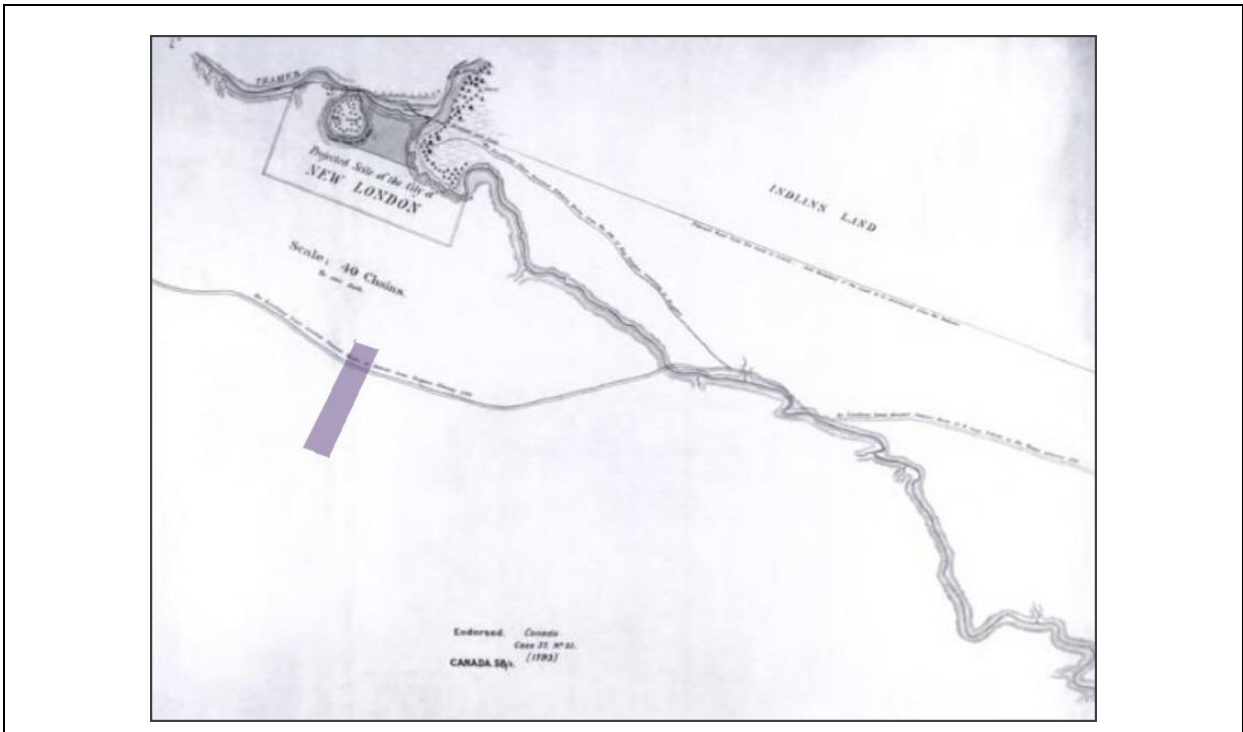


25. An example of a harlequin pattern leaded windows on Base Line Road. The use of leaded glass is not uncommon in Old South London north of Commissioners Road. A successful London hardware store, Hobbs Hardware, at one time employed 9 decorative glass glazers in their London workshop.

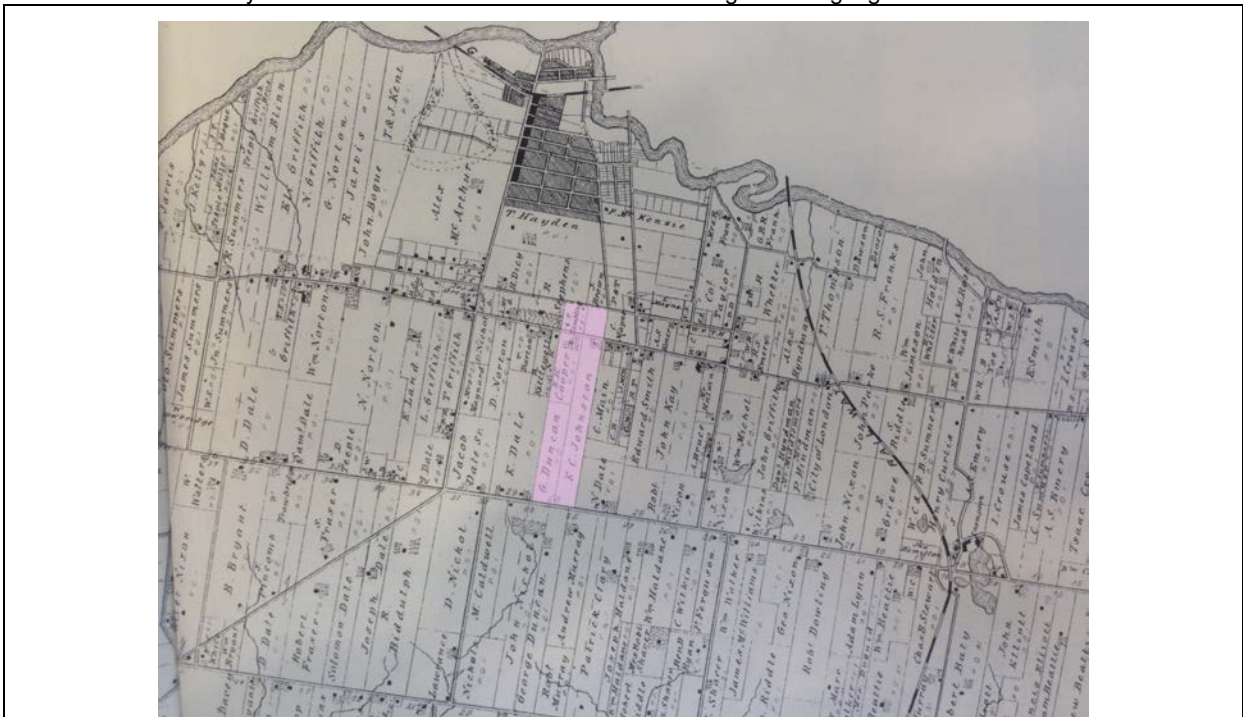
7.1 Historic Evaluation – Early Settlement

The first landowner of Lot 28 Concession 1 was Henry Schenick. In 1818 Shenick received a patent from the crown for 200 acres. Such grants of land from the Crown were a customary method of providing compensation to Loyalists, those who declared allegiance to the King of England. Granting land was an effective way of initiating development in the dense forests of Upper Canada. By attracting experienced settlers and refugees from the American Colonies the government also secured an English speaking population.

Henry Schenick was born in about 1793 in Holland. The Schenick family emigrated from Holland to New York State in 1796 when Henry was only about 3 years old. In 1810 they moved to Upper Canada and relocated to Westminster Township. Schenick farmed the land he received from the Crown at 25 years old



26. McNiff's map of 1795 shows the Thames River and the initially proposed location for "New London". Also is the First Nations forest trail south of the Forks of the Thames used by Simcoe in 1793, and. This trail has evolved in some form as today's Commissioners Road. The Shenick' land grant is highlighted.



27. The 1878 Westminister Township map. with Henry Shenick's 200 acre land grant in highlight. Schenick received the land patent in 1818. Early settlers chose to use the forest trail over the first concession line laid out by government surveyor Simon Zelotes Watson, or the base line. This road is still known as Base line Road.

and was later elected as one of Westminster Township's first Town Clerks. Schenick's second marriage was to Huldah Duncombe and the couple had a son Charles. He was named after Huldah's brother, Charles Duncombe.

Charles Duncombe (28) was elected in 1828 to the Legislative Assembly as a representative for Oxford County. He was also an active Reform politician and produced several important legislative reports on banking, lunatic asylums and education.

