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K. Gonyou

TO:	CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE MEETING ON WEDNESDAY MARCH 8, 2017
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	REQUEST FOR DEMOLITION OF HERITAGE LISTED PROPERTY AT 34 MUIR STREET BY: SIKORSKI SAUSAGE CO. LTD.

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, with respect to the request for the demolition of a heritage listed property located at 34 Muir Street, the following actions **BE TAKEN**:

- a) 34 Muir Street **BE REMOVED** from the *Inventory of Heritage Resources* (Register); and,
- b) The Chief Building Official **BE ADVISED** that Municipal Council consents to the demolition of this property.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The recommended action would remove the property from the *Inventory of Heritage Resources* (the Register pursuant to Section 27 of the *Ontario Heritage Act*) and allow the requested demolition to proceed.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None.

BACKGROUND

Location

The property at 34 Muir Street is located within the gore created by two lines of the Canadian National Railway (originally the Grand Trunk Railway) in east London (Appendix A). Muir Street is a short street which runs north from Brydges Street. 34 Muir Street is located on the west side of Muir Street at its northern terminus.

Property

The property was included on the *Inventory of Heritage Resources* since 1998. The *Inventory of Heritage Resources* was adopted as the Register in 2007. 34 Muir Street is identified as a Priority 2 resource.

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Description

The building located at 34 Muir Street is an Ontario Cottage: it has a hipped roof with a central gable and an arched window above the central front entry which is flanked by a window to either side (Appendix B). This symmetrical built form is an archetype found throughout Ontario, and based in architectural precedence of the Regency cottage of more tropical British colonies. The building is constructed of buff brick (including the foundation), with plain pilasters and frieze detail on the main façade and voussoirs above the windows which have wood (aluminium capped) sills. None of the main floor windows or doors are original. The front stoop is concrete with a metal railing and is not believed to be original. The front door has a plain, segmented arch transom above with a brick voussoir. Evidence found on the exterior of the building suggests it was formerly painted, with the painted removed through abrasive means (e.g. sandblasting – see Appendix B, Image 3). The property also features a shed.

History

Muir Street was part of a subdivision developed by Charles Hutchison. Charles Hutchison was a Crown Attorney, Clerk of the Peace, and active land developer. He developed a plan for Lot 10, in Concession C of the former London Township in 1873, which was registered in 1877. Streets within his subdivision were named for employees of the Great Western Railway. Muir Street was named for Thomas Muir, who was also the owner of Ontario Car Company. Thomas Muir's personal residence is located at 478 Waterloo Street (built in 1876), now designated as part of the West Woodfield Heritage Conservation District. The building at 34 Muir Street was constructed in circa 1884.

The subject property remained part of the former London Township until it was included within the area annexed by the City of London in 1912. None of the historic plans examined show Muir Street extending beyond its current one-block length.

Demolition Request

A request for the demolition of the heritage listed property was received on February 13, 2017. Municipal Council must respond to a request for the demolition of a heritage listed property within 60 days, including consultation with the London Advisory Committee on Heritage (LACH). Pursuant to Council Policy, a public participation meeting is held at the Planning and Environment Committee. If Municipal Council does not make a decision on the demolition request by April 14, 2017, the request is deemed permitted.

POLICY REVIEW

Section 2.6.1 of the *Provincial Policy Statement* (2014) directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved." "Significant" is defined in the *Provincial Policy Statement* (2014) as, in regards to cultural heritage and archaeology, "resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, and event, or a people." The objectives of Chapter 13 (Heritage) of the City of London's *Official Plan* (1989, as amended), as well as the policies of *The London Plan* (adopted 2016), comply with these policies. The Strategic Plan for the City of London 2015-2019 identifies heritage conservation as an integral part of "Building a Sustainable City."

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Register

Municipal Council may include properties on the *Inventory of Heritage Resources* (Register) that it “believes to be of cultural heritage value or interest.” These properties are not designated, but are considered to have potential cultural heritage value or interest. 34 Muir Street is considered to have potential cultural heritage value or interest as a heritage listed property.

Priority levels were assigned to properties included in the *Inventory of Heritage Resources* (Register) as an indication of their potential cultural heritage value. Priority 2 properties are:

“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” (*Inventory of Heritage Resource*, 2005).

The *Inventory of Heritage Resources* (Register) states that further research is required to determine the cultural heritage value or interest of heritage listed properties.

CULTURAL HERITAGE EVALUATION

A Cultural Heritage Evaluation Report (CHER) (Dingman, February 10, 2017) was submitted as part of the demolition request for 34 Muir Street (Appendix C). This CHER evaluated the potential cultural heritage value or interest of 34 Muir Street using the criteria of *Ontario Heritage Act* Regulation 9/06, which establishes criteria for determining the cultural heritage value or interest of individual properties. These criteria are:

- i. Physical or design value;
- ii. Historical or associative value; and/or,
- iii. Contextual value.

A property is required to meet one or more of the abovementioned criteria to merit protection under Section 29 of the *Ontario Heritage Act*. Should the property not meet the criteria for designation, the demolition request should be granted.

A site visit was undertaken by the Heritage Planner, accompanied by author of the CHER with authorization from the property owner, on February 10, 2017.

The CHER found that the property did not meet any of the criteria of Regulation 9/06. A summary of the evaluation, found in Section 9 of the CHER, can be found below:

Criteria for Determining Cultural Heritage Value or Interest		
Criteria		Evaluation
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	<ul style="list-style-type: none"> The modest Ontario cottage is not a rare building in the City of London. Representative examples in residential areas are found nearby and are in superior original condition.
	Displays a high degree of craftsmanship or artistic merit	<ul style="list-style-type: none"> The exterior masonry and original wood trim displays a level of

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		craftsmanship that is not outstanding. Much of the original elements such as doors and windows have been removed. Brick has been sandblasted.
	Demonstrates a high degree of technical or scientific achievement	<ul style="list-style-type: none"> None found.
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	<ul style="list-style-type: none"> The associations are generally with land development, the arrival of the railway and industrial growth. The associations are indirect and are not outstanding or exemplary.
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	<ul style="list-style-type: none"> The potential to yield information is hampered physically by isolation within the urban fabric. This is further exacerbated by inharmonious land use designation.
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	<ul style="list-style-type: none"> The Ontario cottage at 34 Muir Street is a vernacular form of architecture and not attributed to a particular designer.
The property has contextual value because it,	Is important in defining, maintaining, or supporting the character of an area	<ul style="list-style-type: none"> The area character is in transition towards a contemporary industrial land use through the zoning by-law. This is inharmonious with strengthening or maintaining a period residential character in the area.
	Is physically, functionally, visually, or historically linked to its surroundings	<ul style="list-style-type: none"> The house does not display any unique, significant or outstanding links to its surroundings. The surroundings are in transition to an industrial land use.
	Is a landmark	<ul style="list-style-type: none"> The house is not a landmark.

Consultation

Pursuant to Council Policy for the demolition of heritage listed properties, notification of the demolition request was sent to 50 property owners within 120m of the subject property on February 27, 2017, as well as community groups including the Architectural Conservancy Ontario – London Region, London & Middlesex Historical Society, and the Urban League. Notice was also published in *The Londoner* on March 9, 2017.

The Stewardship Sub-Committee of the LACH reviewed the request for the demolition of 34 Muir Street, as well as the CHER, at its meeting held on February 22, 2017. The Stewardship Sub-Committee did not recommend designation of the property under the *Ontario Heritage Act*.

CONCLUSION

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Therefore, the CHER prepared for 34 Muir Street found that the property did not meet the criteria for designation under the *Ontario Heritage Act*. The property is not a significant cultural heritage resource. Staff supports the conclusion of the CHER, which was based in research and evaluation. 34 Muir Street should be removed from the *Inventory of Heritage Resources* (Register) and the demolition be allowed to proceed.

