

**HERITAGE IMPACT STATEMENT
100 STANLEY STREET
CITY OF LONDON**



**September 2017
Updated November 2017**

**Prepared for:
City of London**

Prepared by:



UNTERMAN McPHAIL ASSOCIATES
HERITAGE RESOURCE MANAGEMENT CONSULTANTS

**HERITAGE IMPACT STATEMENT
100 STANLEY STREET
CITY OF LONDON**

**September 2017
Updated November 2017**

**Prepared for:
City of London**

**Prepared by:
Unterman McPhail Associates
Heritage Resource Management Consultants
540 Runnymede Road
Toronto, ON, M6S 2Z7
Tel: 416-766-7333**

TABLE OF CONTENTS

Executive Summary

	Page
1.0 INTRODUCTION TO DEVELOPMENT SITE	1
1.1 Project Description	1
1.2 Property Description and Current Owner	1
1.3 Report Methodology	2
2.0 SUMMARY OF PROPERTY HISTORY	3
2.1 Area Development	3
2.2 100 Stanley Street	5
3.0 CULTURAL HERITAGE VALUE OR INTEREST	6
3.1 Introduction	6
3.2 Statement of Cultural Heritage Value or Interest	6
3.2.1 Description of Heritage Attributes	7
4.0 ASSESSMENT OF EXISTING CONDITIONS	8
4.1 Site Description	8
5.0 HERITAGE POLICIES	15
5.1 Planning Act and the Provincial Policy Statement	15
5.2 Ontario Heritage Act (OHA)	15
5.3 City of London Official Plan	16
5.3.1 City of London Inventory of Heritage Resources (Heritage Register)	17
5.4 Parks Canada, Standards and Guidelines for the Conservation of Historic Places in Canada	17
6.0 DESCRIPTION OF PROPOSED DEVELOPMENT	17
7.0 IDENTIFICATION OF POTENTIAL IMPACTS FOR THE FOUR (4) OPTIONS	18
7.1 Introduction	18
7.2 100 Stanley Street	19
7.3 Adjacent Properties	19
8.0 CONSERVATION PRINCIPLES	22
8.1 Introduction	22

TABLE OF CONTENTS
(continued)

	Page
9.0 REVIEW OF PROPOSED MITIGATION ACTIONS FOR THE OPTIONS	22
9.1 Introduction	22
9.2 100 Stanley Street	23
9.3 Adjacent Properties	23
10.0 SUMMARY OF THE ASSESSMENT OF THE OPTIONS	26
10.1 Introduction	26
10.2 Preferred Conservation Recommendation of the Four (4) Options	26
10.3 Conclusion	27
APPENDIX A: Bibliography	
APPENDIX B: Additional Historical Information, Photographs & Maps	
APPENDIX C: By-law No. L.S.P.-3413-272, City of London	
APPENDIX D: General Standards for Preservation, Rehabilitation and Restoration Parks Canada, Standards and Guidelines for the Conservation of Historic Places in Canada	

LIST OF TABLES

		Page
Table 1.	Four (4) Options: Potential Impacts to 100 Stanley Street, City of London	20
Table 2.	Four (4) Options: Mitigation Recommendations for 100 Stanley Street, City of London	24

LIST OF FIGURES

		Page
Figure 1.	Map showing the location of 100 Stanley Street, City of London. (Google Maps 2017)	1
Figure 2.	Plan 427, Lot 18 and Part Lot 17 of 100 Stanley Street showing the house and garage location on-site and mutual drive on the east side [LRO, London Ontario].	2
Figure 3.	View east on Stanley Street from Wharncliffe Road South.	9
Figure 4.	View southeast to 100 Stanley Street with 98 Stanley Street in the background.	9
Figure 5.	98 Stanley Street adjacent to east of 100 Stanley Street.	9
Figure 6.	View southeast to north (front) garden.	9
Figure 7.	View south along drive to garage adjacent to Wharncliffe Road South.	9
Figure 8.	Garage located on the southwest corner adjacent to Wharncliffe Road South.	9
Figure 9.	View east from Wharncliffe Road South to west garden with plantings and mature trees.	10
Figure 10.	View east from Wharncliffe Road South to south (rear) garden and mature trees and plantings.	10
Figure 11.	View north along west side of house showing the trees and garden plantings	10
Figure 12.	View north along east side of house along the mutual drive between 100 and 98 Stanley Street.	10
Figure 13.	View southwest to the north and east elevations.	10
Figure 14.	Southeast corner of the house	10
Figure 15.	South elevation.	11
Figure 16.	West elevation.	11
Figure 17.	View northeast to west elevation.	11
Figure 18.	View southeast to house showing the steep and varied gable roof line of house.	11
Figure 19.	Main entrance to house on north elevation.	11
Figure 20.	Front porch and entrance with multi coloured glass to the west. The porch ceiling has covered the door transom.	11
Figure 21.	Main entrance door on north wall of porch. The transom above the door has been blocked in by lowering the porch ceiling.	11
Figure 22.	Ground floor window with beveled glass on the east	11

elevation

**LIST OF FIGURES
(continued)**

		Page
Figure 23.	Ground floor keyhole window on the north elevation.	12
Figure 24.	Oriel window on the north elevation.	12
Figure 25.	Front entrance door, main hall, ground floor.	12
Figure 26.	Ceiling light fixture, main hall, ground floor.	12
Figure 27.	Newel post ground floor.	12
Figure 28.	View down staircase to window with coloured glass at landing and newel post with King chess piece design at turn.	13
Figure 29.	French doors from living room to the main entrance hall, ground floor.	13
Figure 30.	Ceiling light fixture in the living room, ground floor.	13
Figure 31.	Corner fireplace in living room, ground floor.	13
Figure 32.	Wood trim around the key hole window in living room, ground floor.	13
Figure 33.	Pocket doors between the living room and dining room, ground floor.	13
Figure 34.	East window of living room, ground floor.	14
Figure 35.	Original wood flooring ground floor.	14
Figure 36.	Original pine flooring in kitchen, ground floor.	14
Figure 37.	Window on west wall, on staircase landing.	14
Figure 38.	Oriel window in northeast bedroom, second floor.	14
Figure 39.	Wainscotting in the bathroom, second floor.	14

Executive Summary

As part of the Wharncliffe Road South Class EA Study, and as a result of the recommendation of the Cultural Heritage Assessment Report (CHAR) prepared in 2017 for the study, the City of London is requesting a Heritage Impact Statement (HIS) be completed for 100 Stanley Street, a municipally designated property under Part IV of the Ontario Heritage Act (OHA), By-law No. L.S.P.-3413-272, City of London.

The Class EA Study Report (ESR) recommends the widening of Wharncliffe Road South and the replacement of the Canadian National (CN) Subway (Bridge) that will affect the property located at 100 Stanley Street. The Wharncliffe Road South Class EA Project Team has identified and proposed four (4) heritage conservation options to be considered with regard to the potential effect the infrastructure undertaking will have on the subject property. The options are not in order of heritage preference:

1. Preservation of 100 Stanley Street in-situ;
2. Retention of the residence on-site with modifications and alterations to the existing character and setting of the municipally designated property;
3. Relocation of the residence of the municipally designated property to an alternative site that is municipally owned on the west side of Wharncliffe Road South to the south of Evergreen Avenue north of the rail track on an east to west orientation; and
4. Documentation, salvage and demolition of the residence of the municipally designated property.

This HIS addresses the direct and indirect heritage impacts related to the four (4) options. This work has been incorporated into a broader discussion within the Environmental Study Report, to arrive at a recommendation for 100 Stanley Street.

The City of London does not have approved guidelines for the preparation of an HIS. This HIS is based on an understanding of the significance of heritage attributes stated in the Statement of Cultural Heritage Value (SCHV) for the municipally designed property at 100 Stanley Street. It identifies potential impacts the proposed infrastructure work and CN Subway replacement will have on the heritage attributes of the subject property. It considers mitigation options for the four (4) alternatives and recommends a preferred conservation strategy that best conserves the municipally designated property at 100 Stanley Street within the context of the proposed works. The rationale for the requirement to provide an HIS arises from: the OHA, PPS and Section 13.2.3.1 of the City of London's Official Plan.

With regard to the protection of the municipally designated property located at 100 Stanley Street ***Option 1, Preservation of 100 Stanley Street in-situ, is the preferred option from a cultural heritage perspective.***

If preservation in-situ of this municipally designated property is not achievable based on other deciding factors, the remaining three (3) options are recommended from a heritage conservation perspective in order of preference from preferred to least preferred:

- 1) Option 2,
- 2) Option 3, and
- 3) Option 4.

It is recommended that a separate HIS be completed following the EA and during detailed design for the registered property located at 98 Stanley Street if any of Options 2, 3 and 4 are recommended.

1.0 INTRODUCTION TO THE DEVELOPMENT SITE

1.1 Project Description

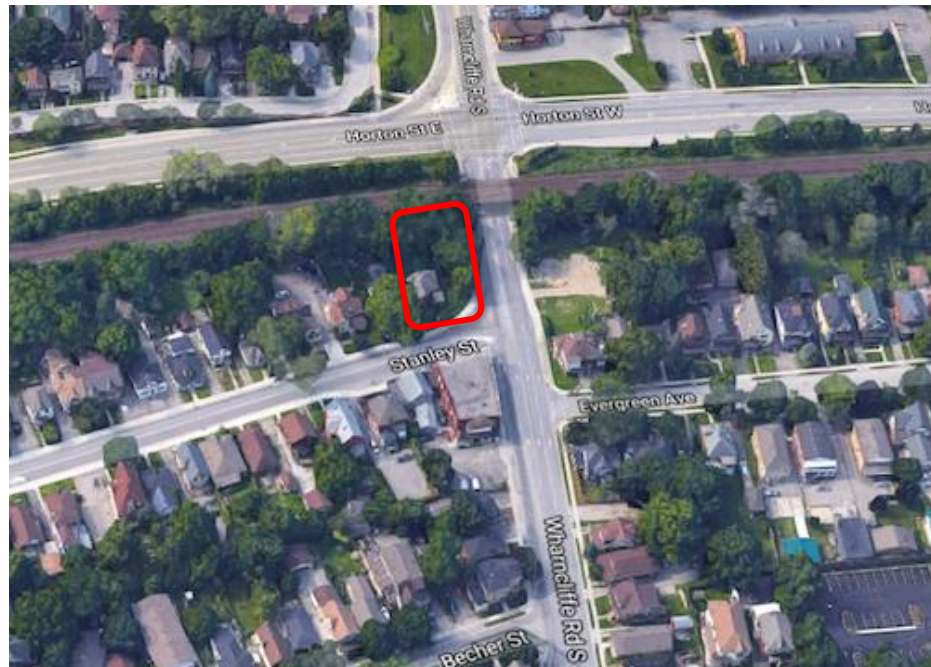
The City has retained Unterman McPhail Associates to complete a Heritage Impact Statement (HIS) with respect to potential impacts resulting from the proposed infrastructure work associated with the widening of Wharncliffe Road South and the proposed CN Rail Subway replacement that will affect the property at 100 Stanley Street. The City of London has designated the subject property under Part IV of the Ontario Heritage Act (OHA) with By-law No. L.S.P.-3413-272, dated November 1, 2010, registered as Instrument No. ER40074, November 26, 2010.