In December 1837 Duncombe received reports of MacKenzie's rebellion in Toronto. Duncombe along with Robert Always, Finlay Malcolm, and Joshua Doan, gathered about 200 men and marched towards Toronto to support the Rebellion. This is sometimes called the Western Rising. A few more hundred joined the march but the uprising was dispersed near Hamilton on December 13 when they learned of Mackenzie's defeat. Family tradition has it that in Henry Shenick hid Charles Duncombe from the pursuit of Colonel Allan MacNab's militia.

Joshua Doan, one of Duncombe's fellow reformers, was captured during a subsequent raid on Windsor. The raid was launched by a group of refugees from the failed Rebellion of 1837 known as the Patriots. Doan was captured and in 1839 and he was tried at London and found guilty of treason and sentenced to death. Doan was hanged on February 6 1839 in London.

In 1836 Henry Shenick decided to move his family closer to London and purchased 53 acres on both sides of Wortley Road. When Charles Duncombe



28. Charles Duncombe (1792-1867) was elected to the Legislative Assembly for Oxford County in 1828. He was also an active reformer and a leader in the 1837 Upper Canada Rebellion. Henry Shenick, the first land owner of the original 200 acre plot, hid Duncombe as he ran for his life from Colonel Allan MacNab's militia. He fled to California and never returned to Canada.

sought refuge from certain imprisonment and possible execution, Henry Shenick had relocated to Wortley Road.

In 1870 E.H. Cooper, a farmer, purchased a 48 acre parcel in the northeast corner of Shenick's original 200 acre plot (31&38). An entry entitled "Official Prize List" in the "The Canadian Farmer" from 1865 states that E.H. Cooper of London won "Best Specimen Wire Fencing". The 48 acre parcel included the 33 acre parcel south of Commissioners Road and approximately 15 acres on the north side.

In 1879 E.H. Cooper sold the 33 acre parcel of land to Theresa Meredith, wife of London lawyer Edmund A. Meredith. Edmund Meredith was a well known criminal barrister and he practised law with his brother Richard Meredith.

Edmund Meredith served as Mayor of London in 1882-83. Richard and Edmund were two of eight brothers and collectively they were known locally as the Eight London Merediths, a remarkably powerful Anglo-Irish legal dynasty. Another brother, William Meredith, served as the Tory leader of the opposition party at Queen's Park and later became the chief justice of Ontario. Richard Meredith was instrumental in the founding of the University of Western Ontario and he served as the University's first Chancellor in 1912-16.



29. Home of London Lawyer Edmund Meredith at 504 Colborne Street. Meredith owned the 33 acres parcel that eventually was severed for the construction of 191 Commissioners Road East.

When the Merediths first purchased the property Edmund was 34 years old and Theresa had just given birth to their first child with a second child on the way. At that time the small farm acreage of 33 acres was about 2-1/2 km traveling distance from the London City limits. This would not have been a convenient

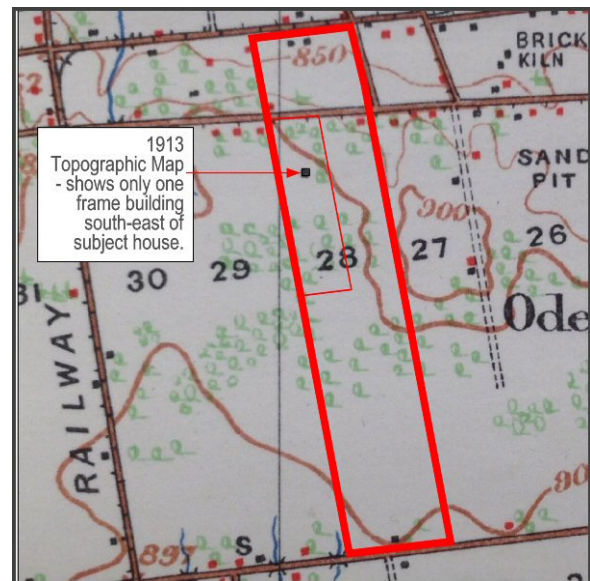
191 Commissioners Rd. E.

distance for Meredith to travel to his law practise at 365 Richmond Street in London. Foster's Directory of Middlesex County of 1896 lists Edmund Meredith's home address as 504 Colborne Street (29). The fine Victoria Italianate house is still standing and is included on London's Heritage Inventory. The 1901 census records show that Edmund and his family were residents of the City of London.



29. Note London criminal lawyer Edmund Meredith, circa 1880. He and his wife Theresa owned the 33 acre parcel prior to its sub-division into park lots in the 1920s.

Although Edmund Meredith may have shared some of his brother's reputation for a love of quiet gardening, it is more likely that he and Theresa purchased the land as an investment rather than a rural retreat. Meredith would have observed the city's mushrooming population, which had more than doubled in a 20 year period. London had swelled from a population of 11,555 in 1864, to 26,254 in 1885. Foreknowledge of London's need to expand its city limits would eventually reward the patient investor.

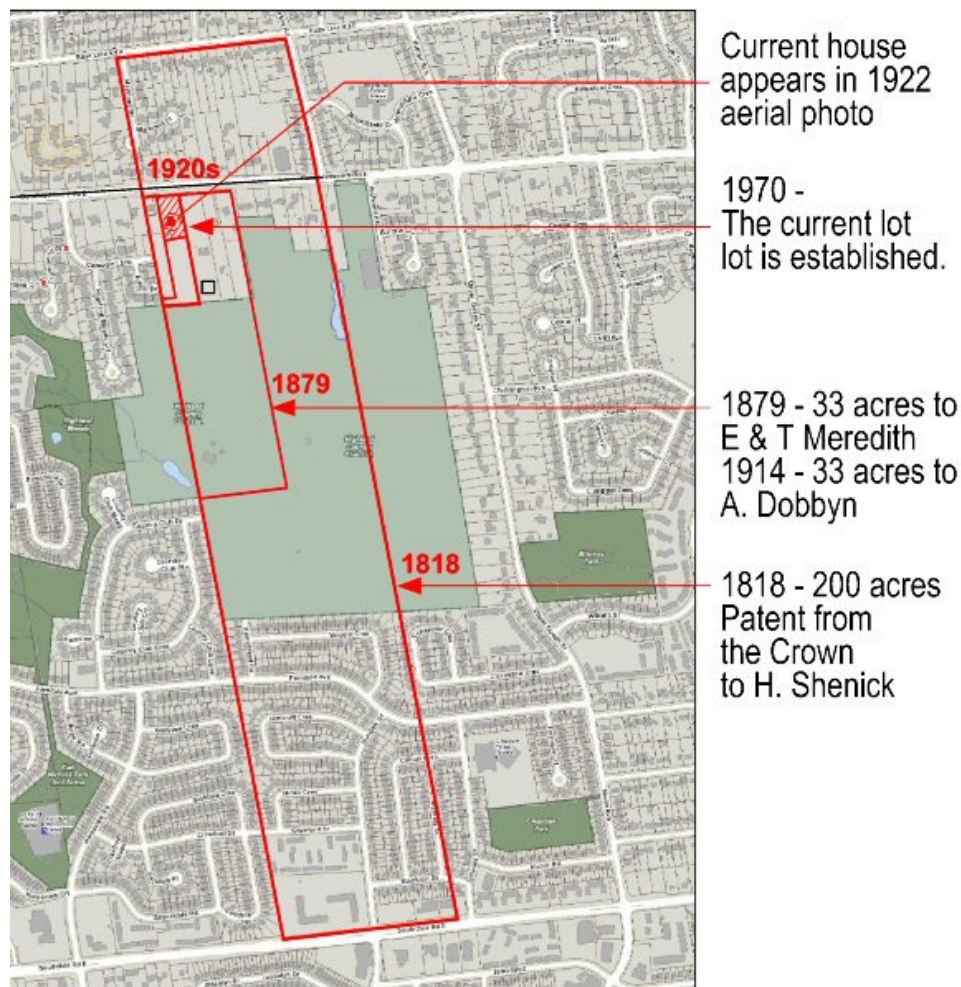


30. Detail from topographic map, 1913. the original 200 acre is shown in the heavy red outline and the 33 acres purchased by E.H. Cooper and then By Edmund Meredith. The subject house does not appear.