PREPARED BY:	SUBMITTED BY:
KYLE GONYOU, CAHP HERITAGE PLANNER URBAN REGENERATION	JIM YANCHULA, MCIP, RPP MANAGER URBAN REGENERATION
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

2017-02-27
kg/

Attach:

- Appendix A – Maps
- Appendix B – Images
- Appendix C – 34 Muir Street, Cultural Heritage Evaluation Report (CHER) (Dingman, February 10, 2017)

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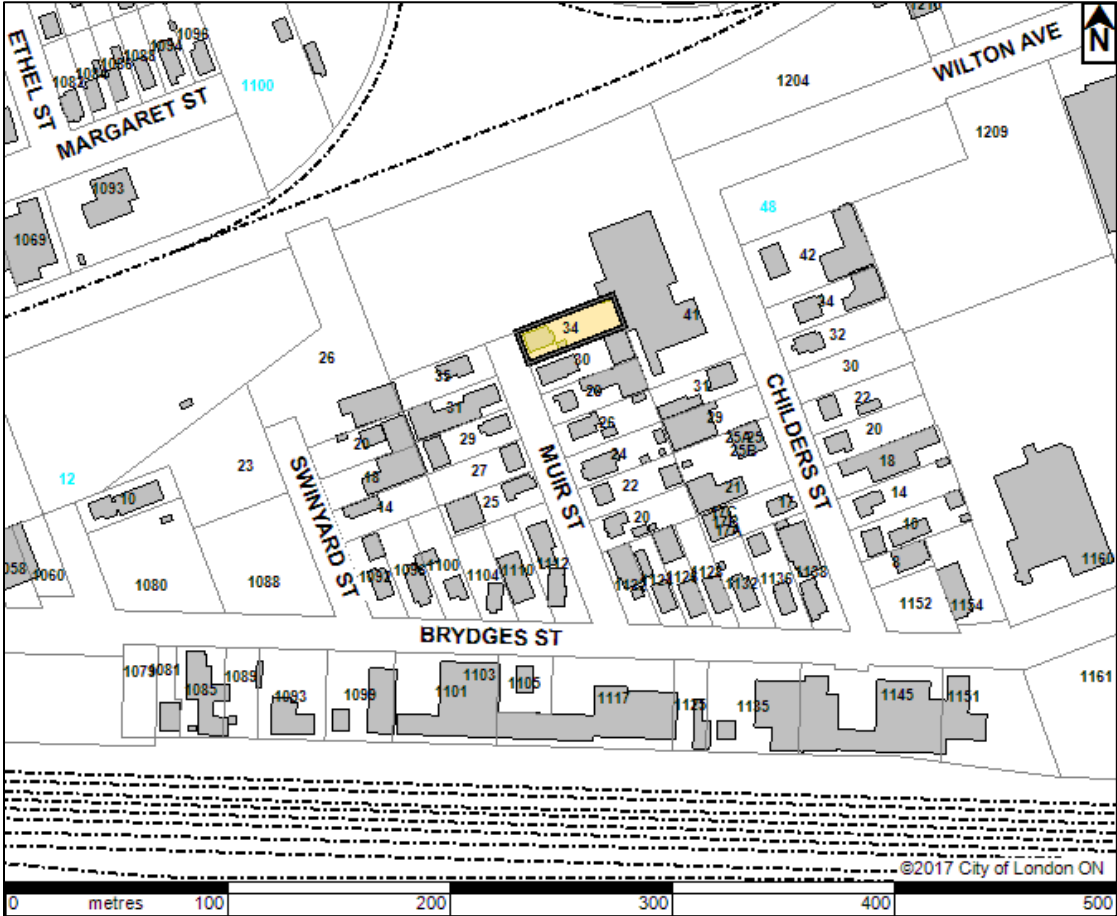
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APPENDIX A — Maps



Map 1: Property location of 34 Muir Street.

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Map 2: Aerial image of 34 Muir Street.

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APPENDIX B — Images

	
<p>Image 1: Main (west) façade of the building located at 34 Muir Street.</p>	<p>Image 2: South and west facades of the building at 34 Muir Street.</p>
	
<p>Image 3: Evidence of previous paint on the brick of the building at 34 Muir Street.</p>	<p>Image 4: Rear (east) façade of the building located at 34 Muir Street.</p>
	
<p>Image 5: Muir Street looking north from Brydges Street.</p>	

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APPENDIX C — Cultural Heritage Evaluation Report (CHER) (Dingman, February 10, 2017).



February 10, 2017

Mallot Creek Group Inc.
Old Quarry Commons
294 East Mill Street, Suite 201
Elora, Ontario
N0B 1S0

Attention: Paul Salter

Re: 34 Muir Street, London – Cultural Heritage Evaluation Report (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

c.c Kyle Gonyou, Heritage Planner City of London



Cultural Heritage Evaluation Report (CHER)

**34 Muir Street
London, Ontario**

February 10, 2017

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Appendix

A	Building Condition Assessment & Photographs
B	Measured Floor Plans & Photograph Key

34 Muir Street, London

CULTURAL HERITAGE EVALUATION REPORT

February 10, 2017

1. Property Features – 34 Muir Street, London



Key Map



West Elevation

Address	34 Muir Street, London Ontario, N5W 4B7
Ward	Ward 4
Legal Description	Plan 335 Lot 71, City of London, County of Middlesex
Neighbourhood	East London
Historical Name	Unknown ("Hutchinson Subdivision" used here)
Construction Date	Circa 1884
Original Owner at Construction	Charles Martin (unconfirmed)
Original Use	Residential Single Family
Current Occupancy	Residential Single Family (rental)
Current Zoning	Light Industrial - LI1, LI 7, LI 8
Current Use	Residential Single Family / Rental Unit
Site Dimensions	15.24 m x 45.76 m
Building Footprint Area	91.6 m2 (986 sq ft)
Building Height	1 Storeys
Architect / Designer	Unknown
Architectural Style	Ontario Cottage
Additions / Alterations	New vinyl windows, new front door, new aluminum soffit
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 the removal and demolition of the house located at 34 Muir Street, 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 is representative of a modest, circa 1885 vernacular Ontario cottage, but it is not outstanding or significant. Based on the conclusions of the evaluating criteria, the attributes of the house in general are not deemed sufficient to be considered as an outstanding or significant heritage resource.

It is recommended that the house at 34 Muir Street 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 34 Muir to the south east from adjacent industrial field.

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 34 Muir Street. 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 City of London has recently prepared a new official plan. The Province of Ontario approved *The London Plan* on December 28, 2016 and is now under the appeal period. The Official Plan (1989) remains in effect during the appeal period however, this report shall also have regard for *The London Plan*.

The London Plan, Cultural Heritage policy 554-2 states that planning initiatives shall “*Conserve London’s cultural heritage resources so they can be passed on to our future generations*”. To achieve this initiative council may designate individual properties of cultural heritage value or interest under Part IV of the *Ontario Heritage Act* (OHA).

Additional direction is contained in the *Provincial Policy Statement (PPS)* issued under the *Ontario Planning Act* 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 2014:2.6)

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 or physical value,
- ii) Historical or 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.



2. Front entry

5. Cultural Heritage Evaluation Criteria - continued

The London Plan also sets out criteria for designation (policy 573). 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:

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

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 Design Evaluation Exterior

With a low-hipped roof, symmetrical front elevation and a gothic front gable, the architecture style is immediately recognizable as an Ontario Cottage. The development of this vernacular style originated from the Regency Cottage style. The Regency style was favoured by British colonists and was commonly constructed in Upper Canada in the early half of the 19th century. It is thought that the basic building form was influenced by the bungalow of India which was favoured by British colonists there.

Eventually the broad, wrapping verandahs and double doors of the Regency cottage, so perfectly suited to tropical climates, were found to be impractical in the Canadian winter climate and were eventually eliminated. As the neo-gothic architectural style gained popularity throughout the British Empire and Canada in the mid-19th century, a steep gothic gable was adapted to complete the iconic Ontario cottage style.



3. West elevation.

6.1 Design Evaluation Exterior - continued

On the front elevation architectural details include a plinth band, corner pilasters and a frieze band below the soffit, all constructed of masonry. The steep gothic gable is bordered by the masonry frieze band and frames a small decorative round topped window.

The window masonry openings are arched and have timber window sills, many which have been wrapped with aluminum. The original double hung windows have been removed and replaced with new vinyl windows. The frames have also been wrapped with aluminum. The original front door has been removed and replaced with a steel door. The doorway features a clear glass transom.

Local yellow brick has been used in place of limestone for the construction of the building's foundation. The local yellow brick is harder than earlier low-fired orange brick. It is also denser and therefore fairly resilient against deterioration from moisture and freeze-thaw damage. The brickwork required repairs and has been aggressively cleaned, probably with sand blasting. Other than window openings the remaining side and rear elevations are devoid of architectural detail.



4. West and south elevations.



5. North and west elevation.



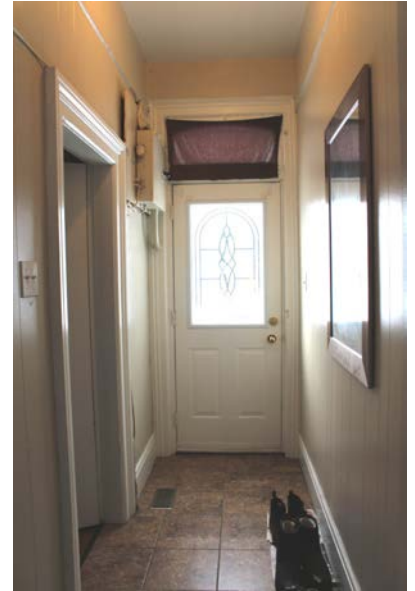
6. Masonry pilaster and frieze band.