This HIS will review the proposed four (4) heritage conservation options developed by the Wharncliffe Road South Class EA Project Team. The HIS has been incorporated into a broader discussion within the Environmental Study Report, to arrive at a recommendation for 100 Stanley Street. When the Class EA, including the recommendation with respect to 100 Stanley Street, is approved and further design detail developed in the future detailed design phase, a new / updated HIS will be prepared to address the specific impacts to the subject property and provide detailed mitigation recommendations.

1.2 Property Description and Current Owner

The subject property is located on Part Lots Lot 17 and 18, Plan 427, City of London, on the southeast corner of the intersection of Stanley Street and Wharncliffe Road South in the City of London. The current property owner is Nancy Finlayson.

Figure 1. The rectangle on the aerial view looking south along Wharncliffe Road South to CN Subway shows the corner location of 100 Stanley Street, City of London (Google Maps 2017).



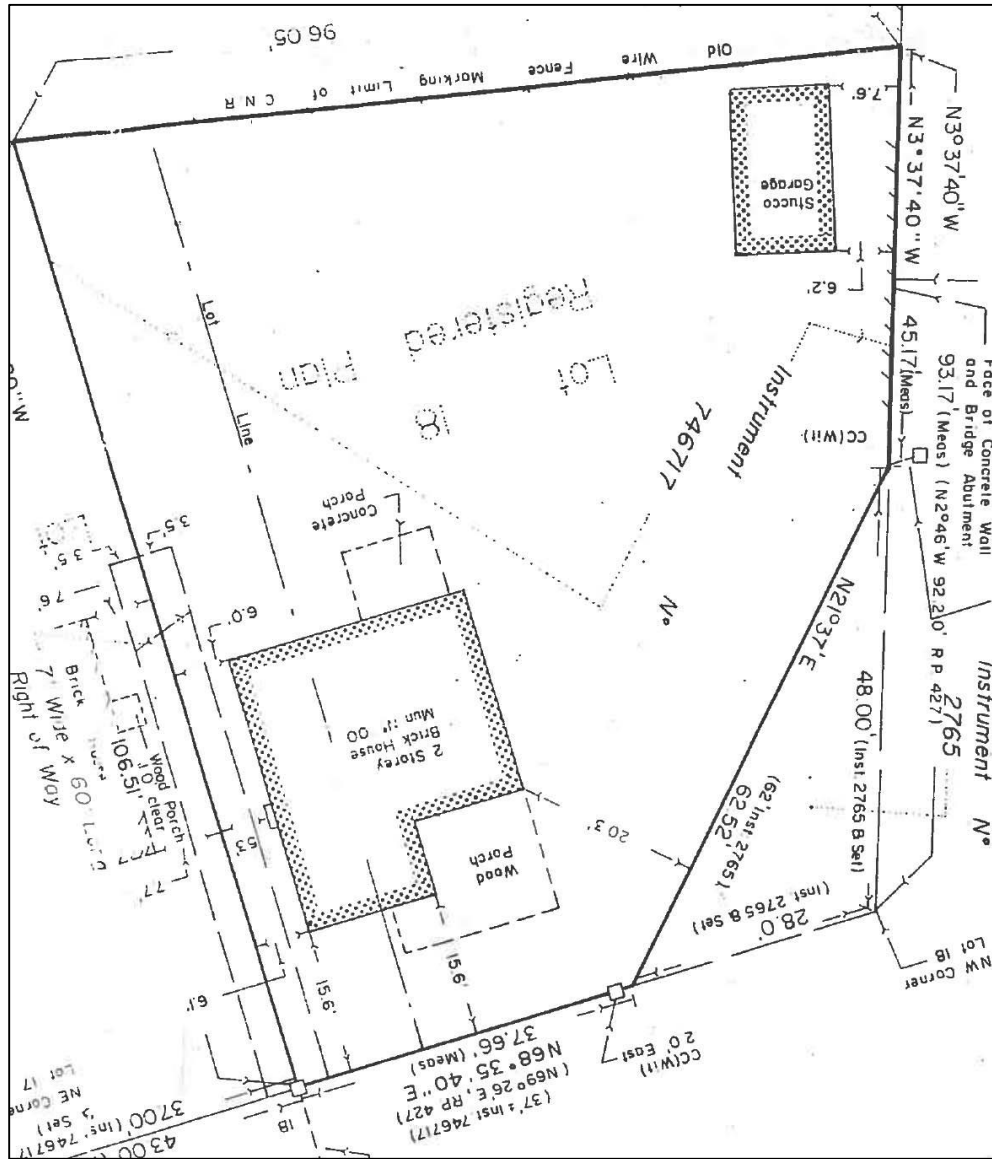


Figure 2. Plan 427, Lot 18 and Part Lot 17 of 100 Stanley Street showing the house and garage location on-site and mutual drive on the east side [LRO, London Ontario].

1.3 Report Methodology

The City of London does not have guidelines for the preparation of an HIS.

The HIS is based on an understanding of the significance of heritage attributes of the property and the identification of any potential impact the proposed infrastructure works may have on the heritage attributes of the municipally designated property and its buildings. It considers mitigation options and recommends a preferred conservation strategy that best conserves the City recognized heritage resource within the context of the proposed city infrastructure works. The rationale for the requirement to provide an HIS arises from: the *Ontario Heritage Act* (OHA), PPS and Section 13.2.31 of the City of London’s Official Plan.

The HIS builds on the Cultural Heritage Assessment Report (CHAR) prepared for the Wharncliffe Road Class EA Study and may include, but is not limited to, the following information:

- Introduction to the Development Site
- Background Research
- Statement of Significance
- Assessment of Existing Condition
- Heritage Policies
- Description of the Proposed Development
- Assessment of the Potential Impacts of the Alternatives
- Conservation Principles and Mitigation Strategies.

2.0 SUMMARY OF PROPERTY HISTORY

The following summary of the subject property provides more information on the historical and associative value of the subject property to supplement the description in the Designation By-law No. L.S.P.-3413-272.

2.1 Area Development

In 1853, Henry C.R. Becher, George Macbeth, George Horn and Lionel Ridout registered a survey for a block of land between the Thames River and the Great Western Railway (GWR) line. Becher Street was named after English-born Henry Becher, who arrived in London in mid 1835 and articulated with a prominent London lawyer named John Wilson. Appointed as the registrar of the Surrogate Court of Middlesex County in 1839, Becher was called to the bar in 1841. By the 1850s, he had become a prosperous lawyer.¹ Stanley Street to the south of Becher Street was named after Edward Stanley, Earl of Derby, Colonial Secretary in 1833-34 and 1841-45 and prime minister in 1852, 1858-59 and 1866-68.² Running east to west between Ridout Street North and Wharncliffe Road, Stanley Street became a primary transportation route into the city centre with the opening of the Westminster Bridge in 1826.

Hercules Burwell donated property abutting the railway line on the south side of Stanley Street at Wharncliffe Road South to the City of London in 1855 for parkland. This site became known as St. James Park, although it was never used for this purpose. In 1856, the City leased the property to Thomas Francis, who used the land as a potato patch and pasture.

Residential subdivision had occurred on Wharncliffe Road South and on the north of Stanley Street by 1870. The Birdseye View of the City of London (1872) shows the Great Western Railway (GWR) with a bridge structure at Wharncliffe Road South and south side of Stanley Street to the railway embankment noted as St. James Park and depicted as

¹ Baker and Neary, 16.

² Ibid., 90.

being undeveloped (**Appendix B**). The north side of Stanley Street is lined with buildings. The west side of Wharncliffe Road South between the railway embankment and Centre Street, now Evergreen Avenue, is undeveloped with trees and marked on the map notations as a nursery. This was most likely the St. James Park Nurseries owned in partnership with John Taylor. There is a house on the north side of Centre Street just west of Wharncliffe Road South and two houses on Wharncliffe Road South just north of Centre Street.

A post office was opened in Westminster Township in 1872 with John Taylor as the first postmaster.³ By 1875, it was named the suburban post office of St. James Sub of London.⁴ Various directories from the 1870s to 1910 indicate the St. James Park Post Office was located on the north side of Stanley Street at Wharncliffe Road South, and by the 1890s, it was probably located at the grocery store located at 103-105 Stanley Street.⁵

The City of London map in the *Illustrated Historical Atlas* dated 1878 shows Stanley Street was still undeveloped on the south side to the Great Western Railway line while the north side had been subdivided into building lots (**Appendix B**). Part of Westminster Township including Stanley Street was annexed by the City of London in 1890. The Birds Eye View (1893) of the City of London shows the residential development on the north and south side of Stanley Street east of Wharncliffe Road South as well as a metal truss road bridge over the Grand Trunk Railway on the south side of Stanley Street (**Appendix B**). A few residences had been built on the north side of Evergreen Avenue and two large residences on the west side of Wharncliffe Road South between Evergreen Avenue and Riverview Avenue.