In 1890, eleven years after the Merediths purchased the land, the northern portion of Westminster Township was annexed by the City of London. The new city limits had stopped short of Commissioners Road by about ½ mile at Emery Street. After the Merediths had owned the land for 35 years, Edmund sold the 33 acre parcel in July 1914, seven years before his death in 1921.

191 Commissioners Rd. E.

There is no specific indication that Edmund and Theresa Meredith lived on the property or that they built the house that stands today. Although the era of construction and the architectural style indicates it could have easily been built during the first decade of the 20th century, it is not likely that the Merediths were responsible for the construction of the house. A topographic map of the area from 1913 provides further evidence (31). The only building recorded on the topographic map is set back a great distance from the Commissioner's Road and is more or less centred on the 33 acre parcel. This may have been an early farmhouse and possibly the home E.H. Cooper, a farmer and owner of the land prior to the Merediths. The farmhouse on the topographic map is believed to have been demolished.



32. City of London base map overlaid with history of land ownership and subdivision.

7.2 Historic Evaluation – Original Construction

The next recorded owner of the land is Alfred B. Dobbyn who purchased the 33 acre parcel from Mr Meredith in 1914. It is noteworthy that the entry in the land registry now describes the land as next to “Commissioners Road”. Mr. Dobbyn is listed as a hardware merchant and a proprietor of the Dobbyn Bros. Hardware store located in Newbury, Middlesex County. Newbury is a small community of about 35 Miles southwest of London. The 1911 census lists Alfred Dobbyn as a resident of London, but the next census of 1921, Mr Dobbyn is recorded as residing in District 102, Sub-district 25, East Westminster Township. This indicates that their primary residence was on Commissioners Road. His occupation is listed a “farmer” and the household includes his wife Christine and their five children.



33. Aerial photograph, 1922. This photograph is the first evidence of the construction of the house at 191 Commissioners Road East.

191 Commissioners Rd. E.

The next factual evidence of development on the land is from a 1922 aerial photograph (33). The photograph shows that a new house, now 191 Commissioners Road East, is clearly visible. A distinctive circular driveway, part of which survives today can also be clearly seen. A new house is visible to the east with a similar setback from roadway. This is 203 Commissioners Road East and the house is still standing today. Between 191 and 203 another building can be seen setback further from the road. This is most probably an original farmhouse and barn.

Due to the poor legibility of the ownership registry on microfiche and the scarcity of records from the former Township of Westminster, determining the exact year of construction of 191 Commissioners Road East has proved challenging. However from a combined examination of the topographic map of 1913 and aerial photograph from 1922, the house was certainly constructed between 1913 and 1922. During World War I, which



34. House at 203 Commissioners Road East. This house appears for the first time as the subject house at 191. Not surprising are the use of Arts and Crafts motifs such as the roof eyebrow of the front entry and roof dormers.

spanned from July 1914 to November 1918, labour and materials were in short supply and construction of a new country home was likely begun in the 4 years after Mr Dobbyn purchased the land. From this information it is concluded that the house was built sometime between 1919 and 1922.

Between 1914 and 1922 the 33 acres parcel would have begun to be divided into smaller frontages along Commissioners Road. Today it can be seen that the 33 acre parcel has been divided into six frontages along Commissioner Road with the southern portion of approximately 20 acres belonging to the Highland Golf

191 Commissioners Rd. E.

Club (32). If Alfred Dobbyn did sub-divide the land and build the home at 191 Commissioners, he did not stay long to enjoy the view. In 1922 Mr. Dobbyn purchased a Strathroy-based printer, Art Novelty Company. According to Vernon's City of London Directory, Alfred Dobbyn and his family are living at 379 Wortley Road with his family by 1925. It is interesting to note that the house at 379 Wortley Road was built in 1921 and it received heritage designation by the City of London in 1992.



35-36-37.

Alfred Dobbyn, who purchased the 33 acre site on Commissioners Road, is listed as living at 379 Wortley Road illustrated here in 1925. This bungalow has been designated under Part IV of the Ontario Heritage Act.



7.3 Historic Evaluation – Recent History

Another notable resident of the house at 191 Commissioners Road was Dr. Fred Sexton and his wife Catherine, from 1987 to 2012. Dr. Sexton practiced family medicine for many years in Lambeth and London. He led the London Medical Association and was an outspoken public voice for improvement to Ontario's medical system. He was a colourful character in both the literal and figurative sense as he was often seen wearing brightly coloured shirts. He authored several books including "Doc Without Socks", a semi-autobiography and local best seller, and hosted his own medical-themed radio program. Catherine Sexton was an accomplished educator and principle, and was appointed as Regional Superintendent for the Ontario Ministry of Education.

8.1 Contextual Evaluation – Periods of Development

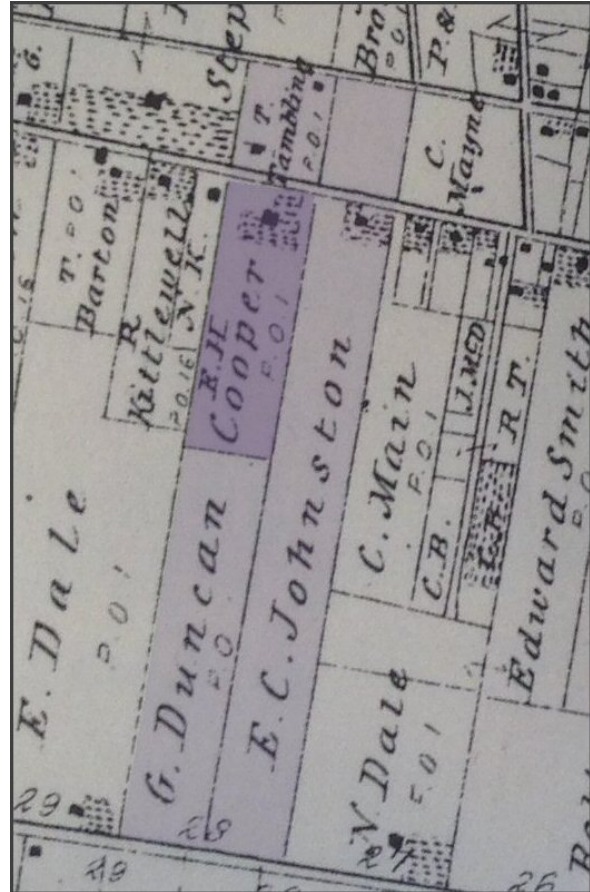
A review of the evolution of land use in the subject area reveals five distinct periods; First Nations use (pre-history to 1793), early European settlement and agricultural cultivation (1818-1920), suburban development (1920-1960), urban development (1960-80), and urban intensification and infill (1980-present). The last period is active and ongoing today. Activity today in the immediate vicinity today involves residential infill. Typical infill development consists of the removal of single family dwellings on large park lots to make available land for higher density residential use.

8.2 Contextual Evaluation – Early Land Use, 1818-1920s

Land use during the first 100 years of European inhabitation, from 1818 when Henry Shenick received a land patent from the crown, until 1922 when suburban development slowly began to take hold, the land in the vicinity was used for agriculture. Even after the first residential park lots and the Highland Golf Club

had been established, the majority of the land south of Commissioners Road was in cultivation.

In a brief history of the Highland Golf Club a mention is made of the difficulties encountered to maintain grass on the course fairways through the summer season. This was partly on account of an insufficient watering system and a shortage of wells. When the clay loam soil dried out cracks in the soil would appear large enough for golf balls to disappear. The golf caddies joked that they needed to carry pole vaults to leap across the gaping crevasses in the fairways. Although this is a humorous account of the Highland Golf Club's struggle, this might also be an indication that the rise of land south of Commissioners Road may not have been as prized for farm



38. The 1878 Westminister Township Atlas map shows the Shenick's original 200 acres grant in light highlight and farmer E.H. Cooper's 33 acre farm in dark highlight.

land as the adjacent areas. The soil north of Commissioners Road to the bank of the Thames River transitions to loam soil.