7. masonry pilaster and plinth band.

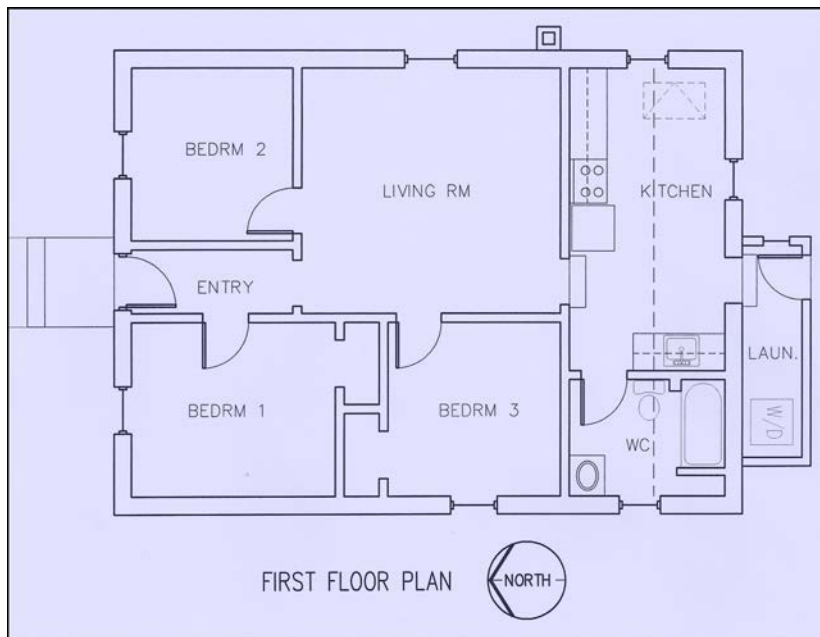
6.2 Design Evaluation Interior

The interior of this modest house is based on a traditional centre hall floor plan. The original door casings and trim indicate that the layout has not been greatly altered. The layout provides 3 bedrooms with a living room and an eat-in kitchen. There is no occupancy of the roof attic space or of the basement crawl space. The layout is compact and efficient and is representative of modest accommodation.

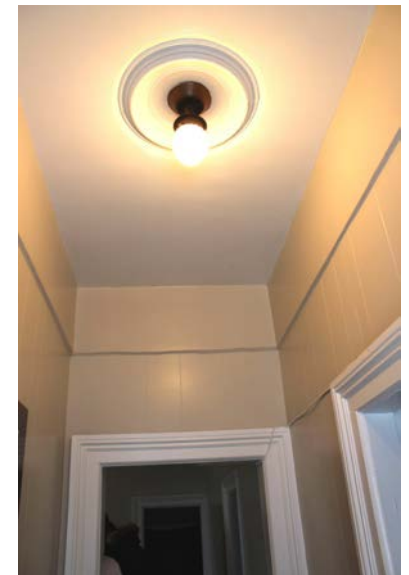
The smaller interior volumes of the house are made more expansive by the taller 9'-8" ceiling heights and each room is supplied with natural light from well place windows.



8. Entry hall.



10. First floor plan



9. Bedroom door, door casing and V-match wainscoting. All are thought to be original.

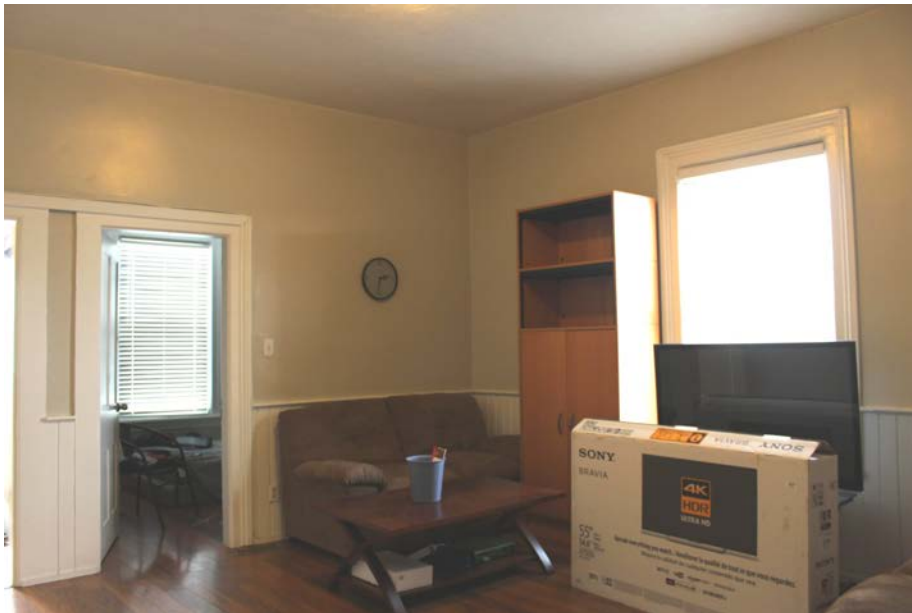
6.2 Design Evaluation Interior - continued

The interior of the house has recently been renovated. New plastic laminated floors have been installed throughout the house. New tile floor have been installed in the entry hall and the bathroom. All walls, trim and ceilings have been recently painted.

The primary attributes of the interior are the wood trims, plan configuration and modest spatial volume. These attributes are not rare or unique. Although the interior does contain original wood trim, it is not highly representative of the Ontario cottage style.



11. Door, door casing and v-match wainscoting. All are thought to be original.

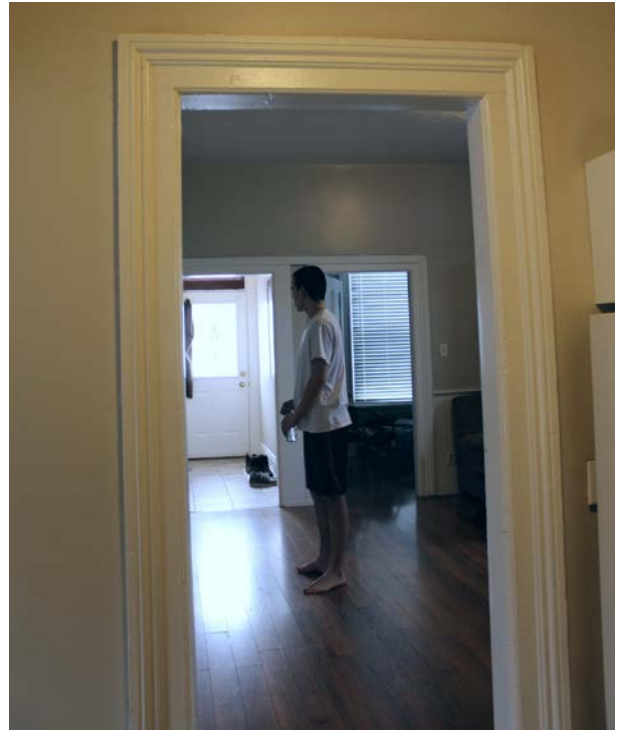


12. Entry hall ceiling medallion.

6.2 Design Evaluation Interior - continued



13. Entry wall with painted plywood paneling.



14. View from kitchen through living room and beyond to the front hall.



15. The kitchen area has been recently renovated. Kitchen cabinets are new.

6.2 Design Evaluation Rarity

A number of similar examples of modest gothic Ontario cottages can be found in the vicinity of the subject property. These provide a basis for comparative evaluation.