Early 20th century topographical mapping and fire insurance plans of the City of London show the intensification of residential development in the Wharncliffe Road, Evergreen Avenue and Stanley Street area. By 1907, the fire insurance plan shows multiple dwellings on the south side of Evergreen Avenue at Wharncliffe Road. Four dwellings had been built on Wharncliffe Road South to the south of Evergreen Avenue and the current commercial building located at 103-105 Stanley Street at Wharncliffe Road South was built (**Appendix B**). At Stanley Street, the St. James post office closed in 1910 and then reopened as the St. James Park London in 1911. It became part of the London postal service in 1924 and in the mid-20th century, the post office was moved to a site south of Victor Street.⁶

³ LAC, Postal Heritage and Philately, Post Officers and Postmasters, St. James' Park Sub. Access: --<<http://www.bac-lac.gc.ca/eng/discover/postal-heritage-philately/post-offices-postmasters/Pages/item.aspx?IdNumber=6948&>> (June 2015).

⁴ Ecoplans, et. al. *City of London, Wortley Village Heritage Conservation District Plan & Guidelines*. Final (March 2013) 9.

⁵ *The London City and Middlesex County Directory for 1893* (London, Ontario: Might Directory Co. of Toronto, 1893) 88.

⁶ Ecoplans, et. al. *City of London, Wortley Village Heritage Conservation District Plan & Guidelines*. Final (March 2013) 9.

In 1924, the CN Subway at Wharncliffe Road South was replaced with subsequent improvements to the road south of Stanley Street.⁷ In the latter part of the 20th century the city undertook intersection improvements at Stanley Street and Wharncliffe Road South including a centre island and the northwest corner of the subject property appears to have been reduced in size to accommodate the right turn lane from Wharncliffe Road South to Stanley Street.

2.2 100 Stanley Street

Thomas Talbot instructed Mahlon Burwell to survey the Wharncliffe Highway through the Crown Reserve to link Commissioner's Road to Richmond Street for settlement in 1824. Part of the survey included 57 acres of Lot 5 and 30 acres of Lot 6 south of the Thames River and east of the Wharncliffe Road. Stanley Street was opened early in the 19th century and served as a main thoroughfare from Wharncliffe Road South to Ridout Street North, once London's main street. Hercules Burwell gave the south side of Stanley Street to the City of London in 1855, and in 1856, the city leased the property to Thomas Francis who used it as a potato patch and a pasture field. The street was subdivided into building lots, starting at the eastern end of the street, in the 1870s.

The *London Advertiser* carried an advertisement on February 6, 1892, requesting tenders to be submitted to McBride & James, Architects, for the erection of a two-storey brick residence for John Taylor, Esq., and South London.⁸ Taylor's residence at Centre (Evergreen) Avenue and Wharncliffe Road South was built in 1894 and this may be a reference to that house (**Appendix B**).

In July 1888, C.A. Jones, PLS, completed Plan 427 for John Taylor, Esq. (**Appendix B**).⁹ This plan, which was for the south side of Stanley Street from Lot 12 to Lot 18 at Wharncliffe Road, depicts the Grand Trunk Railway (GTR) line, formerly the GWR, immediately south of the Stanley Street lots. When this area was annexed by the City of London in 1890 the area was in the 4th Division of the city.

The subject property is located on Part Lots 17 and 18, RP 427 (4th), the Birds Eye View (1893) shows that the subject lot bordering Wharncliffe Road South on the west side and Stanley Street on the north side was undeveloped (**Appendix B**). By 1894, a house had been built on the neighbouring part Lot 17, now 98 Stanley Street.¹⁰ The city assessment roll (1899) still does not record a house at 100 Stanley Street. Two years later the city directory of 1901 records a municipal address 100 Stanley Street. It is reasonable to theorize that the property owner John Taylor, continuing his earlier business relationship, may have retained McBride & James as the architect for his Stanley Street houses;

⁷ Canadian National Railways Central Region London Division- Strathroy Subdivision. General Plan for the Renewal of Subway at Wharncliffe Road, London. Township of London – County of Middlesex, Toronto, May 15, 1924, Revised August 20, 1924

⁸ "To Contractors", *London Advertiser*, (Saturday, February 6, 1892) Column 6. 378.

⁹ *Plan Shewing Subdivision of Parts Lots 5 and 6, East of the Wharncliffe Highway and the North West Corner of Lot 16 accdg. to Burwell's Plan No. 365, Tp. of Westminster,*

¹⁰ AO, City of London Assessment Rolls for 1894, Sixth Ward, 16; and City of London Public Library, London Room, City of London Assessment Rolls for 1896, Sixth Ward, 17.

however, no supporting evidence has been found to date.

The fire insurance plan (1892; revised 1907) indicates the house at 100 Stanley Street, when built, had a one storey wood frame addition on the south (rear) elevation and a frame front porch, smaller than the current porch, wrapped around the northwest corner of the frontward brick projection (**Appendix B**). The fire insurance plan (1912; revised 1915) shows a frame garage had appeared in the southwest corner of the lot. The front porch outline also appears on a topographic map (1926; printed 1928) of London (**Appendix B**). A rear addition is shown on the southwest corner the main house. A driveway is depicted in the location of the current one. The 1956 aerial indicates the lot at 100 Stanley Street supported mature deciduous tree at the front, on the west side and along the south boundary with the railway (**Appendix B**).

In summary, the owners and tenants of the property at 100 Stanley Street from the late 1800s to the present are as follow:

- Owner, John Taylor and Estate (c1888 to 1918);
- Tenant, Maria Theresa Arkell (1901-1902);
- Tenant, Edgar S. Crawford (1909-1910);
- Tenant, Robert Laird (1911);
- Tenant and Owner, Thomas P. and Marie E. Elliot (c1911-1918 and 1918-1952);
- Owner, Doris Gwendoline Swift (1950s to 1980s);
- Owner, Stephanie Walkerdine and Catherine Dirksen, in trust;
- Owner, Joseph Hubbard; and
- Owner, Nancy Finlayson (1989 to present).

Further historical information on the former owners and tenants of 100 Stanley Street as well as historical maps and drawings are included in **Appendix B**.

3.0 CULTURAL HERITAGE VALUE OR INTEREST

3.1 Introduction

The City of London Designation By-law No. L.S.P.-3413-272 includes a Statement of Cultural Heritage Value of Interest (SCHVI) and a description of heritage attributes.

3.2 Statement of Cultural Heritage Value or Interest

A SCHVI is contained in the Designation By-law No. L.S.P.-3413-272 dated November 1, 2010, for 100 Stanley Street (**Appendix C**).

100 Stanley Street is a building of cultural heritage interest recommended for designation under Section 29.2 (a) of the Ontario Heritage Act. Stanley Street was so named as it was the main route out of the city to Port Stanley. The land along the south side of the street was originally named St. James Park, which extended the

length of Stanley Street and abutted the railway tracks. Later it was potato patch. In the 1870s the land was developed for residential use.

The building has a number of unusual architectural elements. Built in the Queen Anne style in 1893, it is one of three white brick house built for John Taylor as a rental properties. It is the most distinctive in style of the three. Its first tenant was Maria T. Arkell, widow of John Arkell, who established the New American Hotel on Ridout Street and then later the Revere House, not the Richmond Hotel, on the corner of Richmond Street at King Street.

3.2.1 Description of Heritage Attributes

The following description of heritage attributes is taken from the City of London Designation By-law No. L.S.P.-3413-272. Photographs of the heritage attributes are included in Section 4.0.

Key exterior elements reflecting the Queen Anne style that are worthy of preservation include:

- *Its steep roof with a varied roof line, gables at the front and on the sides and several long narrow windows;*
- *The front façade features two unusual windows, an elongated keyhole window on the main level and a rectangular oriel window located to the west of the main floor window. This oriel window has a small bracket detail above and rests on a decorated wood sill with three distinct detail elements. The upper portion of the glass in the oriel window features a palette that includes yellow and pale gold colours in the glass. The keyhole window has mauve, pale green and green coloured glass detail on the upper portion of the double hung window. It is set within a brick voussoir.*
- *A front entrance is recessed within a wooden porch, possibly a later addition; on the front west façade its front door has a transom window with coloured glass. The wooden door has beveled glass in its upper portion.*
- *Located to the west of the doorway is a window of multi coloured glass in geometric design of diamonds, rectangles and triangles.*
- *A double-hung window on the west facing façade has glass in yellow, white, mauve, green, pale gold and ruby colours.*
- *The east façade on the main floor at the front has a half window of beveled glass surmounted by a brick voussoir.*

Key interior elements worthy of preservation:

- *Elaborate woodwork in the main rooms, including a rectangular wooden newel post topped with a simplistic design of the King piece in a chess board. The woodwork surround of the key hole is also elaborately detailed with a wider lower portion tapering more narrowly as it rises. On the lower portion of the surround, the millwork features a fan-shape peak. Woodwork throughout these rooms is similarly elaborate.*
- *The impressive woodwork is also present in the detailing of the corner fireplace with its wood surround, a wood mantle, edged with beading and carved rosette corners. It also contains on each side a design element composed of three ceramic tiles featuring musical instruments. Tiles separated by cream and grey stripes.*
- *Beveled glass pocket doors connect the rooms in the gable portion of the main floor.*
- *French doors with beveled glass connect the front room to the hall.*
- *Original metal and glass light fixtures remain in the front room and hall.*
- *Wainscoting in the upstairs bathroom.*
- *Hardwood flooring on the main and second floors.*
- *Tongue in groove pine floor in the kitchen.*

4.0 ASSESSMENT OF EXISTING CONDITIONS

The following description of the property and residence located at 100 Stanley Street is based on a site visit undertaken on July 6, 2017 and photographs and material provided by the City of London.

4.1 Site Description

The subject property is located on Part Lots 17 and 18, Plan 427, City of London, on the southeast corner of the intersection of Stanley Street and Wharncliffe Road South in the City of London. Stanley Street is a two lane city road that is heavily travelled. It provides access from the centre of London to Wharncliffe Road South, which is a major north-south road in the City of London.