Cricket McPherson, a resident of the neighbourhood, recalls a time in the late 1950s during the winter when her father would tow her on a toboggan behind the car down the middle of Commissioners Road. The road was not paved then but was just a gravelled country road that time. The fact that Cricket and her father could enjoy some winter recreation on the road is a testament to its rural character and a lack of other motor vehicle traffic.

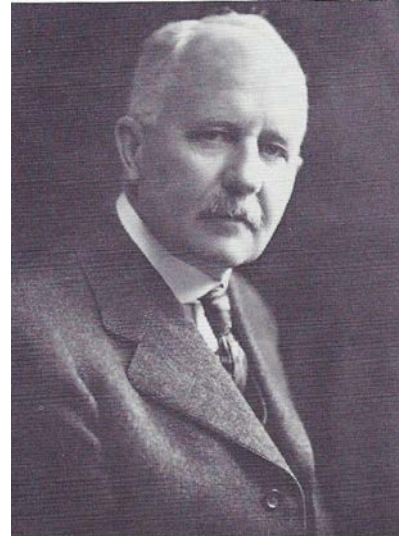
8.3 Contextual Evaluation – Land Use Evolution, 1920-Present

When the Great War had ended in 1918 the Canadian economy would struggle to come to grips with a \$2 billion debt and to make the transition to peacetime production. However the 1920s marked a period of expansion and building activity in South London.

As can be seen in the 1922 aerial photograph (32), a number of larger homes were now established on the south side of Base Line Road. With a gentle rise in elevation running parallel to Commissioners Road, building sites on the south side of the east-west roads provided a dramatic rising site approach and afforded vistas towards the City of London. Generous park lots were severed from existing farmlands and premium building locations were established.

With the ever-increasing popularity of the automobile among the wealthier population (41), convenient access to the city was not a great concern. Commissioners Road would have had become a desirable alternative to standard city lots and offered the peace and tranquility of rural living and expansive landscaped acreage.

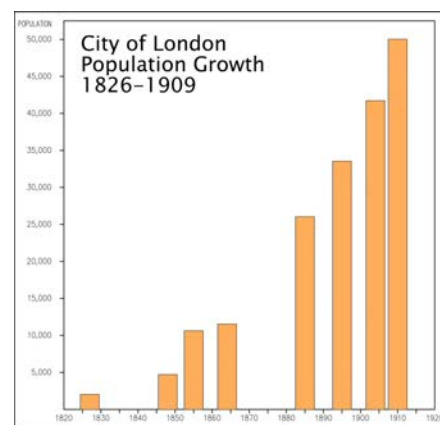
It was also in 1922 that noted London architect John M. Moore (39) declared that “its about



39. Prolific London architect and mayor, John M Moore, was involved in the establishment of the Highland Golf Club



40. Neighbouring Highland Golf Club.



41. Population growth.

191 Commissioners Rd. E.

time London had a golf course in the south end of the city”, and so began the establishment of the Highland Golf Club. This would have added a social and cultural atmosphere of privilege and recreation in the vicinity and also provided a green space to buffer industrial or other less favourable land uses. Today the majority of the Highland Golf Club is now situated on Henry Shenick’s original 200 acres granted to him by the Crown in 1818.

Even though suburban residential development activity began in the 1920s, intensive development and increased residential density would not take place for many decades. The aerial photograph from 1922 (33) shows only farm land on Wortely Road between Base Line and Commissioners Road. From the aerial photograph of 1942 nine houses can be seen on the west side Wortley Road,



42.& 43. Aerial photographs from 1942 (left) and 1950 (right). Development on the east side of the southern portion of Wortley Road can be seen by 1950. Note maps are at different scales.



44. Aerial photograph of vicinity from 1960.

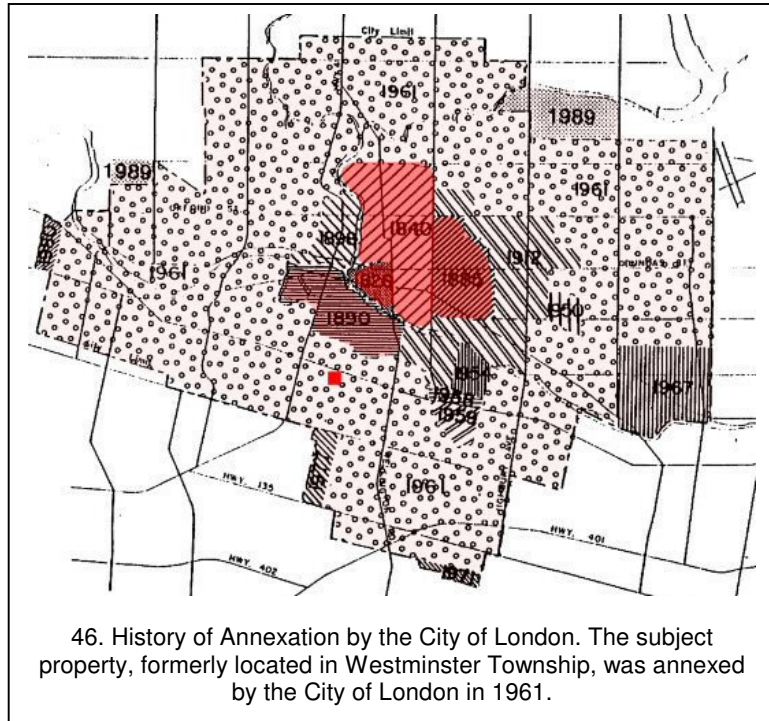


45. Recent aerial photograph with the original Lot 28 Concession 1 shown in highlight. Current urban land use is primarily residential in varying density with supporting institutions, recreation facilities and commercial uses.

191 Commissioners Rd. E.

starting at Commissioners Road and extending Northward. In the 1950 aerial photograph a number of estate lots with houses can be seen along Commissioners Road, but there is still a great deal of the land around the residences that are under cultivation.

By 1960 the aerial photograph shows that urban development had firmly taken hold. The photograph shows that both sides of Wortley Road at Commissioners Road is now built out. Large estate grounds however are still seen behind the residences on



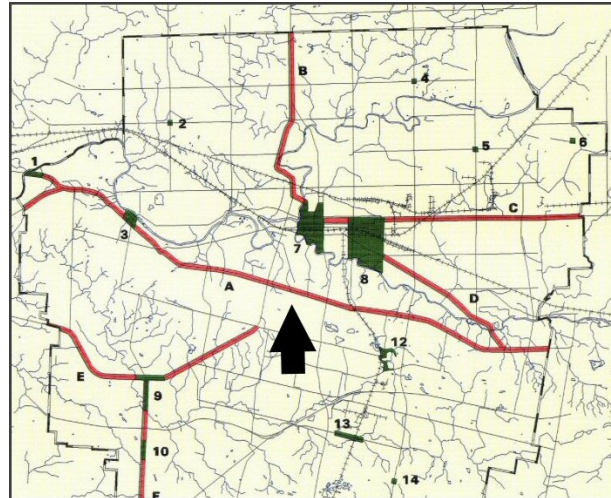
the north side of Commissioners Road. The interior of the block of land bordered by Commissioners Road East on the north, Upper Queen Street on the east, and Wharncliffe Road to west is totally undeveloped except for along the fringes and the Highland Golf Club lands.

Comparing the aerial photograph of 1960 (44) to the current aerial image of the area today (45), provides stunning evidence of the rapid rate of development in the past 50 years. The former agricultural lands of the above mentioned block in the 1960s now contains single family dwelling neighbourhoods, medium rise apartment buildings, schools, commercial strips, natural environment reserves and the Highland Golf Club.

Within this time frame Commissioners road has evolved from a rural gravelled road to a major traffic route and is a critical link the City of London's vehicle transportation infrastructure network.