Photo 16

81 Chesley Street c1870
Listed property priority 3.

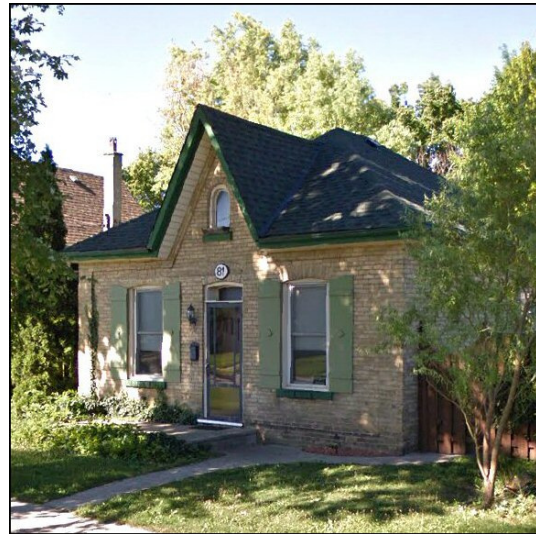


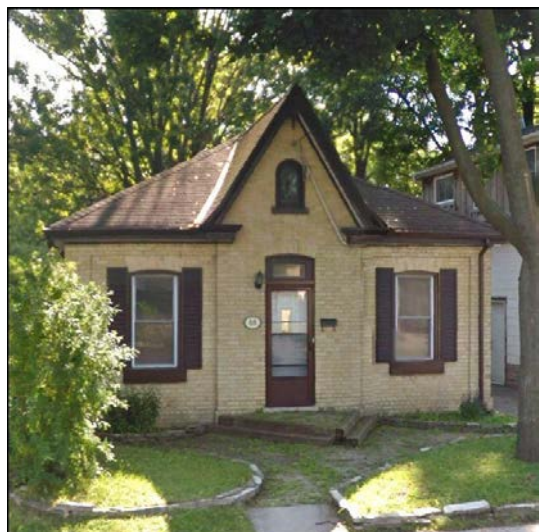
Photo 17

85 Oak Street c1900
Listed property priority 3.



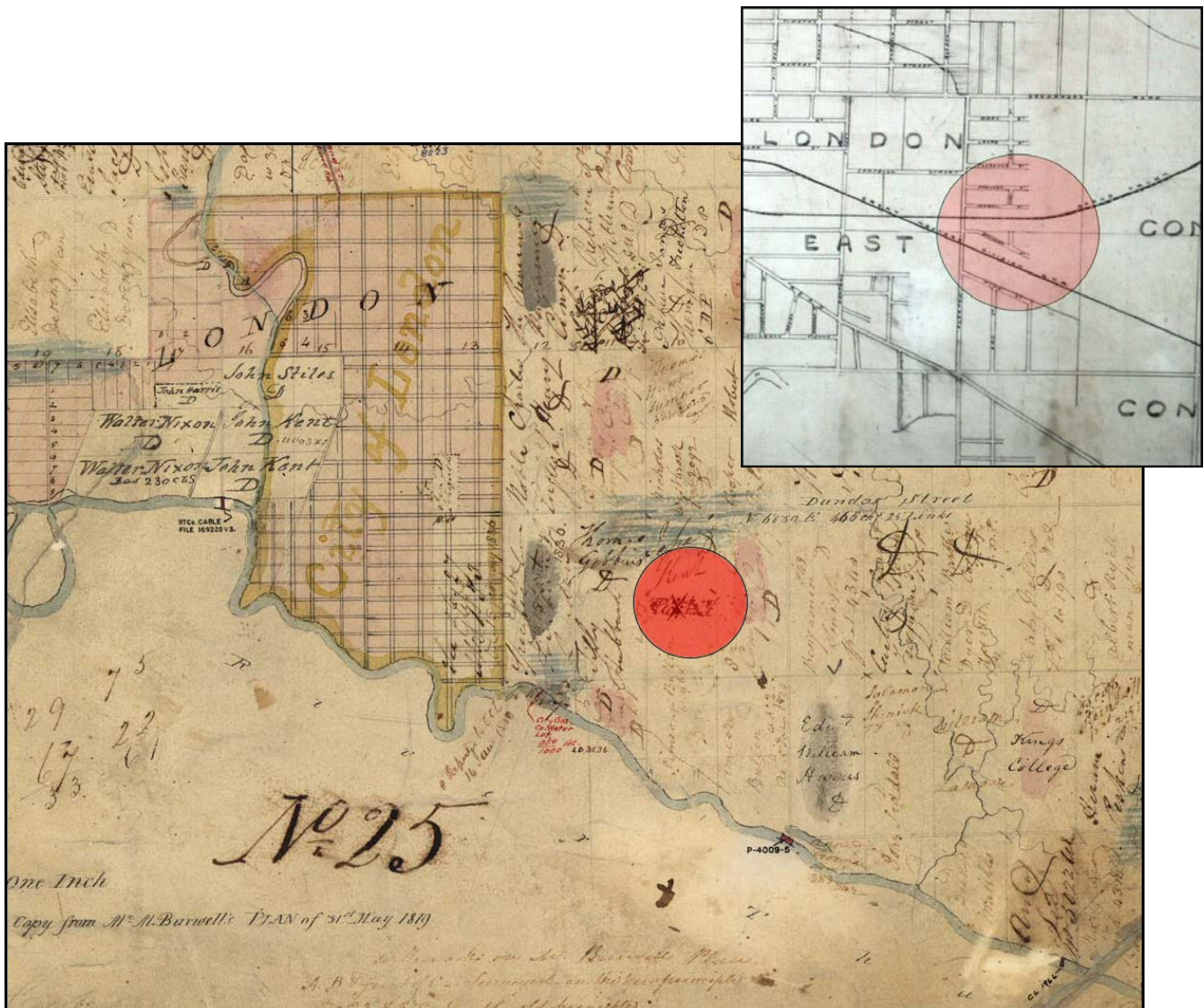
Photo 18

88 Oak Street c1870
Listed property priority 2.



7.1 Historic Evaluation – Early Settlement

Settlement of London and London Township began between 1810 and 1820 first with land surveyors dividing up the forest into lots. The first settlers began to arrive to take possession of their land and to begin the arduous task of clearing the forest, planting crops and building roads. The 1851 map below (figure 21) shows the original layout conceived for London with Adelaide Street forming the easternmost boundary. The highlighted area shown on the maps indicate the location of what would later become Muir Street.

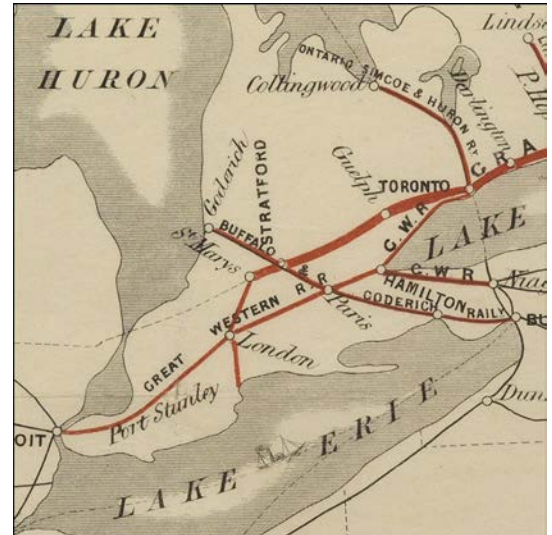


19. (above) 1851 map of London and London Township copied from Burwell's original plan of 1819. The rural land highlighted is the location of Muir Street today.

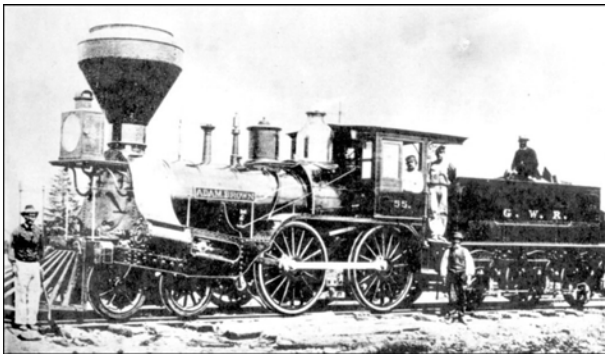
20. 1856 map detail (inset) shows the later creation of London East.

7.1 Historic Evaluation – Early Settlement continued

In 1834, more than a decade before the first brick houses were built in London, the London and Gore Railway, later the Great Western Railway received its provincial charter. This was more than a decade before the first brick building would be built in London. It would be another 19 years before the first locomotive arrived in London on December 15, 1853, on the GWR's newly completed Niagara to Windsor line. With the arrival of this critical transportation link the "forest city" was soon to be transformed into an expanding centre of industry and commerce.