The subject property measures 90-ft. (27.43 m) by 110-ft. (33.53 m) and is bounded by a municipal sidewalk on the west and north side, the CN railway line on the south side and a residence located at 98 Stanley Street on the east side. The principal built heritage resource on the property is the c1900 1 ½ storey brick house. There is also a one storey stucco clad garage situated in the southwest corner of the lot that is not described in the Designation By-law No. L.S.P.-3413-272. The garage is accessed on the south side of Stanley Street by a gravel lane on the west side of the property. A concrete walk on the south side of Stanley Street accesses the residence. A mutual drive is located on the west side between 100 and 98 Stanley Street. Mature trees and a planted natural garden on the front (north) side, west side and south side backing onto the railway line characterize the subject property. **Figures 3 to 12** show the context of the subject property.



Figure 3. View east on Stanley Street from Wharncliffe Road South.



Figure 4. View southeast to 100 Stanley Street with 98 Stanley Street in the background.



Figure 5. 98 Stanley Street adjacent to east of 100 Stanley Street.



Figure 6. View southeast to north (front) garden.

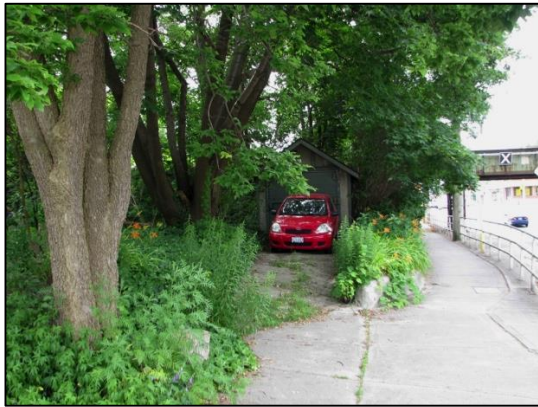


Figure 7. View south on drive to garage adjacent to Wharncliffe Road South.



Figure 8. Garage located on the southwest corner adjacent to Wharncliffe Road South.



Figure 9. View east from Wharncliffe Road South to west garden with plantings and mature trees.



Figure 10. View east from Wharncliffe Road South to south (rear) garden and mature trees and plantings.



Figure 11. View north along west side of house showing the trees and garden plantings.



Figure 12. View north along east side of house along the mutual drive between 100 and 98 Stanley Street.

4.2 Exterior: Residence

A site review of the exterior heritage attributes of the residence at 100 Stanley Street, which are included in the Designation By-law No. L.S.P.-3413-272 and contained in Section 3.2.1 and the *Appendix C*, indicates little to no change has occurred since the designation was approved in November 2010. The following photographs show the key exterior heritage attributes of the residence.



Figure 13. View southwest to the north and east elevations.



Figure 14. Southeast corner of the house.



Figure 15. South elevation.



Figure 16. West elevation.



Figure 17. View northeast to west elevation.



Figure 18. View southeast to house showing the steep and varied gable roof line of house.



Figure 19. Main entrance on north elevation.



Figure 20. Front porch and entrance with multi coloured glass to the west.



Figure 21. Main entrance door on north wall of porch. The transom above the door has been blocked in by lowering the porch ceiling.



Figure 22. Ground floor window with beveled glass on the east elevation.



Figure 23. Ground floor keyhole window on the north elevation.

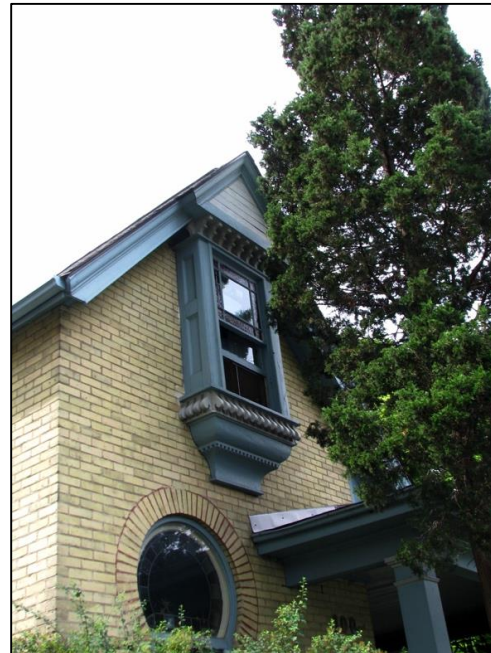


Figure 24. Oriel window on the north elevation.

4.3 Interior: Residence

A site review of the interior heritage attributes of the residence at 100 Stanley Street, which are included in the Designation By-law No. L.S.P.-3413-272 and contained in Section 3.2.1 and the *Appendix C*, indicates little to no change has occurred since the designation was approved in November 2010. Figures 25 to 39 show the key interior heritage attributes of the residence.



Figure 25. Front entrance door, main hall, ground floor.



Figure 26. Ceiling light fixture in hall, ground floor.



Figure 27. Newel post on main staircase, ground floor.

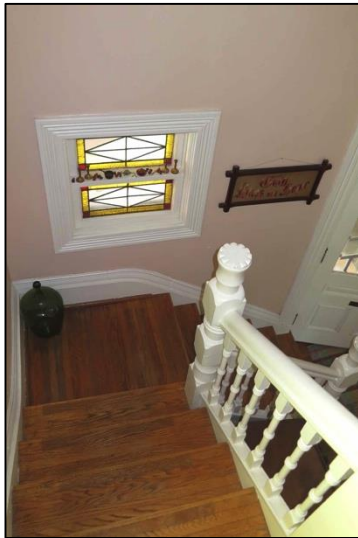


Figure 28. View down staircase to window with coloured glass at landing and newel post with King chess piece design at turn.

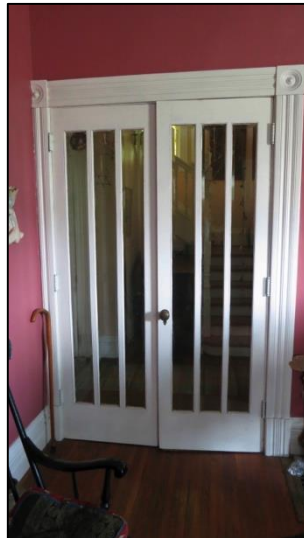


Figure 29. French doors from living room to the main entrance hall, ground floor.



Figure 30. Ceiling light fixture in the living room, ground floor.



Figure 31. Corner fireplace in living room, ground floor.



Figure 32. Wood trim around the key hole window in living room, ground floor.

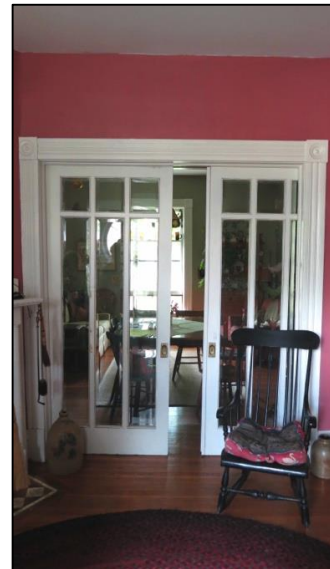


Figure 33. Pocket doors between the living room and dining room, ground floor.



Figure 34. East window of living room, ground floor.



Figure 35. Original wood flooring ground floor.



Figure 36. Original pine flooring in kitchen.



Figure 37. Window on west wall, on staircase landing.

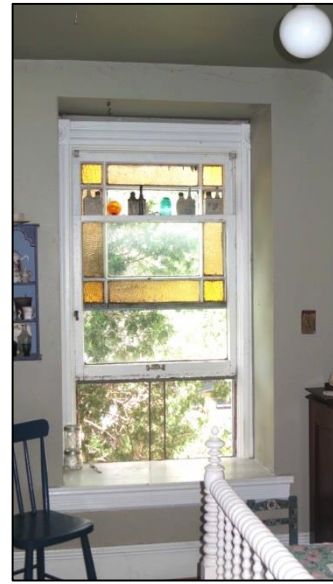


Figure 38. Oriel window in northeast bedroom, second floor.



Figure 39. Wainscoting in the bathroom, second floor.

5.0 HERITAGE POLICIES

The following heritage policies and guidelines were reviewed in preparing this HIS.

- Planning Act and the Provincial Policy Statement
- The Ontario Heritage Act
- City of London Official Plan; and
- Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada

5.1 Planning Act and the Provincial Policy Statement

The Provincial Policy Statement (PPS) issued under Section 3 of the *Planning Act* came into effect on April 30, 2014. It applies to all planning decisions made on or after that date and replaced the PPS, 2005. The PPS (2014) provides policy direction on matters of provincial interest related to land use planning and development. The conservation of significant features of architectural, cultural, historical, archaeological or scientific interest is identified as a matter of provincial interest, under Section 2 of the *Planning Act*. Section 2.6 of the PPS deals with Cultural Heritage and Archaeology. Policy 2.6.1 of the PPS states:

Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

The PPS also deals with development adjacent to a protected heritage property in policy 2.6.3. It states,

Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

5.2 Ontario Heritage Act (OHA)

Part IV of the OHA enables municipalities to list and to designate properties of cultural value or interest. Section 27 of the OHA requires the clerk of every municipality to keep a register of properties of cultural heritage value or interest in the municipality. As of 2005, subsection 27.1 of the OHA allows municipal councils to include on the municipal register properties of cultural heritage value that have not been designated under the OHA (listed properties) after the council has consulted with its municipal heritage advisory committee. Once a property is listed in the municipal register under the OHA, any application to demolish a building on a listed property is delayed for 60 days from the date when Council is notified of the proposed demolition, during which Council may pursue designation of the property

The Provincial Government has established criteria for determining the cultural heritage value or interest of properties through 'Ontario Regulation 9/06'. Once a property is designated under the Section 29 of the OHA, it may not be altered or demolished without the approval of the municipal council. An owner may appeal Council's decision on an application to alter or demolish to the Ontario Municipal Board.

The OHA also enables municipalities to enter into easement agreements for the conservation of property of cultural heritage value or interest (section 37). Such easements run with the title to the property and municipalities may enforce such easements. The decision of a municipal council with respect to an easement is final.