8.4 Contextual Evaluation – Street Frontage, Commissioners Road

The underlying history of the modern four-lane freeway of Commissioners Road may not be visually apparent today, but the road way is possibly one of the most tangible fragments of First Nation culture to be seen in London today. Its tree lines frontages also provide a connection the rural and suburban heritage of the area.



47. City of London's Areas of Archaeological Potential indicates Commissioners Road in red and labelled "A".

A significant portion of

Commissioners Road in the vicinity

of the subject property follows a trail established by First Nations people.

Archaeological evidence has determined that early cultures were active in the area for over 10,000 years prior to European contact. The present site of London is known to be occupied by several Neutral First Nation villages. An early map of the trail can be seen in McNiffs map circa 1795, of the Thames (26). The slight arcing trail south of the Thames River forks is clearly shown on the 1878 map of Westminster County and it persists today as a portion of Commissioners Road. When the government surveyor Simon Zelotes Watson was instructed to lay out lots in the newly created Westminster Township in preparation for the settlement of the town of New London, Watson ran a base survey line south of the Thames, and just north of the First Nations trail. This technical name is the origin of today's Baseline Road. Settlers apparently preferred to perform their statutory obligations to do roadwork along the long established trail rather than along the Baseline.

191 Commissioners Rd. E.

They chose to favour the location of the foot trail that originally had run through a lush wilderness forests over the abstract sight line of the modern grid. The early homes and building along this portion of Commissioners Road date from these former times.

The City of London recognizes the historical importance of Commissioners Road. In the City of London Archaeology Master Plan, by J. Wilson and M. Horne, Commissioners Road is identified as a Historic road. Although the historic roots of the road are deep and rich, Commissioners road is also a key component of London's urban vehicle transportation network. London's official plan recognises Commissioners road as "freeway" and is a fast paced, four-lane thoroughfare. Freeway noise, high vehicle speed and a predominance of paved surfaces are not as welcoming as the old residential neighbourhoods north of Commissioners Road. However the long established green edge along Commissioners Road contributes the "windshield" view for motorist and provides buffering for residents

The subject house is currently set back from the Commissioners Road street line by approximately 200 feet (61m). Mature trees are distrusted on the property and the house's street facing façade is obscured from the road. The City of London's Official Plan identifies the greening of major thoroughfares and freeways within the city as a desirable goal.

191 Commissioners Rd. E.

CULTURAL HERITAGE EVALUATION REPORT

July 29, 2016



48 & 49. View along Commissioners Road freeway corridor looking east (above) and west (below) in the vicinity of the subject house.

9. Conclusion

All aspects of the house's potential as a cultural heritage resource have now been studied and evaluated in the above report. The conclusions here are based on the factual information gathered through research both broadly and locally. Where objective opinions are necessary, comparative examples will be referenced to establish a standard of care in the evaluation of heritage cultural resources.



50. Current aerial photograph of the 191 Commissioners Road East.



51. Plot plan of subject property.



52. Pool addition (left), west wing (center), and main house (right).

9.1 Conclusion – Architectural Significance

	Architectural Significance	REFR.	SIGNIFICANT
1a	<i>the heritage building is the work of, or reflects the work of, a major architect, designer or landscape architect;</i>		NO
	No evidence of the original architect or designer has been found.		
1b	<i>it is an outstanding example of its architectural style or period;</i>		NO
	Although the house has some notable attributes such as the decorative glass, in general, and as the sum of its parts, it is not an outstanding example of the Arts and Crafts Movement.		
1c	<i>it is an example of significant engineering or method of construction;</i>		NO
	The construction methods are standard wood frame and masonry and are not unique or significant.		
1d	<i>it is a work of outstanding quality as a result of its plan, or its external or internal treatment of materials, space, or details;</i>		YES
	Interior wood work and decorative glass are of a high quality but are not considered outstanding.		
1e	<i>it is representative of a particular period of design or form of land use; or</i>		YES
	The house represents a period budding interest in the English Domestic Revival.		
1f	<i>it is the only example, or one of the few remaining examples, within the municipality of a particular period or style of design.</i>		NO
	London has many extant examples of residential architecture from the English Domestic Revival period.		

9.2 Conclusion – Historical Significance

	Historical Significance	REFR.	SIGNIFICANT
2a	<i>the heritage building is associated with a person or group of persons of local, provincial, national or international importance;</i>		NO
	Although some land owners such as Henry Shenick and Edmund Meredith were prominent, no events are directly connected to the house.		
2b	<i>it is associated with an event or movement of local, provincial, national or international importance;</i>		NO
	The hiding of Duncombe after the failed rebellion of 1837 is of note however it was after Shenick moved to Wortley Road. No other events.		
2c	<i>it is associated with some significant aspect of the history or development of the community; or</i>		NO
	By virtue of its frontage on Commissioners Road, a recognized heritage roadway, it is noteworthy. However it is not unique in this regard.		
2d	<i>it is an early example of the work of an important architect or builder.</i>		NO
	No evidence of the original architect or designer has been found		

9.3 Conclusion – Contextual Significance

	Contextual Significance	REFR.	SIGNIFICANT
3a	<i>the heritage building forms an essential part of a group of two or more related structures on the same side of the street, on opposite sides of the street or two or more corners of an intersection;</i>		NO
	The neighbouring houses are the result urban infill and intensification.		
3b	<i>it defines or terminates a vista;</i>		NO
	The house has a diminutive presence along the street edge.		
3c	<i>it is an essential element of an area which was laid out according to the planning principals of its period;</i>		NO
	The current frontage was laid out early in London's history, however urban intensification has altered the original plan.		
3d	<i>it forms an essential part of a distinctive skyline view; or</i>		NO
	The house has a diminutive presence along the street edge.		
3e	<i>the site is in a critical location where ill-considered construction would adversely affect an important complex of structures or damage an important view or vista.</i>		NO
	The house has a diminutive presence along the street edge.		

10. Recommendations

Based on the conclusions of the evaluating criteria it is recommended that the heritage value of the house at 191 Commissioners Road East does not constitute heritage significance. Therefore the process to designate the house under Part IV of the *Ontario Heritage Act* should not proceed to council. Furthermore it is understood that upon the approval of this report the City of London will remove the address from the Heritage Inventory as a property of interest.

Removal or demolition of the house is expected to proceed as a result of the approval of this report by the City of London. In this event the owner is not under any regulatory obligation to mitigate its removal. However at the owner's discretion, the salvaging of some components would express good will towards the community in general. The salvaging of the more attractive materials will see a reduction in waste and promote some sense of continuity on the site. A further suggestion, and again at the owner's discretion, some of the salvaged elements may be removed, held and made available to the new residents of the property. To assist in this regard a list of salvageable elements have been included in the Appendix to this report.

In the course of completing the Cultural Heritage Evaluation Report it has become apparent that Commissioners Road has played a significant historic role in the development of the area. From the pre-history era, to early European exploration and settlement, the configuration of Commissioners Road continues on almost 225 years after John Simcoe first set eyes on the City of London's future site in 1793. Today as a major thoroughfare, thousands of people travel over the very same track as did First Nations peoples, defending soldiers and early settlers. Although it is irregular to address this subject here, the notion of recognizing the significance of Commissioners Road through some civic initiatives would be a significant asset to the cultural heritage of London.

11. References

11.1 List of Maps

25. 1795 *Map of the Thames River* drawn by McNiff.
26. 1878 *Map of Westminster Township*, Illustrated Atlas of the County of Middlesex
31. 1913 Topographic Map. Detail, Department of National Defense.
32. 2016 GIS Base Map City of London. City of London on-line.
33. 1922 Aerial Photograph. University of Western Ontario , Map Library
37. 1878 *Map of Westminster Township*, Detail. Illustrated Atlas of the County of Middlesex
42. 2016 Aerial Photograph of the City of London. Google maps on-line.
46. History of annexation by City of London
47. 1985 *City of London's Area of Archaeological Potential*. The City of London Archaeological Master Plan. Wilson J. and M. Horne
50. Aerial photograph of #191 Commissioners Road East
51. 2016 GIS Base Map #191 detail, City of London on-line.