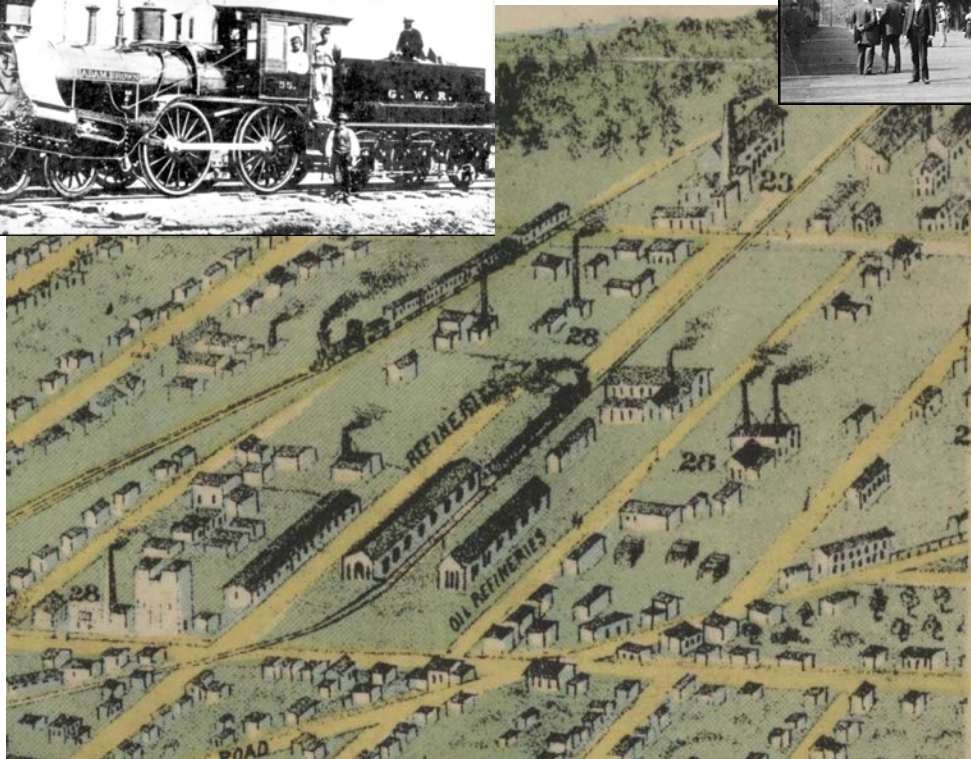
21. 1857 map of the Great Western Railway and the Grand Trunk Railway to the north. (below)



22. GWR locomotive circa 1870. (opposite)



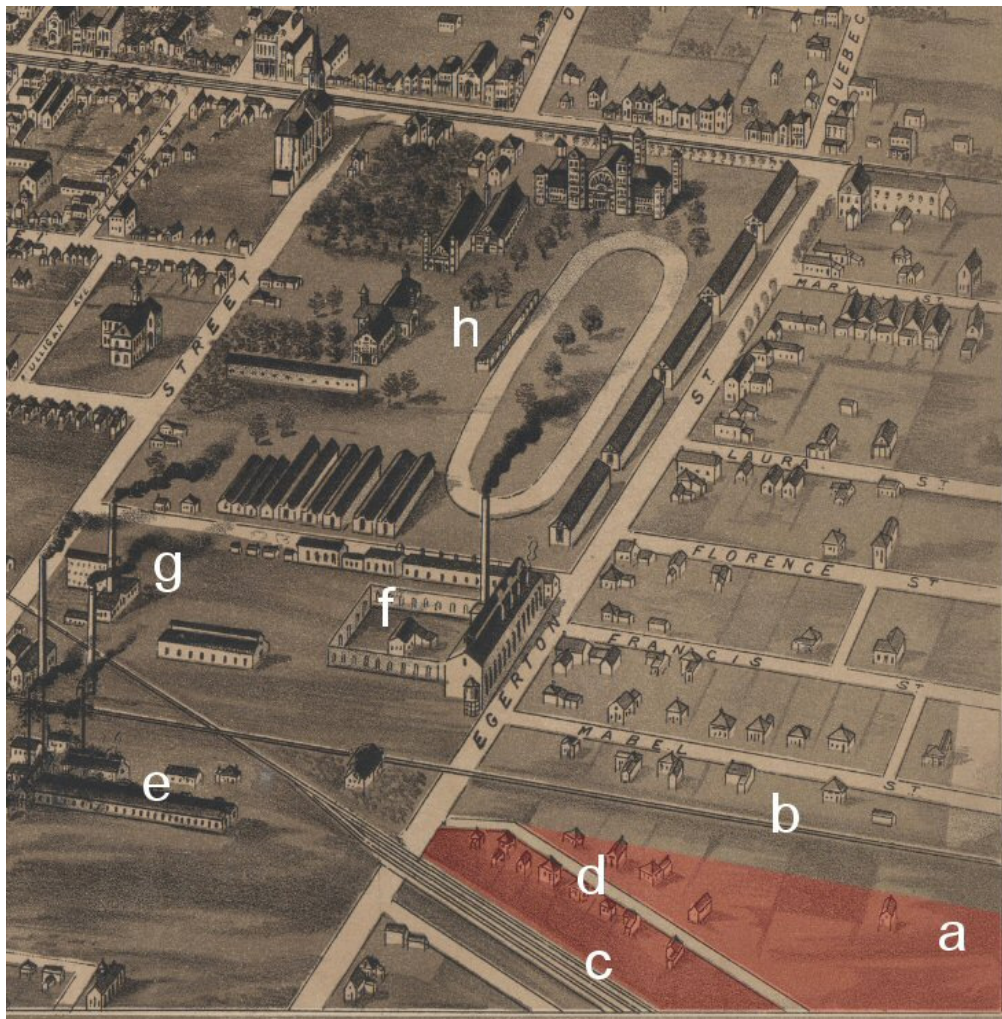
23. The Great Western Railway station in London 1854.



24. 1872 Bird's eye view shows an emerging industrial sector in London East.

7.1 Historic Evaluation – Early Settlement continued

The bird's eye map below illustrates the industrial growth that developed in London East after the arrival of the railway lines. The arrival of the railway coincides with a rapid growth in population. Between 1850 and 1865 London's population almost tripled to approximately 13,000. With a growing industrial base and workforce, new land was required for housing. The triangular parcel of land nestled between the GWR and GTR (highlighted on the map below) was be subdivided for building lots by Charles Hutchinson in 1873.



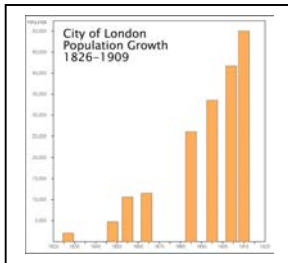
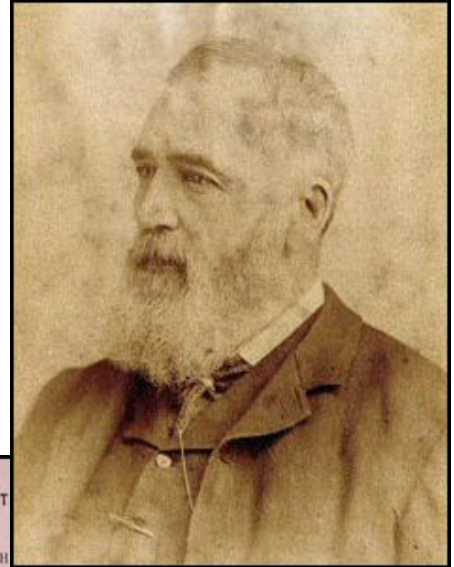
25. 1894 Bird's eye map detail.

(a) Hutchinson subdivision - subject property location. (b) Grand Trunk Railway line (c) Great Western Railway line. (d). Brydges Street (e) Ontario Car Co. (T. Muir & Son). (f) GWR rail car shops. (g) Canadian Chemical Mfg. Co. (h) Western Fair Grounds.

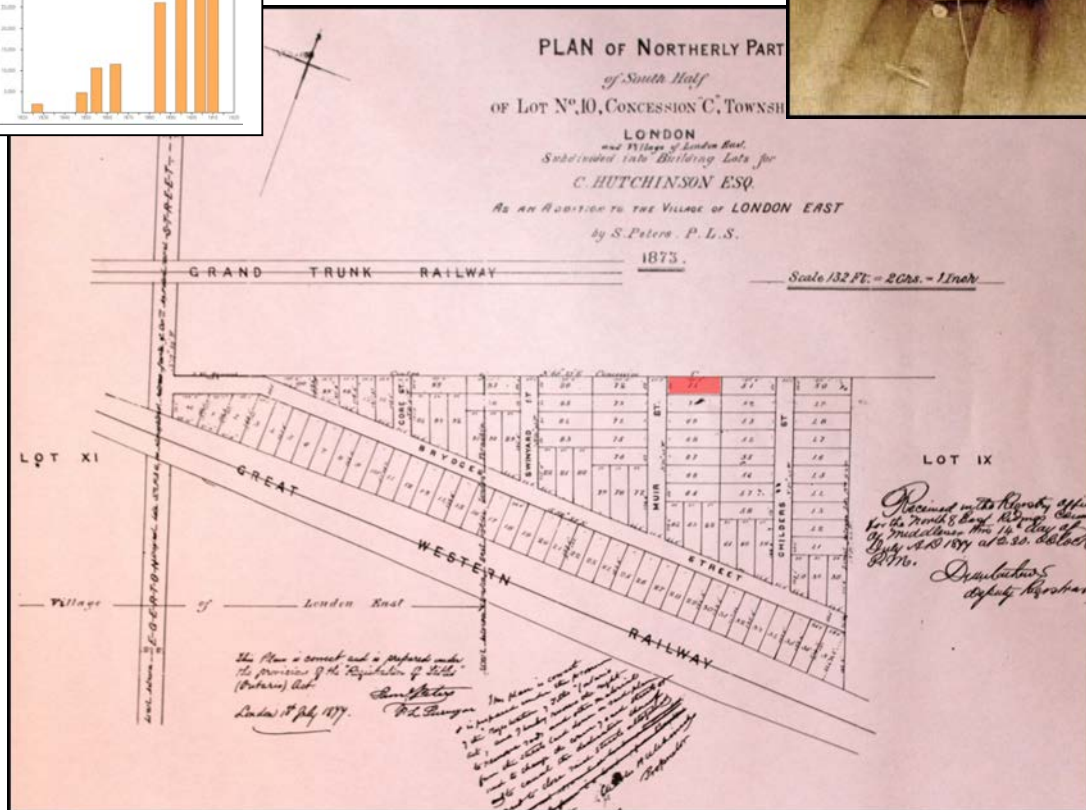
7.1 Historic Evaluation – Early Settlement continued