5.3 City of London Official Plan

The City of London Official Plan (1989, as amended) includes *Chapter 13, Heritage Resource Policies*. Section 13.1 states as its objectives:

- Protect in accordance with Provincial policy those heritage resources which contribute to the identity and character of the City;*
- ii) Encourage the protection, enhancement, restoration, maintenance, and utilization of buildings, structures, areas, or sites within London which are considered to be of cultural heritage value or interest to the community;*
 - iii) Encourage new development, redevelopment, and public works to be sensitive to, and in harmony with, the City's heritage resources; and*
 - iv) Increase public awareness and appreciation of the City's heritage resources, and encourage participation by the public, corporations, and other levels of government in the protection, restoration, and utilization of these resources.*

Section 13.2 states:

Built Heritage

The Ontario Heritage Act provides for the designation and conservation of properties of cultural heritage value or interest. Under the Act, Municipal Council may recognize and protect heritage properties, structures, buildings, or portions of building, through designation. Such designation will assist in ensuring that any future changes to a property are in keeping with its character,

Adjacent Property

Section 13.2.3.1 of the City OP states:

Where a heritage building is protected under Parts IV, V or VI of the Ontario Heritage Act, development, site alteration or demolition may be permitted on adjacent lands where it is evaluated through a Heritage Impact Statement, and demonstrated to the Satisfaction of the Council that the heritage values, attributes and integrity of the protected property are retained. For the purposes of this section, adjacent lands shall include lands that are contiguous, and lands that are directly opposite a protected heritage property, separated only by a laneway or municipal road.

5.3.1 City of London Inventory of Heritage Resources (Heritage Register)

The municipal Inventory provides information on the buildings which define the identity and distinctiveness of the City of London. The listing of a property or structure indicates that the property satisfies certain approved criteria based on its architecture, history and context. A listing also indicates the need for special treatment of the property under the Planning Act, the Ontario Heritage Act, the Ontario Building Code and specific city policies such as demolition.

Under the provisions of the Ontario Heritage Act listed properties cannot be demolished for at least 60 days following a written request for demolition by the owner.

5.4 Parks Canada, Standards and Guidelines for the Conservation of Historic Places in Canada

The principal purpose of the *Standards and Guidelines* is to provide sound, practical guidance in order to realize good conservation practice. The document presents a consistent, Canada-wide set of conservation principles and guidelines for conserving Canada's Historic Places.

Section 1 defines a Historic Place *as a structure, building, group of buildings, district, landscape, archaeological site or other places in Canada that has been formally recognized for its heritage value.*

The General Standards for Preservation, Rehabilitation and Restoration as outlined in the *Standards and Guidelines* is contained in **Appendix D**.

The City of London has not adopted the *Standards and Guidelines*.

6.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The City of London is proposing to widen Wharncliffe Road South at the CN Rail Subway as part of the Wharncliffe Road Class Environmental Assessment project. As part of the mitigation action recommended in the CHAR for the widening of Wharncliffe Road South the City of London has requested an HIS be undertaken as part of the Municipal Class EA process and in accordance with City's terms of reference that is be submitted to the City.

To date, the City of London has prepared a preliminary design for the CN Rail Bridge replacement that includes the addition of one northbound through-lane on Wharncliffe Road South, intersection improvements at Horton Street and a construction staging plan and an outline of the construction access and equipment staging needed for the CN Rail Bridge replacement works. CN Rail has approved the rail bridge replacement strategy.

In support of the assessment of heritage conservation alternatives, the Project Team has undertaken additional technical review during the Summer of 2017.

The detailed technical review that have been completed by the Project Team includes the following aspects:

- constructability review by an independent bridge contractor; structural assessment of the dwelling by an independent civil engineering contractor; and
- review of utility relocations (hydro) and municipal services (water and sewer infrastructure).

A full description of the technical reviews is contained in the Environmental Study Report (ESR).

7.0 IDENTIFICATION OF POTENTIAL IMPACTS FOR THE FOUR (4) ALTERNATIVES

7.1 Introduction

This section provides an assessment of the potential adverse effects to the municipally designated property located at 100 Stanley Street in the City of London. The subject property is municipally designated, By-Law No. L.S.P. -3413-272 under Part IV of the OHA. It is bounded on the west side by Wharncliffe Road South, the south side by the CN Rail line and subway, the east side by the property at 98 Stanley Street and Stanley Street to the north.

Negative impacts, as outlined in the *Ontario Heritage Tool Kit* may include, but are not limited to:

- Removal or demolition of all or part of any significant heritage attributes;
- Removal or demolition of any building or structure whether or not it contributes to the cultural heritage value or interest;
- Any land disturbance, such as a change in grade and/or drainage patterns that may adversely affect a cultural heritage resource;
- Alterations to the property in a manner that is not sympathetic, or is incompatible, with cultural heritage value or interest of the property, Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden;
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
- A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value; and,

- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources.

Impacts can be described as ‘direct’ when cultural heritage landscapes and/or built heritage resources will be removed or significantly altered by a proposed development activity and are permanent. Impacts can be described as ‘indirect’ when cultural heritage resources are disrupted by the introduction of physical, visual, audible or atmospheric elements that are not in keeping with their character and, or setting. They are temporary in duration during construction activities.

7.2 100 Stanley Street

The subject property located at 100 Stanley Street is a municipally designated property under Part IV of the OHA. The Wharncliffe Road Class EA Study Project Team has considered four (4) options to address the widening of Wharncliffe Avenue South and the replacement of the CN Subway structure on Wharncliffe Road South. The options are:

1. Preservation of 100 Stanley Street in-situ.
2. Retention of the residence on-site with modifications and alterations. Dwelling remains in place.
3. Relocation of dwelling from 100 Stanley Street to a new location.
4. Demolition of 100 Stanley Street with Documentation / Salvage.

Table 1: Four (4) Options: Potential Impacts to 100 Stanley Street, City of London identifies of the potential impacts of the four (4) alternatives to the subject property.

7.3 Adjacent Properties

The property located at 98 Stanley Street is included on the City of London Inventory of Heritage Resources as a listed property. It includes a late 19th century brick residence that may be affected by permanent alterations to its character and setting if the residence at 100 Stanley Street is relocated or demolished.

The adjacent property at 98 Stanley Street will be affected by temporary construction activities that will include noise, vibration and higher than normal dust particulate levels from construction related activities.

The local community has indicated an interest to the City of London that it considers this part of Stanley Street, including 98 Stanley Street, as part of an area for future study as a potential Heritage Conservation District (HCD).

TABLE 1: FOUR (4) OPTIONS: POTENTIAL IMPACTS TO 100 STANLEY STREET, CITY OF LONDON

Options	Direct Impact	Indirect Impact
<i>Option 1: Preservation of 100 Stanley Street in-situ.</i>	<p>The property and principal built heritage resource, the residence, will be not be removed/demolished or relocated.</p> <p>Construction work for the city infrastructure improvements on Wharncliffe Road South will not take place on the east side of the road and will not directly affect the subject property.</p>	<p>There is potential for disruption effects related to air, noise, dust and vibration due to the proposed infrastructure work on Wharncliffe Street South and the associated CN subway construction work adjacent to the south boundary of the subject property.</p>
<i>Option 2: Retention of the residence on-site with modifications and alterations. Dwelling remains in place.</i>	<p>The principal built heritage resource, namely the residence, will remain in-situ during construction activities on site. The existing character and setting of 100 Stanley Street will be altered permanently. The proposed on-site construction activities for the CN Subway replacement will result in a significant loss of mature trees and plant material. The widening of Wharncliffe Road South will result in the lot size being diminished on the west side of the property and the existing driveway and the removal and loss of the garage structure adjacent to Wharncliffe Road South. There may be associated changes in grade and/or drainage patterns that may adversely affect the cultural heritage resource.</p>	<p>There is potential for disruption effects to the principal built heritage resource, namely the residence, related to air, noise, dust and vibration due to the proposed infrastructure work for the widening of Wharncliffe Road South and the associated CN Subway construction work on-site.</p> <p>The streetscape context associated with 100 Stanley Street will be altered. This is due to the potential lowering of Wharncliffe Road South for clearance under the CN Subway replacement structure and the intersection of Wharncliffe Road South and Stanley Street due to infrastructure changes for the widening and the change in the property limits of 100 Stanley Street such as a new municipal sidewalk and the removal of mature trees.</p>
<i>Option 3: Relocation of dwelling from 100 Stanley Street to a new location.</i>	<p>Residence: The relocation of the residence from its original location permanently alters the cultural heritage interest and value of the municipally designated property. The context and setting of 100 Stanley Street will be permanently altered. The residence will no longer be a corner lot, the house will face east not north, and associated mature trees, garden and the garage will be lost. Its historical linkage to its existing location will be severed.</p> <p>Potential alterations to the designated heritage attributes of the residence may occur as a result of the moving and relocation of the residence.</p>	<p>The built heritage resource, i.e., the residence, will be subject to temporarily disruption effects related to air, noise, dust and vibration as part of the moving process.</p>
<i>Option 4: Demolition of 100 Stanley Street with Documentation / Salvage.</i>	<p>This will result in the permanent loss of a City of London municipally designated property.</p>	<p>The built heritage resource, i.e., the residence, will be demolished therefore disruption effects related to air, noise, dust and vibration is not applicable.</p>

8.0 CONSERVATION PRINCIPLES

8.1 Introduction

The conservation of cultural heritage resources is a matter of public interest and municipal stewardship.

The principal heritage philosophy for the protection of cultural heritage resources is retention *in situ*. The protection of built heritage resources strives to preserve *in situ* the structures and their material integrity to the maximum extent possible, consistent with public safety.

A measure of conservation and protection is achieved for properties recognized as having cultural heritage value or interest through municipally designating or listing under Part IV of the OHA. Once designated under section 29 of the OHA, no owner of a designated property shall:

- alter the property or permit the alteration of the property if the alteration is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes registered under subsection 29 (6) or (14) unless the owner applies to the council of the municipality and receives consent in writing to the alteration;
- shall demolish or remove a building or structure on the property or permit the demolition or removal of a building or structure on the property unless the owner applies to the council of the municipality and receives consent in writing to the demolition or removal.

9.0 REVIEW OF PROPOSED MITIGATION ACTIONS FOR THE OPTIONS

9.1 Introduction

Ideally, a proposed infrastructure improvement such as the widening of Wharncliffe Road South and the CN subway structure south of the intersection with Stanley Street should not adversely affect cultural heritage resource. If there is intervention it should be managed in such a way that its impact is sympathetic with the value of the resource and that it minimizes or avoids an adverse effect to cultural heritage resource, which is the municipally designated property at 100 Stanley Street.