11.2 List of Images

1. Commissioners Road Streetscape panorama, 2016
2. #191 Front elevation, 2016
3. #191 West elevation, 2016
4. #191 Masonry detail, 2016
5. #191 East elevations, 2016
6. #191 Indoor pool west elevations, 2016
7. #191 Brick detail exterior, 2016
8. #191 Georgian window exterior, east elevation, 2016
9. #191 Leaded window exterior, west elevation, 2016
10. #191 Interior vestibule doors, 2016
11. #191 Living room interior looking north, 2016
12. #191 Hearth room and kitchen interior , 2016
13. #191 Hearth room interior, 2016
14. #191 Kitchen interior, 2016

15. #191 Hearth room interior looking south, 2016
16. #191 Dining room interior, 2016
17. #191 Living room fireplace, 2016
18. #191, Pool enclosure interior looking east, 2016
19. #191, Pool enclosure interior looking north, 2016
20. #191, North elevation, 2016
21. Red House, Bexleyheath, London, England
22. Thatched Cottage, Great Tew, Cotwolds, Oxford, England
23. 244 Base Line Road, London, 2016
24. 1011 Wellington St., London
25. 242 Base Line Road, window detail, London, 2016
28. Charles Duncombe, portrait
29. 504 Colborne, London, 2016
30. Edmund Meredith, circa 1880
34. 203 Commissioners Rd, 2016
35. 379 Wortley Road, 2016
36. 379 Wortley Road, 2016
37. 379 Wortley Road, 2016
38. John M. Moore, portrait
39. Highland Golf Club
47. Commissioners freeway corridor photograph
48. Commissioners freeway corridor photograph

11.3 Charts and Tables

1. Property Features table
49. Population Growth chart
50. City of London Population Growth 1826-1909

12. Reference Materials

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of Planning and Development

Canada's Heritage Places Website

Statement of significance for 379 Wortley Road, London

City of London Website

Website mapping database

Land Registry Office #33 (Middlesex)

Land Title Search for 191 Commissioners Rd. E., Part 1 Lot 28 Con 1,
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Library and Archives Canada Website

Census for the Township of London and Westminster Township, 1911, 1921

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London Free Press

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Middlesex Law Association

Toronto Public Library

Digital Archives

University of Western Ontario, Map Library

Aerial Photography,
Topographic Maps, Department of national Defence

University of Western Ontario, Western Archives, Weldon Library

Architectural Drawings

Westminster Township Historical Society

#48-5 Cadeau Terrace, London, ON. Staff assistance provided.

End of Cultural Heritage Assessment Report.



Curriculum Vitae

Thor Dingman - President

▪ FIRM HISTORY

Thor Dingman established his firm in 2003 and has since been in continuous practice working on a range of architectural design projects including custom residential, office, commercial, industrial and heritage conservation.



▪ PROFESSIONAL ASSOCIATIONS

A. Sc. T., OACETT

Ontario Association of Certified Engineering Technologists and Technicians

Building Specialist, CAHP

Canadian Association of Professional Heritage Consultants

Conservation Consultant, ACO

Preservation Works Program,
Architectural Conservancy of Ontario

LEED AP Green Building Council of Canada accredited professional

▪ PROFESSIONAL REGISTRATION

OBC Firm BCIN #26998

Building Code Identification Number

OBC Designer BCIN #21537

Small Buildings
Large Buildings
Building Services
Building Structural
Plumbing All Buildings

▪ PROFESSIONAL INSURANCE

\$1,000,000 E&O Insurance,
Encon, Certificate Number 199

▪ GENERAL LIABILITY

\$2,000,000 Commercial General Liability per occurrence. \$3,000,000 General Aggregate.

▪ EDUCATION

B. Arch. Sc. (design)
Ryerson University, Toronto 1989

Heritage Planning Certificate
University of Waterloo, Waterloo 2003

Historic Conservation Certificate
University of Waterloo, Waterloo 2003

▪ FORMER EMPLOYERS

1992-2003
Senior Designer, Marklevitz Architect
Stratford, Ontario

1989-1991
Architectural Scientist
Otto & Bryden Architects
Ottawa, Ontario

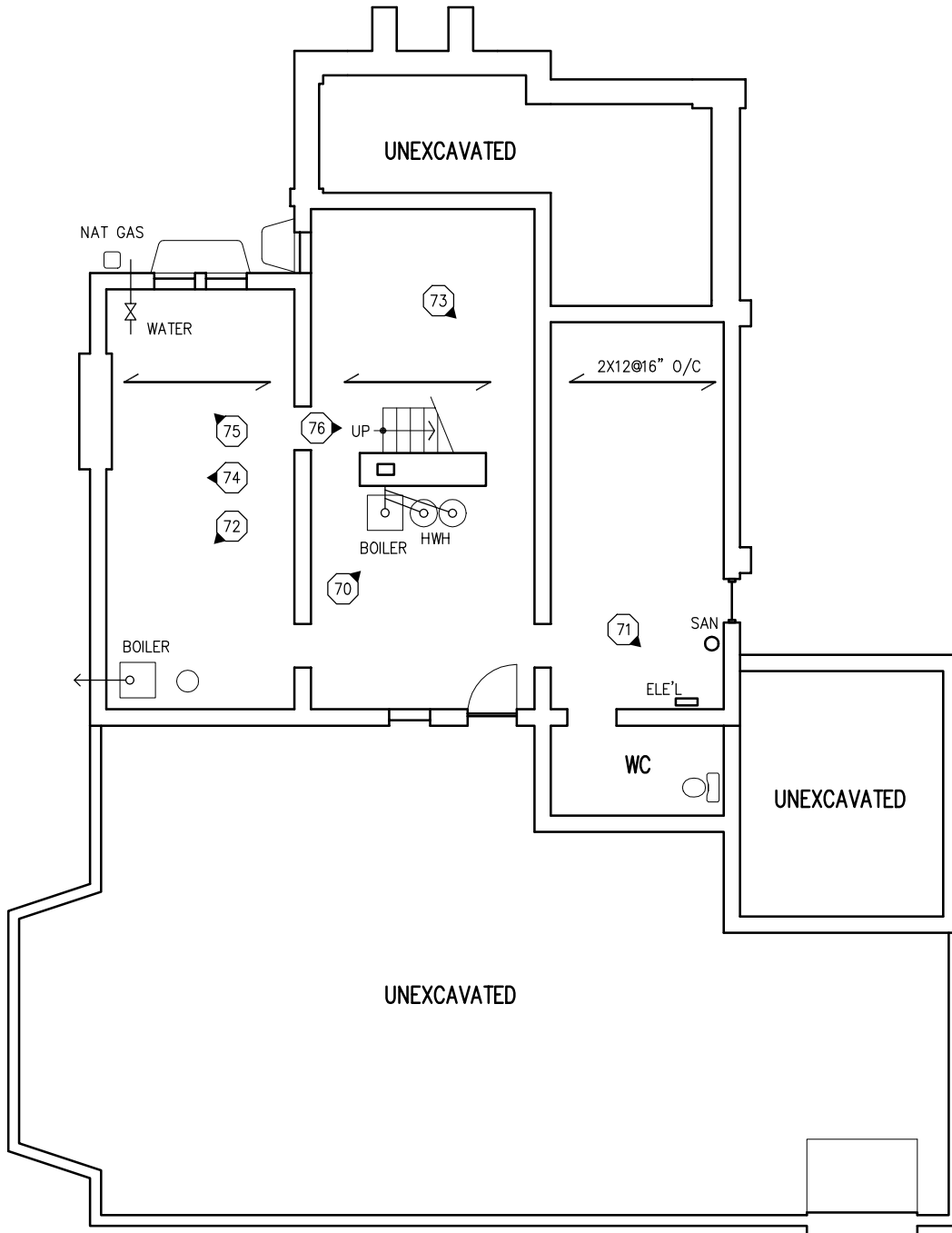
▪ EXPERIENCE




With 25 years professional design experience Thor Dingman has worked on a wide range of projects for a variety of clients;