Charles Hutchinson was a Crown Attorney and Clerk of the Peace who was involved with the infamous trials of the Donnellys. Hutchinson was also apparently an active land developer. In addition to the Brydges Street development drawn in 1873 (figure 30 below), Hutchinson developed a 250 lot parcel known as Woodside which is located in the Wortley Village.

26. Charles Hutchinson, Crown Attorney and land developer.



27. London population chart



28. The 'Hutchinson Subdivision'

The Plan of Subdivision for the triangular parcel of land located between the GWR and GTR railway lines, date 1873, filled 1877. 34 Muir Street (Lot 71) is highlighted. The subdivision plan was prepared for Crown Attorney and land developer Charles Hutchinson.

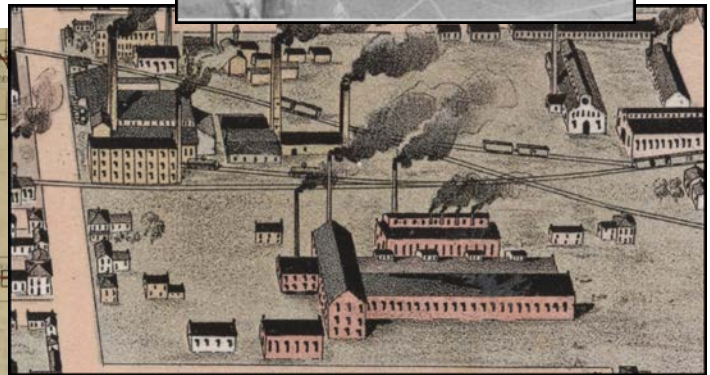
34 Muir Street, London

CULTURAL HERITAGE EVALUATION REPORT

February 10, 2017

7.1 Historic Evaluation – Early Settlement continued

The streets in the Hutchinson subdivision were named in recognition of Great Western Railway men, the most notable being managing director Charles Brydges. Swinyard, Muir, and Childers Streets were all named after GWR trustees or senior managers. Thomas Muir was also the owner of the Ontario Car Company which had a plant on Rectory Street, south of GTR rail line. The Ontario Car Company supplied the first animal powered streetcars to the London Street Railway Company in 1875.



29. (top left) Charles Brydges, Great Western Railway director 30. (top right) London's horse powered street railway 31. (middle right) Ontario Car Company (T. Muir & Son) 32. (above) 1907 Fire insurance map showing gradual the build-out of the Hutchinson Subdivision.

7.2 Historic Evaluation – Original Construction

The house was constructed in about 1884 based on land registry records. The original form of the Ontario cottage is intact and no major alterations have occurred. The local yellow brick masonry together with the cottage form are the major character defining elements of this modest house.

The exterior has been renovated including vinyl windows, aluminum wrapping of exterior wood work, aluminum soffits, and modern front door. The only original window is the decorative front gable window. The brick has been cleaned with sandblasted which may expose it to accelerated deterioration.

The interior has also been renovated with new plastic laminated or tile floors throughout. Most original doors and door and window trims remain. The interior is in well-kept condition. The kitchen cabinetry is new.

7.3 Historic Evaluation – Recent History

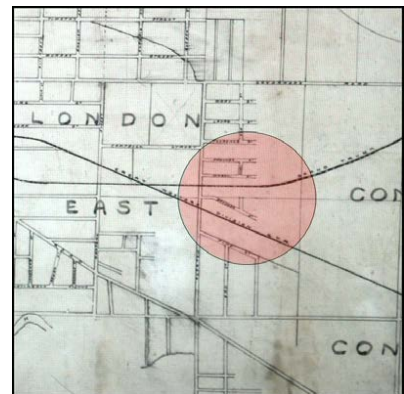
The house is assumed to have continued to serve as a single family dwelling since its construction up until the present. No other information has been uncovered to indicate otherwise. The current owner maintains the property as a single dwelling rental unit.



33. 34 Muir St., west elevation.



34. Detail of field brickwork. The rough surface and loss of the smooth "skin" may accelerate deterioration.



35. 1856 map detail of London and London East. Muir Street is located the highlighted area. The Street is not drawn and lies beyond the municipal borders

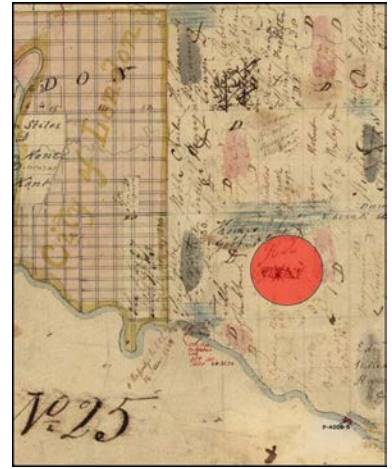
8.1 Contextual Evaluation - Early Development

The periods of development span four segments; early settlement development, 1810 to 1840; urban fringe development, 1850 to 1912; residential development, 1912 to 1960; and mixed use development, 1960 to the present.

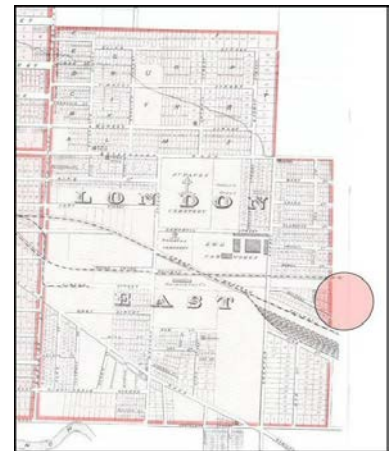
The first period of development relates to settlement of the natural forested landscape including the surveying of lots, arrival of settlers, clearing of land for agriculture and the construction of roads and other essential infrastructure. Historical evidence above grade of this period has been extirpated from the site.

The urban fringe period begins with formation of the London East suburb, which was incorporated in 1874. The arrival of the railway in the 1850s spurred on industrial activity in the east end and likely influenced land use beyond the borders of London East into London Township. It is during this period that the Hutchinson Subdivision is registered in 1877.

Build-out of the subdivision from registration in 1877 is not fast paced as illustrated in the map from 1907 (figure 39). London East was eventually amalgamated with the City of London in 1885. The Hutchinson Subdivision straddled the City of London boarder and the property at 34 Muir Street would remain in London Township for another 27 years. This may have discouraged home building. In 1912 the City of London initiated a major annexation and the subject property would finally be within the City of London Boundary



37. 1810-1840 early development.



38. 1850-1912 urban fringe development period.

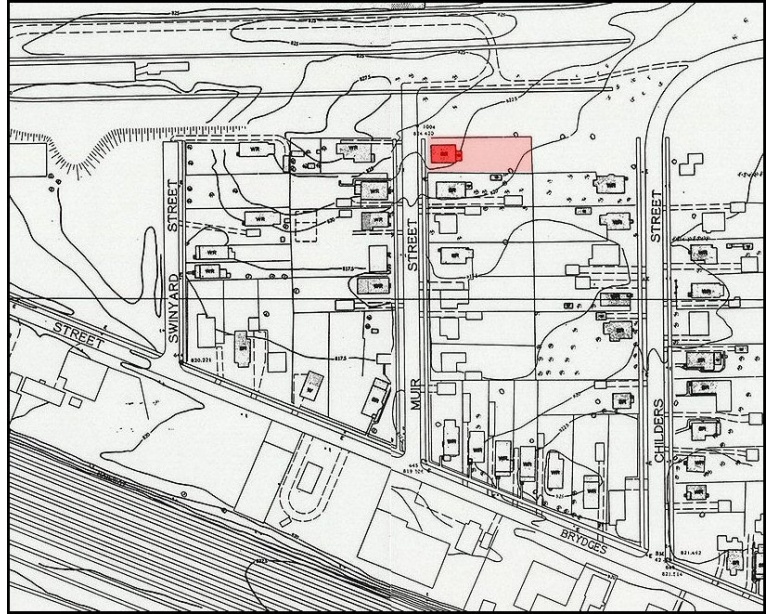


39. 1907 Insurance map. Build-out of subdivision is slow.