When the nature of the site alteration is such that adverse impacts are unavoidable, it may be necessary to implement the management of mitigation strategies that alleviate the deleterious effects to the cultural heritage resource. The principal heritage philosophy for the protection of cultural heritage resources is retention in-situ and the preservation of the material integrity to the maximum extent possible, consistent with public safety. Mitigation measures lessen or negate anticipated adverse impacts to cultural heritage resources.

Mitigation strategies identified within the *Ontario Heritage Tool Kit* may include, but are not limited to:

- alternative development approaches;
- isolating development and site alteration from significant built and natural features and vistas;
- design guideline that harmonize mass, setback, setting and materials;
- limiting height and density;
- allowing only compatible infill and additions; and
- reversible alterations.

Salvage of elements for reuse and full recording and documentation of a structure prior to any changes to the site may also be identified as mitigation measures.

9.2 100 Stanley Street

Table 2: Four (4) Options: Mitigation Recommendations for 100 Stanley Street, City of London includes an identification of potential impacts to the subject property for the four (4) options.

9.3 Adjacent Properties

The City will require an HIS for the municipally recognized properties with specific reference to including 98 Stanley Street. This property may receive higher than normal direct and indirect impacts. This satisfies Official Plan Policy Section 13.2.3.1 requirements.

TABLE 2: FOUR (4) OPTIONS: MITIGATION RECOMMENDATIONS FOR 100 STANLEY STREET, CITY OF LONDON		
Options	Potential Impact	Mitigation Recommendations
<i>Option 1: Preservation of 100 Stanley Street in-situ</i>	Indirect	Prepare an updated HIS to address the effects of the preferred option for the widening of Wharnccliffe Street South and the CN Subway replacement on the adjacent property to 100 Stanley Street, namely, the City listed property at 98 Stanley Street and to recommend applicable mitigation measures.
<i>Option 2: Retention of the residence on-site with modifications and alterations. Dwelling remains in place</i>	Direct and Indirect	<p>Prepare an updated HIS to address specifically the effects of the preferred option for the widening of Wharnccliffe Street South and the CN Subway replacement. Mitigation measures included in the updated HIS may include, but are not limited to, the following actions.</p> <ul style="list-style-type: none"> ○ Photo-document the exterior existing condition of the building including masonry and wood elements. Complete an interior review to assess the condition of plaster walls and other decorative interior elements. ○ A visual inspection of the exterior should be made before construction activities are initiated and a report prepared. Monitor vibration impacts to the masonry facade. ○ Dust particulate levels should be managed to limit the effect on the exterior masonry, the front porch, wood windows and decorative wood elements. ○ Protective wood hoarding should be erected around the exterior of the structure. ○ Window and door openings should be boarded and secured. Electricity and heat to be maintained. ○ Document the vegetation in the existing garden photographically and prepare field notes and drawings as necessary. ○ Re-instate landscape elements that were previously extant within the new property boundaries. ○ Re-plant trees removed to facilitate structure construction. ○ Make masonry repairs to any damaged materials using proper historic masonry repair practices.
<i>Option 3 - Relocation of dwelling from 100 Stanley Street to a new location</i>	Direct and indirect	<p>Prepare an updated HIS to address specifically the effects of the preferred option for the widening of Wharnccliffe Street South and the CN Subway replacement. Mitigation measures included in the updated HIS may include, but are not limited to, the following actions.</p> <ul style="list-style-type: none"> ○ Prepare a building relocation management plan for relocating the designated residence. The plan should detail the methodology to be employed by the building mover including technical information related to the lift process, transport, new site preparation, building protection and security arrangements. ○ Prepare a lot plan with building orientation to properly locate the residence on a new lot. ○ Prepare a landscape plan with consideration to re-plant vegetation from 100 Stanley Street. ○ Prepare a Strategic Conservation Plan for the relocated residence addressing a methodology for the care and conservation of the residence on a new foundation. This may include interior and exterior conservation measures. ○ There is an opportunity for the establishment of a park and cultural heritage interpretive signs on the former 100 Stanley Street property related to the original property history, building architecture of the

TABLE 2: FOUR (4) OPTIONS: MITIGATION RECOMMENDATIONS FOR 100 STANLEY STREET, CITY OF LONDON		
Options	Potential Impact	Mitigation Recommendations
		<p>dwelling and local history.</p> <ul style="list-style-type: none"> ○ The relocation plan should include the salvage of plant materials/seed beds from the existing gardens at 100 Stanley Street for the establishment on the new property. ○ Prepare a monitoring plan. This should be considered for the duration of the construction period.
<i>Option 4 –Demolition of 100 Stanley Street with Documentation / Salvage /</i>	Direct	<p>Prepare an updated HIS to address specifically the effects of the preferred option for the widening of Wharncliffe Street South and the CN Subway replacement. Mitigation measures for demolition of the residence on site may include, but are not limited to, the following actions.</p> <ul style="list-style-type: none"> ○ Prepare a Salvage Plan for the built heritage resource to include architectural materials such as brick masonry, decorative exterior woodwork and interior woodwork, doors, windows and wood flooring. ○ The Salvage Plan can include the salvage of plant material/seed beds from the existing gardens at 100 Stanley Street for establishment elsewhere or on the existing site. Prepare a Documentation Report for the residence complete with photography and as-found record drawings. Record the cultural heritage landscape and property context photographically. Include in the report the property history, documentation record pictures and drawings. The report should be filed with the Local History Collection of the City of London Public Library and Western University Library. ○ There is an opportunity for establishment of a park and heritage interpretive materials on the remnant 100 Stanley Street property related to the original location of the dwelling.

10.0 SUMMARY OF THE ASSESSMENT OF THE OPTIONS

10.1 Introduction

The City of London Official Plan (1989, as amended) includes *Chapter 13, Heritage Resource Policies*. Section 13.1 states as its objectives:

- i) *Protect in accordance with Provincial policy those heritage resources which contribute to the identity and character of the City;*
- ii) *Encourage the protection, enhancement, restoration, maintenance, and utilization of buildings, structures, areas, or sites within London which are considered to be of cultural heritage value or interest to the community; and*
- iii) *Encourage new development, redevelopment, and public works to be sensitive to, and in harmony with, the City's heritage resources.*

10.2 Preferred Conservation Recommendation of the Four (4) Options

The HIS has assessed the four (4) options provided by the Wharncliffe Class EA Projects Team and, with regard to the protection of the municipally designated property located at 100 Stanley Street, the ***preferred option from a cultural heritage perspective is Option 1 – Preservation of 100 Stanley Street.***

If preservation in-situ of this municipally designated property is not achievable based on other factors, the remaining three (3) other options are recommended in order of preference:

- 1) Option 2: Retention of the residence on-site with modifications and alterations. Dwelling remains in place;
- 2) Option 3: Relocation of dwelling from 100 Stanley Street to a new location; and
- 3) Option 4: Demolition of 100 Stanley Street with Documentation / Salvage.

Option 1 preserves the municipally designated property with few negative impacts to its cultural heritage interest or value as stated in the City of London By-law No. L.S.P.-3413-272. This option adheres to the direction of Section 13.1 of the City's OP, namely, to protect in accordance with Provincial policy those heritage resources which contribute to the identity and character of the City; to encourage the protection of buildings and sites within London which are considered to be of cultural heritage value or interest to the community; and allows public works to be sensitive to, and in harmony with, the City's heritage resources. Under Part IV of the OHA, this option will not result in the alteration or repeal of the existing City Designation By-Law.

Option 2 leaves the principal built heritage resource, namely the residence, in-situ but permanently alters the cultural heritage character and setting of the property. Under Part IV of the OHA, this option will result in changes to the legal description of the property and will require an amendment to the City Designation By-Law.

Option 3 removes the principal built heritage resource, the residence, from its original location and context. It preserves the residence on an option site in proximity to the original location, i.e., on the west side of Wharncliffe Road South of Evergreen Avenue. Under Part IV of the OHA, this option will result in the repeal of the existing City Designation By-Law and the approval of a new City Designation By-Law at for new location.

Option 4 will result in the demolition and salvage of the principal built heritage resource, the residence. The conservation of cultural heritage resources is a matter of public interest and municipal stewardship. From a heritage conservation viewpoint, the option, i.e., demolition, is the least preferable. It results in the loss of the municipally designated property and its residence at 100 Stanley Street and diminishes the heritage identity and character of this area of the City. Under Part IV of the OHA, this option will result in the repeal of the existing City Designation By-Law.

10.3 Conclusion

This HIS addresses the direct and indirect heritage impacts related to the four (4) heritage options considered by the Wharncliffe Road South Class EA Project Team. This work has been incorporated into a broader discussion within the Environmental Study Report, to arrive at a recommendation for 100 Stanley Street.

When City Council approves the Class EA Environmental Study Report, including the recommendation with respect to 100 Stanley Street, the recommendation should include means to best protect and enhance the cultural heritage value and heritage attributes of the cultural heritage resource including, but not limited to the following:

- conservation strategies setting out a general course of action will be developed in further detail based on the result of City of London approval; and
- a mitigation strategy including the proposed methods; a conservation scope of work including the proposed methods; an implementation and monitoring plan for the security and maintenance of the residence and property; recommendations for additional studies/plans related to, but not limited to: conservation; site specific design guidelines; interpretation/commemoration; and landscape restoration and stabilization; and additional record and documentation prior to demolition.

Heritage Alteration Permit

Depending on the selected option, the City of London requires an application for, and approval of Heritage Alteration Permit (HAP) to demolish a designated property under Part IV of the OHA.

The OHA requires the owner of a heritage designated property to obtain consent from Municipal Council prior to alteration. There is no provision for a non-owner to undertake work without authorization from the owner

If the municipality becomes the owner of the designated property at 100 Stanley Street and it intends to make alterations or to undertake demolition of the said property, it must apply for a HAP.

If the City acquires a Construction Easement for the property the application for a HAP is applicable as well. The municipality should carry the cost of any drawings, plans and permits required to relocate the residence to an alternate site, to pay for new services for the building and to landscape the new site.