Huron Perth Healthcare Alliance
Scotiabank
City of Stratford
Municipality of Huron East
Perth County Historical Foundation
Town of Saugeen Shores
W & H Smith Construction
Stratford Subaru
CBRE Property Management
Quadro Communications

Record of Ownership at #191 Commissioners Road east

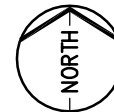
Westminster Lot 28 First Concession						
Patent	Feb 27 1818	The Crown	Henry Shenick	200 acres		All of lot
Conveyance	Dec 20 1870	Charles D. Shenick	Edmund H. Cooper	48 - 17 1/2	\$1000.00	NW pt. Reserving Rd Allowance
Deed	Oct 31 1879	Edmund H. Cooper	Theresa M. Meredith	33		NW pt reserving except 15A
Bar & Sale	Jul 31 1914	Theresa Meredith	Alfred B. Dobbyn	33ac	\$6000.00	Part of lot, commencing at the NW < thence E ly 10 ch 7 ½ lks, thence S 10 deg 2 min E 50 ch 17 ½ lks, thence W ly 9 ch 50 lks to the W ly limit thence N ly except the Commissioners Rd and that pt lying North of said Road.
Information not legible						
Grant	July 7 1947	Thomas Will Heyer & Constance Mabel Heyer	Joseph & Elly Macht		\$16,500.00	Not legible
Grant	June 17 1957	Joseph & Elly Macht	Roger G. & Sara A. McGugan		\$23,500.00	London as in 45315 Jointly subj to mtge
Grant	April 16 1970	Sara A McGugan (window)	Dennis F & Joyce I Plowright		\$45,000	Pt NW ly Pt Lot 28 commencing limit of Commissioners Rd 100'E from w limit Lot 28 E 172' x W272' x N50' x 100' x N825' to PoB. Jointly See Original
Transfer	Oct 23 1987		Dr. Frederick & Theresa Sexton			



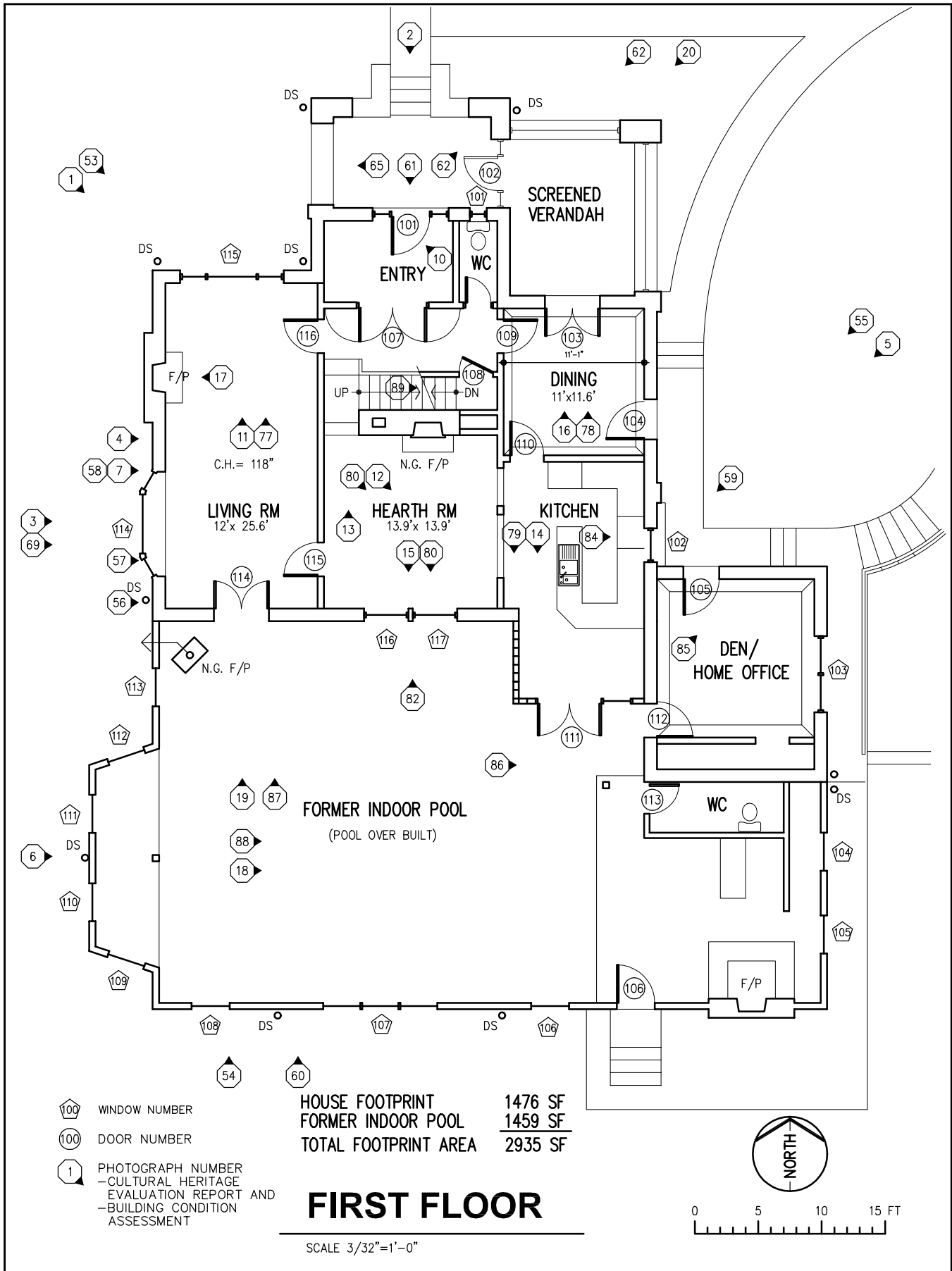
-  WINDOW NUMBER
-  DOOR NUMBER
-  PHOTOGRAPH NUMBER
- CULTURAL HERITAGE
- EVALUATION REPORT AND
- BUILDING CONDITION
- ASSESSMENT