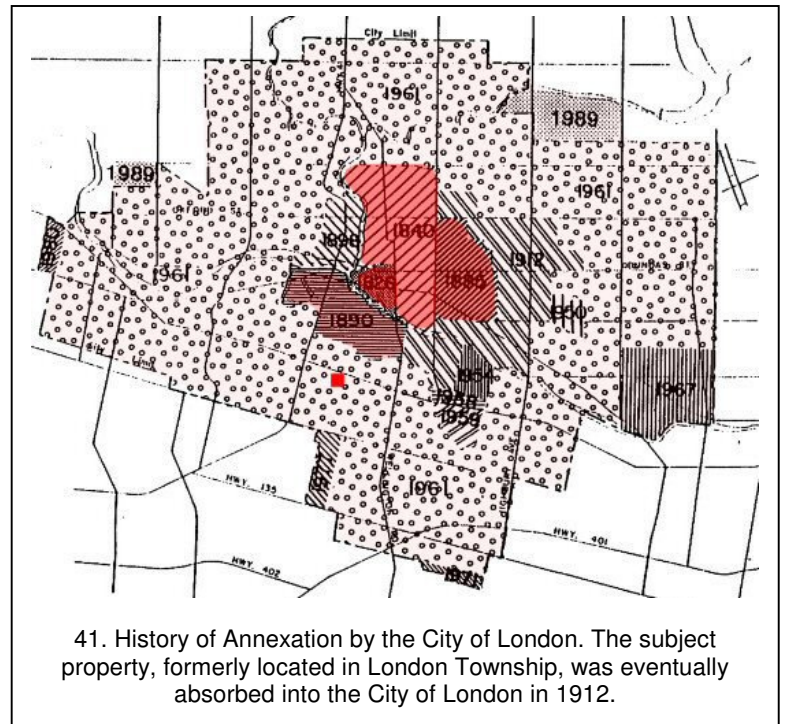
8.2 Contextual Evaluation – Latter Development

The later periods of development span two segments; residential development, 1912 to 1960; and mixed use development, 1960 to the present.

After 80 years from the registration of the Hutchinson Subdivision plan in 1877, several short blocks of residential land was finally realized with the build-out of single family housing. This is illustrated by the by the 1957 topographic map (figure 40). Some light industrial development appears to be located along Brydges Street and backing onto the railway lands to the south. Muir and Childers Street appear to have a consistent build-out of single-family housing.



40. 1957 Topographic map. Build-out of the Hutchinson subdivision is now almost complete.



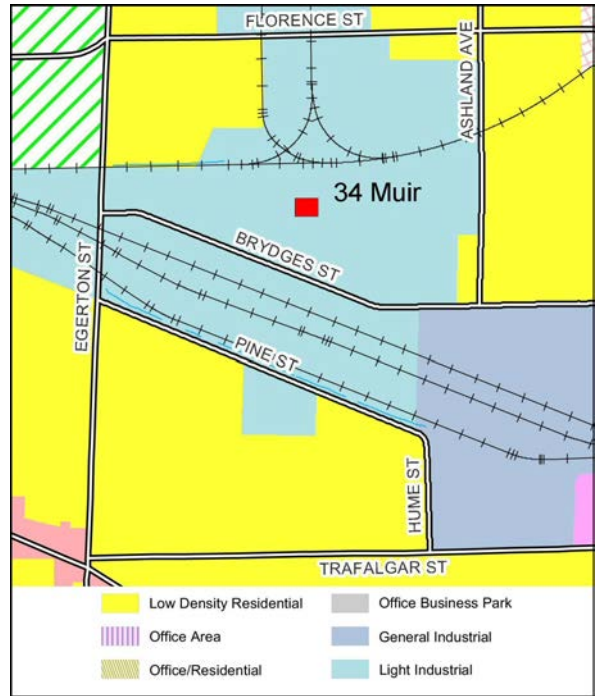
41. History of Annexation by the City of London. The subject property, formerly located in London Township, was eventually absorbed into the City of London in 1912.

34 Muir Street, London

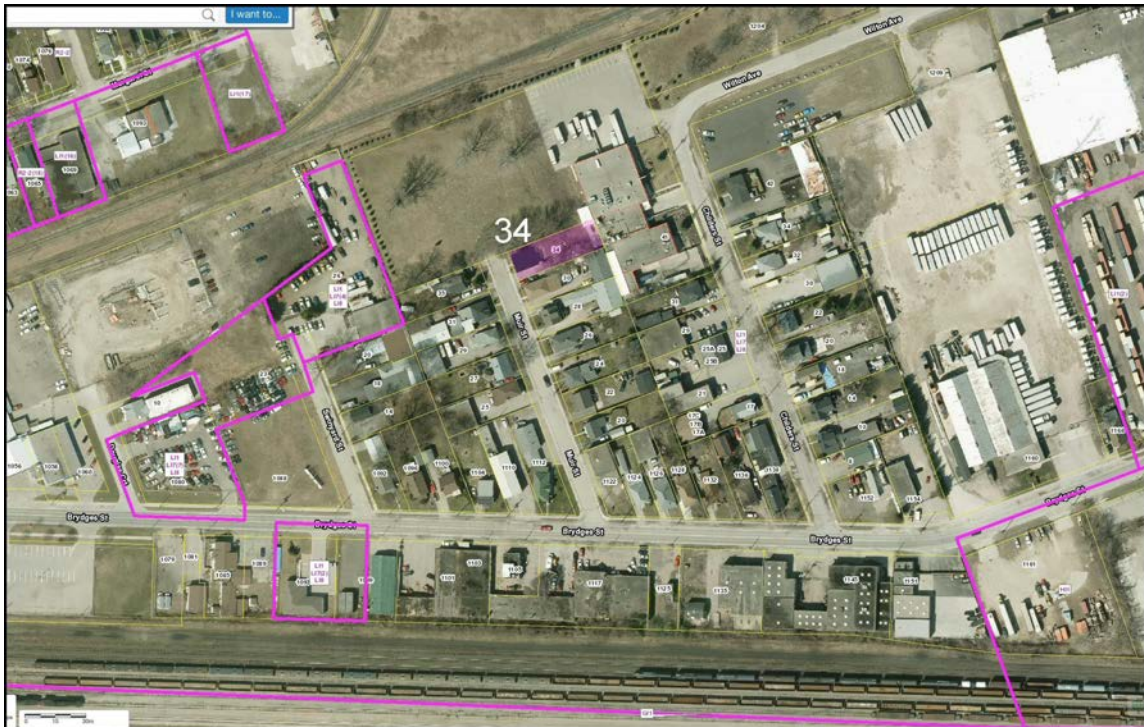
8.2 Contextual Evaluation – Latter Period Development continued

The latest period of development has seen significant change in landuse from residential to mixed residential and light industrial use. The current City of London Official Plan designates the entire triangular vicinity to LI Light Industrial.

42. London Official Plan Landuse Plan. The entire Hutchinson Subdivision is designated light industrial.



43. London Official Plan Landuse Plan. The entire Hutchinson Subdivision



8.3 Contextual Evaluation – Aerial Photography Comparison



44.

1922



45.

1942



46.

1950



47.

1965

Industrial buildings first appear on Childers Street and Ashland Avenue in the late 1950s and 1960s.

8.4 Contextual Evaluation – Street Frontages

The following photographs are of the streetscape along the short single block of Muir Street.

West side of Muir Street, moving northward.



48.



49.



50.



51.



52.



53.

8.4 Contextual Evaluation – Street Frontages , continued

East side of Muir Street, moving northward.



54.



55.



56.



57.



58.



59.



60.