Ontario Heritage Act

When City Council approves the Class EA Environmental Study Report, including the recommendation with respect to 100 Stanley Street, the following actions may be required under the Part IV of the OHA:

- Amendment of a designating by-law, under Part IV, Section 30.1;
- Repeal of a designating by-law, council's initiative under Part IV, Section 31;
- Alteration of a property, Part IV, Section 33;
- Demolition or removal of structure, Part IV, Section 34; and
- Repeal of by-law for the designated property, Part IV, Section 34.3;

If the residence at 100 Stanley Street is relocated from its site, the City Council shall approve a new Designation By-Law for the new location.

Heritage Conservation Easement

If the residence at 100 Stanley Street is relocated to another site, the City should consider further heritage protection through acquiring a municipal heritage easement in addition to the approval of a new Designation By-law under Part IV of the OHA. A Heritage Easement Agreement is a tool used to ensure a building's preservation. An agreement is entered into between the property owner and the municipality and registered on title. The agreement identifies elements of a building that are to be retained in perpetuity and as well it may set out permitted alterations and development.

98 Stanley Street

It is also recommended that a separate HIS be completed following the EA and during detailed design for the registered property located at 98 Stanley Street if any of Options 2, 3 and 4 are recommended.

**APPENDIX A:
BIBLIOGRAPHY**

Archives of Ontario (AO).

Ontario, Canada, Deaths and Deaths Overseas 1869-1947. Middlesex County, London City.

#102, John Taylor, March 5, 1906.

#016083, Maria Arkell, February 5, 1902.

#022029, Thomas Pettigrew Elliot.

City of London Assessment Rolls, D193, Various years 1892-1899.

The Architectural Conservancy of Ontario Inc., London Branch. *Brackets and Bargeboards*. London: 1989.

Armstrong, Frederick H. *The Forest City: An Illustrated History of London, Canada*. Burlington, Ontario: Windsor Publications, 1986.

Baker, Michael and Neary, Hilary Bates. *London Street Names: An illustrated Guide*. Toronto: J. Lorimer & Co., 2003.

Brock, Daniel, J. "The Shaping of Middlesex County", *The London and Middlesex Historian*. Autumn 1990, Volume 17, 14-26.

Brock, Daniel and Moon, Muriel. *The History of the County of Middlesex, Canada*. Belleville, Ontario: Mika Studio, 1972.

Census Returns, Canada, Ontario.

Middlesex East, 1881 Middlesex South, Westminster. 1881, 1891 and 1901

City of London, 1891, 1901, 1911 and 1921.

City of London, Planning and Development. *Heritage Places: A Description of Potential Heritage Conservation Areas in the City of London*. 1994.

City of London, Department of Planning and Development, Planning Division, *Stanley/Becher/Ridgeview Area Study*. April 1992.

Crinklaw, Raymond K. *Westminster Township South-east of the Thames*. Lambeth, Ontario: Crinklaw Press, 1988.

Foster's London City and Middlesex County Directory 1896. London, Ontario: J.G. Foster & Co. Publishers, 1896.

Foster's London City and Middlesex County Directory 1897-8. Toronto, Ontario: J.G. Foster & Co. Publishers, 1901.

Foster's London City and Middlesex County Directory 1900. London and Toronto, Ontario: J.G. Foster & Co. Publishers, 1900.

Foster's London City and Middlesex County Directory 1901. London and Toronto, Ontario: J.G. Foster & Co. Publishers, 1901.

Grainger, Jennifer, ed. *Delaware and Westminster Townships*. 2 vols. Lambeth, Ontario: The Westminster Township Historical Society, 2006.

Illustrated Historical Atlas of Middlesex County, Ontario 1878. Offset ed. Belleville: Mika Silk Screening Ltd, 1972.

The London City and Middlesex County Directory 1892. London, Ontario: Might's Directory Co., 1892.

The London City and Middlesex County Directory 1893. London, Ontario: Might's Directory Co. of Toronto, 1893.

London Public Library (LPL).
Assessment Rolls. Various years 1895 to 1959.

Obituaries, "Taylor", *London Advertiser*, March 31, 1906, col. 1.

Lutman, John H. *The South and the West of London: An Historical and Architectural Guide*. London, Ontario: The Corporation of the City of London, 1979.

McAlpine's London City and County of Middlesex Directory, 1875. London: 1875.

McIlwraith, Thomas, F. *Looking for Old Ontario*. University of Toronto Press. Toronto. 1998.

Ontario Heritage Act. RSO 1990.

Ontario Heritage Act Regulation 9/06: *Criteria for Determining Cultural Heritage Value or Interest*, 25, 2006.

Ontario Land Registry Office #33. Lot 18, Plan 427, City of London.

Ontario Ministry of Culture. Info Sheets.
Cultural Landscapes in Ontario. November 27, 2007.
Eight Guiding Principles in the Conservation of Built Heritage Properties. Spring 2007.
Listing Cultural Heritage Properties on the Municipal Register. Spring 2007.
Heritage Conservation Principles for Land Use Planning. Spring 2007.

Priddis, Harriet, "The Naming of London Street", Read Before the London and Middlesex Historical Society, May 16, 1905, revised January 9, 1909, rpt., *Centennial Review 1967*. London: London and Middlesex Historical Society.

Smith, Wm. H. *Smith's Canadian Gazetteer*. Toronto, Ontario: H. & W. Rowsell, 1846.

Tausky, Nancy Z. *Historical Sketches of London: From Site to City*. Peterborough, Ontario: Broadview Press, 1993.

Unterman McPhail Associates. *Cultural Heritage Assessment Report, Built Heritage Resources & Cultural Heritage Landscapes, Municipal Class Environmental Assessment Study Wharncliffe Road South From Beecher Street to Commissioners Road West, City of London, Ontario*. November 2016.

Vernon's London Directory. London: Henry Vernon.
Various years from 1901, 1909, 1910, 1915, 1916, 1922 and 1937 to 1991.

Websites

Ancestry.ca.

Pool Family Tree. Emily Pool. Doris Gwendoline Swift, Grace Evelyn Swift, Gwendoline Shirley C. Harris.

Access: --<<https://www.ancestry.ca/family-tree/person/tree/1026671/person/-1615563734/facts>> (June 2017).

Cooper Family Tree, John Taylor.

Access: --<<https://www.ancestry.ca/family-tree/person/tree/82396126/person/42459819025/facts>> (June 2017).

Canada, Voters Lists 1935-1980.

Canada's Historic Places.

Access: --<<http://www.historicplaces.ca/en/home-accueil.aspx>> (August 2017).

City of London.

Heritage Designated Properties.

Access: --<<https://www.london.ca/About-London/heritage/Pages/Designated-Buildings.aspx>> (June 2017).

Inventory of Heritage Resources, 2006.

Access: --<<https://www.london.ca/About-London/heritage/Documents/Inventory-of-Heritage-Resources-2006.pdf>> (June 2017).

About London, History of London, Founding of the Forest City, Historic Highlights.

Access: --<<http://www.london.ca/AboutLondon/londonhistory/Pages/Overview.aspx>> (May 2017).

Maps, City Map, Heritage Sites.

Access: --<<http://www.london.ca/Maps/Pages/default.aspx>> ((June 2017).

To: Chair and Members Planning & Environment Committee, From: John M. Fleming, Managing Director, Planning and City Planner Re: Heritage Conservation District Status Report Meeting on Tuesday, August 26, 2014.

Access: --<<https://www.london.ca/newsroom/Documents/HeritageDistricts.pdf>> ((June 2017).

Historic Niagara Digital Collections, Niagara Falls Public Library.

Taylor, John – Details

Access: --<<http://www.nflibrary.ca/nfplindex/show.asp?id=299031&b=1>> (July 2017).

Library and Archives of Canada (LAC)

Postal Heritage and Philately, Post Offices and Postmasters, Item 6948, St. James' Park Sub., Middlesex, (Ontario)

Access: --<<https://www.bac-lac.gc.ca/eng/discover/postal-heritage-philately/post-offices-postmasters/Pages/item.aspx?IdNumber=6948&>> (July 2017).

Maps & Atlases, Geodetic Survey of Canada - City of London, Survey 1926, Printed 1928.

Access: --<<http://www.lib.uwo.ca/madgic/geodetic1926.html>> (June 2017).

Maps & Atlases, Geodetic Survey of Canada - City of London, Survey 1926, Revised 1957.

Access: --<<http://www.lib.uwo.ca/madgic/geodetic1926.html>> (June 2017).

Western Libraries, Maps and Atlases.

Access: --<<http://www.lib.uwo.ca/madgic/mapsandatlas.htm>> (June 2017).

City of London Fire Insurance Plans. 1892, revised 1907; 1912, revised 1915.

Access: --<<http://www.lib.uwo.ca/madgic/fips.htm>> (June 2017).

Aerial Photographs, 1922, 1945, 1955.

Access: --<<http://www.lib.uwo.ca/madgic/airphotos.htm>> (June 2017).

Maps, Photographs and Drawings

Bird's Eye of the City of London, Ontario. 1872.

Canadian National Railways Central Region London Division- Strathroy Subdivision.

General Plan for the Renewal of Subway at Wharncliffe Road, London. Township of London – County of Middlesex, Toronto, May 15, 1924, Revised August 20, 1924.

London Public Library (LPL), London Room.

City of London, Canada, 1893, Birdseye View. Toronto Lithographing Company.
1923. Stanley Street-Wharncliffe Road South Underpass. London Old Boys Reunion,
August 1923.

Map of the City of London and Suburbs, Supplemental Map to the *Illustrated Historical
Atlas of Middlesex County, Ontario, 1878.*

National Topographic Series.

St. Thomas 40 I/14, 1924, 1950, 1963 and 1999.

Tremaine, George R., Tremaine's Map of Middlesex County, 1862.

Western Libraries, Maps and Atlases. (Online, See Websites).

City of London Fire Insurance Plans. 1892, revised 1907; 1912, revised 1915; and
1912, revised 1922

Aerial Photographs, 1922, 1945 and 1955.

Maps & Atlases, Geodetic Survey of Canada - City of London, Surveyed 1926,
printed 1928.