BASEMENT PLAN

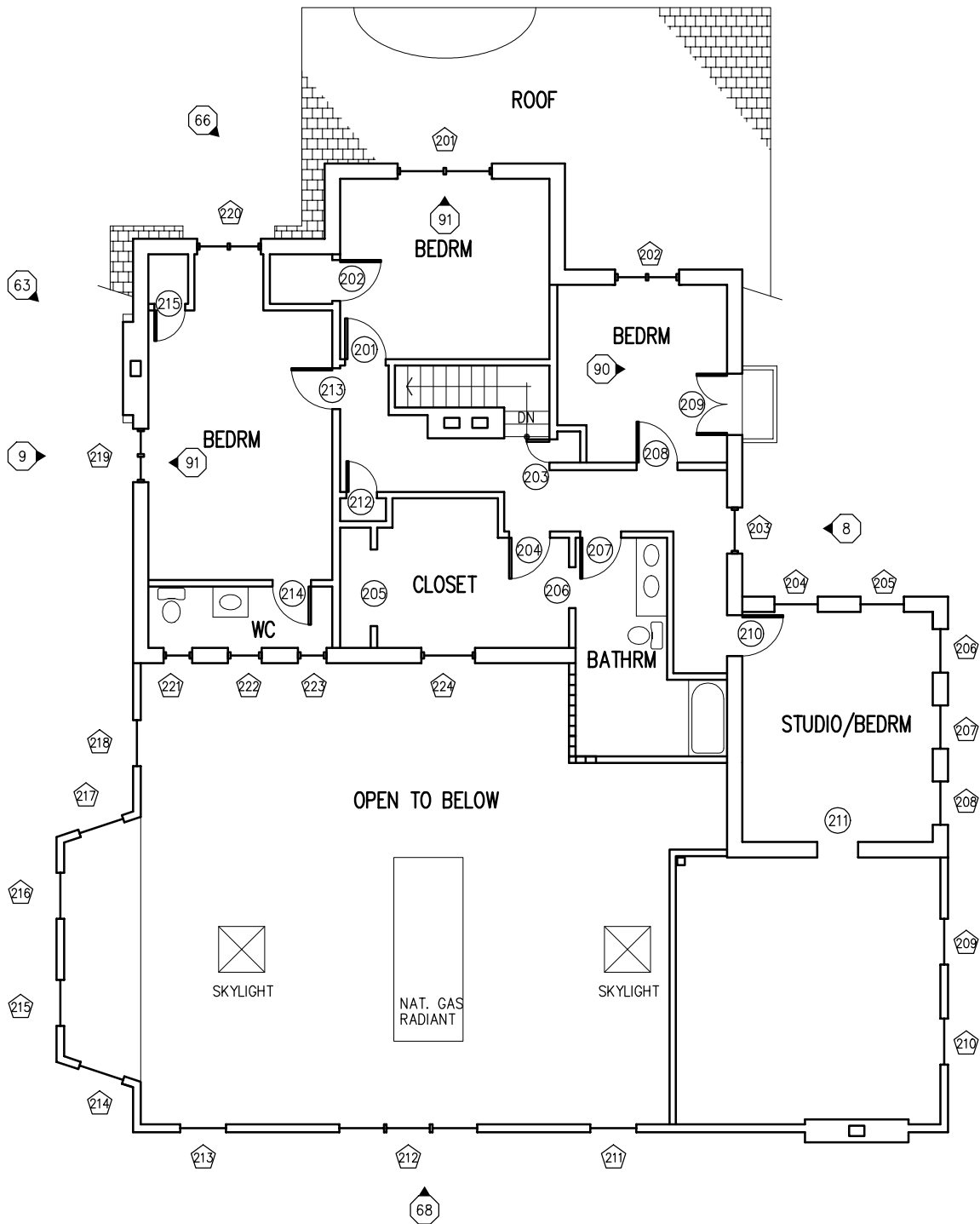
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 <p>THOR DINGMAN B. ARCHITECTURE S.C.</p> <p>FIRM B.C.I.N. 26998</p>	PROJECT: BUILDING CONDITION 191 COMMISSIONERS RD. E.	SCALE: XXXX	<p>DWG No</p> <h2 style="margin: 0;">ASK-1</h2>
	DWG: BASEMENT FLOOR PLAN	PROJ. No: 16-499	
		FILE: XXXX	



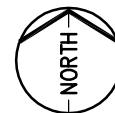
<p>THOR DINGMAN B. ARCHITECTURE S.C.</p> <p>FIRM B.C.I.N. 26998</p>	PROJECT: BUILDING CONDITION 191 COMMISSIONERS RD. E.	SCALE: XXXX PROJ. No: 16-499	DWG No <h1>ASK-2</h1>
	DWG: FIRST FLOOR PLAN	DATE: JUL 2016 FILE: XXXX	



-  WINDOW NUMBER
-  DOOR NUMBER
-  PHOTOGRAPH NUMBER
-CULTURAL HERITAGE
EVALUATION REPORT AND
-BUILDING CONDITION
ASSESSMENT

SECOND FLOOR

SCALE 3/32"=1'-0"



THOR DINGMAN
B. ARCHITECTURE S.C.

FIRM B.C.I.N. **26998**

PROJECT: BUILDING CONDITION
191 COMMISSIONERS RD. E.

DWG: SECOND FLOOR PLAN

SCALE: XXXX

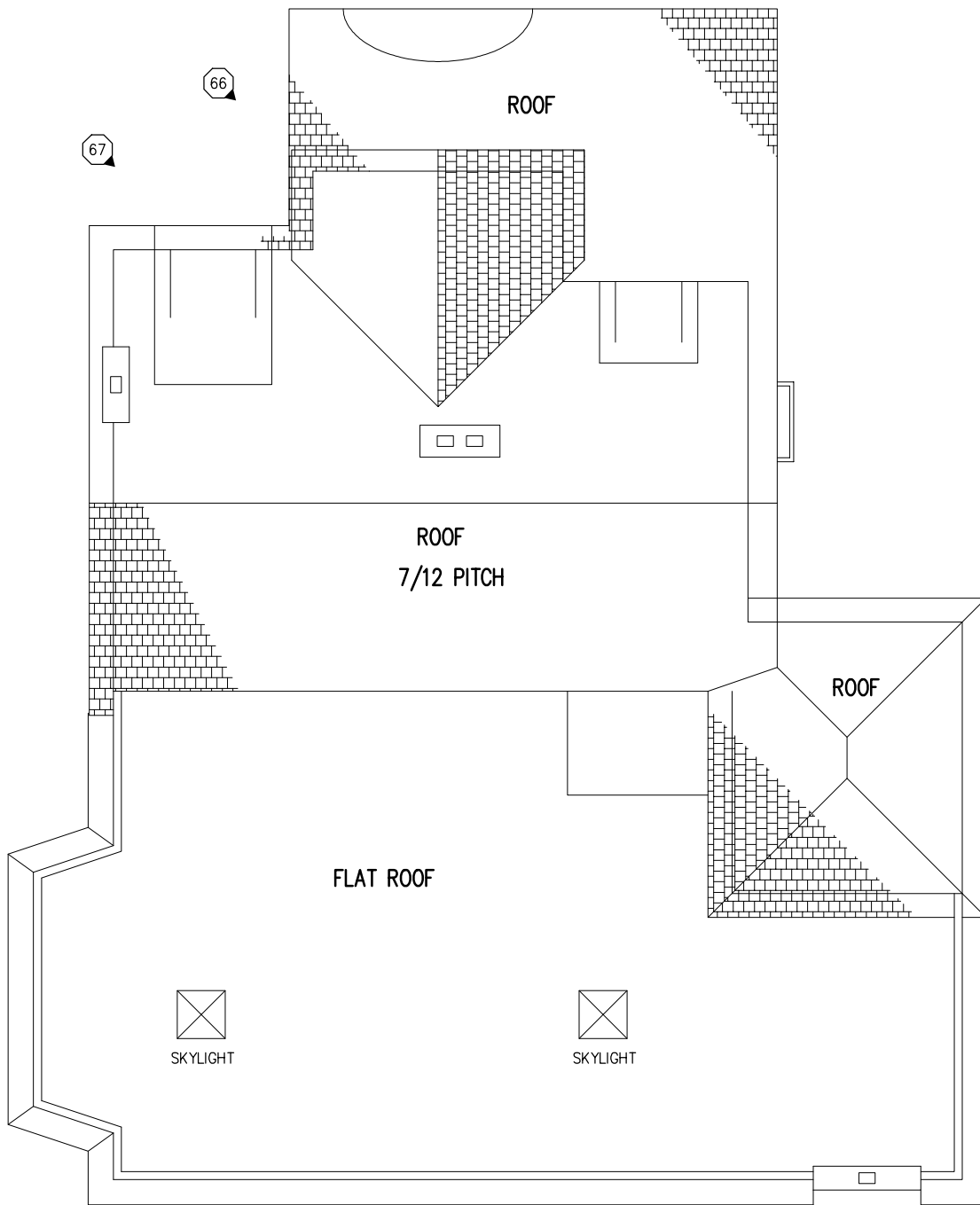
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
DATE: JUL 2016

FILE: XXXX

DWG No

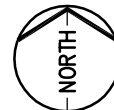
ASK-3



-  WINDOW NUMBER
-  DOOR NUMBER
-  PHOTOGRAPH NUMBER
-CULTURAL HERITAGE
EVALUATION REPORT AND
-BUILDING CONDITION
ASSESSMENT

ROOF PLAN

SCALE 3/32"=1'-0"



THOR DINGMAN
B. ARCHITECTURE S.C.

FIRM B.C.I.N. **26998**

PROJECT: BUILDING CONDITION
191 COMMISSIONERS RD. E.

DWG: ROOF PLAN

SCALE: XXXX

PROJ. No: 16-499

DATE: JUL 2016

FILE: XXXX

DWG No

ASK-4