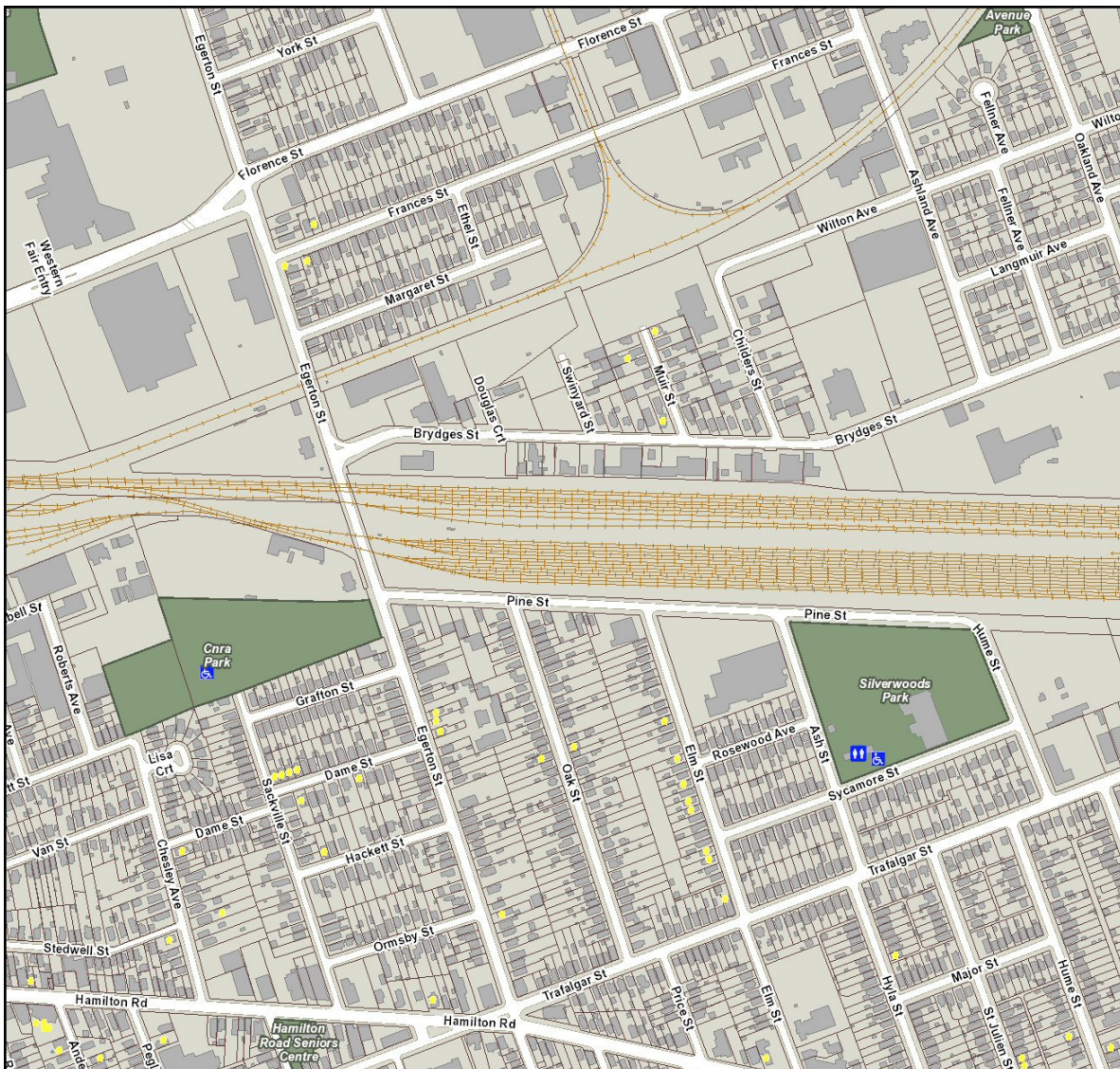


61.

8.4 Contextual Evaluation – Street Frontages , continued

The map below plots listed heritage properties in the vicinity of 34 Muir Street. Each listed property is indicated with a yellow dot. Heritage designated properties are indicated by a red dot.

Representative examples of other modest Ontario cottages are found on neighbouring Oak Street and Chesley Street (page 14). Oak and Chesley Streets are residential neighbourhoods and have residential landuse designation, unlike the light industrial zoning in the Muir Street area.



62. Base map of properties on London's Heritage Inventory.

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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.

9.1 Conclusion – Design Significance

1	Design Significance The property has design value or physical value because it:	REFR.	SIGNI- FICANT
1a	<i>Is a rare, unique, representative or early example of a style, type, expression, material or construction method.</i>		NO
	The modest Ontario cottage is not a rare building in the City of London. Representative examples in residential areas are found nearby and are in superior original condition.	6.2	
1b	<i>Displays a high degree of craftsmanship or artistic merit</i>		NO
	The exterior masonry and original wood trim displays a level of craftsmanship that is not outstanding. Much of the original elements such as doors and windows have been removed. Brick has been sandblasted.	Condition report	
1c	<i>Demonstrates a high degree of technical or scientific achievement</i>		NO
	None found.		

9.2 Conclusion – Historical Significance

2.	Historical Significance The property has historical value or associative value because it,	REFR.	SIGNIFICANT
2a	<i>Has direct associations with a theme, event, belief, person, activity,</i>		NO
	The associations are generally with land development, the arrival of the railway and industrial growth. The associations are indirect and are not outstanding or exemplary.		
2b	<i>Yields, or has the potential to yield information that contributes to an understanding of a community,</i>		NO
	The potential to yield information is hampered physically by isolation within the urban fabric. This is further exacerbated by inharmonious landuse designation.	8.2	
2c	<i>Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community</i>		NO
	The Ontario cottage at 34 Muir is a vernacular form of architecture and is not attributable to a particular designer.		NO

9.3 Conclusion – Contextual Significance

3.	Contextual Significance The property has contextual value because it:	REFR.	SIGNI- FICANT
3a	<i>Is important in defining, maintaining, or supporting the character of an area.</i>		NO
	The area character is in transition towards a contemporary industrial landuse through the zoning by-law. This is inharmonious with strengthening or maintaining a period residential character in the area.	8.2	
3b	<i>Is physically, functionally, visually, or historically linked to its surroundings.</i>		NO
	The house does not display any unique, significant or outstanding links to its surroundings. The surroundings are in transition to an industrial landuse.	8.2	
3c	<i>Is a landmark.</i>		NO
	The house is not a landmark.		

10. Recommendations

Based on the conclusions of the evaluating criteria it is recommended that the heritage value of the house at 34 Muir Street 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. It is recommended that, if feasible, the brick masonry should be reclaimed through careful removal, stacked on pallets, and stored in a location with weather protection for future re-use.

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. # 34 Muir view from field from the north west, 2017
2. #34 Muir front gable detail, 2017
3. #34 Muir West elevation, 2017
4. #34 Muir West & south elevation, 2017
5. #34 Muir north & west elevations, 2017
6. #34 Muir exterior detail, 2017
7. #34 Muir exterior detail, 2017
8. #34 Entry hall, 2017
9. #34 Entry hall, 2017
10. #34 Floor plan, 2017
11. #34 Muir Bedroom door, 2017
12. #34 Living room, 2017
13. #34 Muir Entry hall, 2017
14. #34 View through living room, 2017

34 Muir Street, London

15. #34 Kitchen, 2017
16. #81 Chesley, 2016
17. #85 Oak, 2016
18. #88 Oak, 2016
19. 1851 London and London Township map detail
20. 1856 London map detail
21. 1857 Grand Trunk Railway map
22. 1870 Great Western Railway locomotive
23. 1854 Great Western Railway London Station
24. 1872 London Bird's Eye View map detail
25. 1894 Bird's Eye View map detail
26. Charles Hutchinson
27. London population chart
28. 1873 Hutchinson Plan of Subdivision
29. Charles Brydges
30. 1875c Horse drawn street car, London
31. 1870c Ontario Car Company
32. 1907 Fire insurance map
33. #34 Muir west elevation
34. #34 Muir Brick detail, 20167
35. 1856 London and London Township map detail
36. Land ownership registry
37. 1851 London and London Township map detail
38. 1878 Middlesex Atlas map detail
39. 1907 Fire insurance map detail
40. 1957 Topographic map
41. 1957 History of Annexation City of London
42. London Official Plan Landuse
43. Zoning aerial photograph
44. 1922 Aerial photograph
45. 1942 Aerial photograph

46. 1950 Aerial photograph
47. 1965 Aerial photograph
48. #1112 Brydges, 2017
49. #25 Muir, 2017
50. #27 Muir, 2017
51. #29 Muir, 2017
52. #29 Muir, 2017
53. #31 Muir, 2017
54. #1122 Brydges, 2017
55. #1122 Brydges, 2017
56. #20 Muir, 2017
57. #22 Muir, 2017
58. #24 Muir, 2017
59. #26 Mui, 2017
60. #28 Muir, 2017
61. #30 Muir, 2017
62. Base map listed heritage properties, 2016

11.3 Charts and Tables

1. Property Features table
26. Population Growth chart

12. Reference Materials

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2003 *London Street Names*. Toronto: James Lorimer & Company
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of Planning and Development

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City of London Website

Website mapping database

Land Registry Office #33 (Middlesex)

Land Title Search for 34 Muir Street Plan 335 Lot 71, Geographic Township of
Westminster, City of London, County of Middlesex

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

London Heritage Council Website

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

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