Maps & Atlases, Geodetic Survey of Canada - City of London, Surveyed 1926,
revised 1957.

Western Archives.

Westland Photo Album 8, Image 8, 1905, Wharncliffe Road South at Stanley Street.

London Free Press Collection, Widen Wharncliffe Road, 1955-10-01.

Contact

Kyle Gonyou, Heritage Planner, Urban Regeneration, City of London, Planning Services.

Nan Finlayson, Property Owner, 100 Stanley Street, London, Ontario.

**APPENDIX B:
ADDITIONAL HISTORICAL
INFORMATION, PHOTOGRAPHS & MAPS**

HISTORICAL INFORMATION FOR 100 STANLEY STREET

John Taylor

John Taylor was born in Lancastershire, England on March 29, 1830. He was the son of Thomas Taylor and Elizabeth Butcher.¹¹ Taylor emigrated to Canada c1864.¹² He married Sarah Geneva Minard of Yarmouth Township on May 4, 1864.¹³ Sarah was the daughter of Samuel Minard and Rebecca More. They had four (4) known children including, Thomas Herbert, Adah E., Inez Mary and Sarah Helma.

Sometime between 1864 and 1872 the Taylors settled in Westminster Township on the outskirts of London. In August 1872, John Taylor was appointed postmaster of the St. James Park Substation in Westminster Township. By the mid 1870s, he was described as a partner in Pontey & Taylor and the family lived in a house on Wharncliffe Road South opposite Becher Street.¹⁴ Pontey & Taylor owned the St. James Park Nurseries, London, Ontario. The nursery was described as a purveyor of fruit and ornamental trees, flowering shrubs, roses, etc., in Westminster Township, with a St. James Park P.O. address.¹⁵ In 1879, John Taylor, a proprietor of the “celebrated St. James Park Nurseries”, decided to retire and advertised the disposal of his stock and share in the business that “*included 130 acres of land situated in the immediate vicinity of the City of London, Ont., and within easy distance of all the leading lines of railways.*”¹⁶

Over the years, Taylor acquired substantial property on Evergreen Avenue, Wharncliffe Road South and Stanley Street. In November 1888, C. Jones registered a plan of subdivision for John Taylor on the south side of Stanley Street with regard to Parts Lots 17 and 18, Plan 427 (4th). In the early 1890s, the Taylor family lived in a house at Wharncliffe Road South on the north side of Evergreen Avenue. Their residence was referred to as “Genevra”.¹⁷ The city assessment roll (1895) recorded the Taylors in a residence on north Evergreen Avenue at Wharncliffe Road South, lot size 165-ft. x 100-ft. and valued at \$2000.¹⁸ As well John and Sarah Taylor owned seven vacant lots on the south side of Evergreen Avenue in 1895 and lots on Stanley Street.

¹¹ Ancestry.ca. Cooper Family Tree, John Taylor. Access: --<<https://www.ancestry.ca/family-tree/person/tree/82396126/person/42459819025/facts>> (June 2017).

¹² Canada Census 1901, Ontario, Middlesex South, Westminster; and, Historic Niagara Digital Collections, Niagara Falls Public Library. Taylor, John – Details
Access: --<<http://www.nflibrary.ca/nfplindex/show.asp?id=299031&b=1>> (July 2017).

¹³ Ancestry.ca. Cooper Family Tree, John Taylor. Access: --<<https://www.ancestry.ca/family-tree/person/tree/82396126/person/42459819025/facts>> (June 2017). John Taylor to Sarah g. Minard, May 4, 1864.

¹⁴ *McAlpine's London City and County of Middlesex Directory* (McAlpine, Everett & Co., 1875) 378.

¹⁵ *Ibid.*, 31.

¹⁶ *The Gardeners' Monthly and Horticulturist*, Vol. 21 (Philadelphia, Charles H. Marot, Publisher., 1879) 16.

¹⁷ “Marriages and Deaths, Taylor”, *The London Advertiser*, (March 31, 1906) Column 1.

¹⁸ City of London Public Library, London room, City of London Assessment Rolls for 1895, Sixth Ward, 31.

City assessment rolls (1892) note Taylor owned two leased houses on Lot 16 and 17, noted as 88, 90 Stanley Street South, respectively, as well as a vacant house on part of Lot 17 and vacant land to the rear of 87 to 60 Stanley Street South.¹⁹ The Birds Eye View (1893) of the City of London shows the subject lot bordering Wharncliffe Road South was undeveloped. By 1894, the vacant house had a tenant named William Snell. In 1896, William Davis lived in the house on part Lot 17, still without a street number.²⁰ In 1897, the unnumbered house was recorded as 98 Stanley Street on Part Lot 17 with William Davis as a tenant. At this time, the lot size associated with 98 Stanley Street was 190-ft by 92-ft. The city assessment roll (1899) still does not record a house at 100 Stanley Street. A city directory notes an unfinished house was located at 92 Stanley Street in 1900. Houses were located at 88, 90, 92 and 98 Stanley Street. City directories do not record a tenant at 100 Stanley Street before 1901. The Taylors rented out the houses on Stanley Street during their ownership.

The fire insurance plan (1892; revised 1907) indicates there was a one storey wood frame addition on the south (rear) elevation of the house and a frame front porch, smaller than the current porch, wrapped around the northwest corner of the frontward brick projection at 100 Stanley Street. The fire insurance plan for 1915 shows a frame garage had appeared in the southwest corner of the lot. This front porch outline also appears on a topographic map of London (1926; printed 1928). A rear addition is shown on the southwest corner of the main house. And a driveway is depicted in the location of the current one.

John Taylor died at his residence “Genervra” on the corner of Evergreen Avenue and Wharncliffe Road South on March 3, 1906. His estate passed to his wife Sarah Taylor. Sarah was appointed the postmaster of the St. James Substation in March 1906 after her husband’s death and retained the position until her resignation in May 1910.²¹ City of London assessment rolls (1910) indicate the John Taylor Estate and Sarah Taylor owned the properties at 92, 94, 98 and 100 Stanley Street, south side.²² The property at 100 Stanley Street comprised a lot measuring 29-ft. x 106-ft.

Sarah G. Taylor died on May 9, 1915. City of London assessment rolls (1916) indicate the Sarah G. Taylor Estate owned the properties at 92, 94, 98 and 100 Stanley Street, south side.²³ Land records indicate her surviving children. Thomas H., Ada Kirkpatrick, Inez M. Robson and Sarah Taylor. Inez Robson acquired Lots 17 and 18, Plan 427. She sold Lot 18 and part Lot 17 to Thomas P. Elliot in June 1918 with title registered July 1919.

¹⁹ AO, City of London Assessment Rolls for 1892, Sixth Ward, 14.

²⁰ Ibid., City of London Assessment Rolls for 1894, Sixth Ward, 16; and LPL, London Room, City of London Assessment Rolls for 1896, Sixth Ward, 17.

²¹ LAC, Postal Heritage and Philately, Post Offices and Postmasters, Item 6948, St. James’ Park Sub., Middlesex, (Ontario) Access: --<<https://www.bac-lac.gc.ca/eng/discover/postal-heritage-philately/post-offices-postmasters/Pages/item.aspx?IdNumber=6948&>> (July 2017).

²² LPL, London Room, Assessment Roll of the City of London for 1916, Sixth Ward, 104.

²³ Ibid., Assessment Roll of the City of London for 1910, Sixth Ward, 78.

Maria Theresa Arkell: 1900-1902.

Maria Theresa Arkell was born in England on August 26, 1822. She immigrated to Upper Canada in 1858 at about 36 years of age.²⁴ She was married Robert Arkell. They lived in Petersville from the 1860s into the 1880s according to census returns. Robert Arkell opened the Kensington Ale and Porter brewery c1873.²⁵ This brewery was destroyed in a fire in 1882.²⁶ Arkell also established the American Hotel on Ridout Street North in London, Ontario and later the Revere House at the corner of Richmond and King Streets.

The Arkell's lived in several places during their years in London. London City directories vary in information. Maria T. Arkell, widow of Robert Arkell, was a tenant at different places from 1896 to 1900. Maria Arkell moved into 100 Stanley Street in 1901 and was the as was the first tenant.²⁷ The Census Return (1901) indicates the 78-year old Maria Arkell was a widow and she lived with a domestic servant in a brick house with seven rooms at 100 Stanley Street on a one-quarter acre village lot. Maria Arkell died on February 5, 1902. Her death certificate records her residence was 100 Stanley Street at the time of death.²⁸

Edgar S. Crawford: 1909-1910

Crawford is noted as the resident of 100 Stanley Street in city directories dating from 1909 and 1910.

Robert Laird: Tenant, 1911

The Census Return (1911) indicates 35 year-old bookkeeper Robert Laird, 32 year-old Maude Laird and children 12-year-old Gwendoline, 8 year-old Dorothy and 6 year-old Gordon lived at 100 Stanley Street. Gwendoline was born in 1898.

Thomas P. and Marie E. Elliot: Owners 1918-1952

Members of the Elliot family owned and lived at 100 Stanley Street from 1918 to 1952, a period of 34 years.

Thomas Pettigrew Elliot was born on April 19, 1868, the son of John Elliot.²⁹ He married Marie [Mary] Lachlan [Laughlen, Laughlan] in Watford, Ontario on September 8, 1898.³⁰ Their son Thomas Laughlen was born on October 3, 1902.

²⁴ Census Return (Canada) Ontario, Middlesex South, Westminster Township, London South.

²⁵ Martyn Cornell, *Amber, Gold & Black: the History of Britain's Great Beers*,

²⁶ Alan McLeod, *Ontario Beer: A Heady History of Brewing from the Great Lakes to Hudson Bay*

²⁷ *Foster's London city and Middlesex County directory for 1901*, 116.

²⁸ AO, Ontario, Canada, Deaths and Deaths Overseas 1869-1947. Middlesex County, London City, #016083, Maria Arkell, February 5, 1902.

²⁹ AO, Ontario, Canada, Deaths and Deaths Overseas, 1869-1947, Middlesex, Ontario, #022029, Thomas Pettigrew Elliot.

³⁰ Ibid.

City directories indicate Thomas P. Elliot was living at 98 Stanley Street in 1909 and at 100 Stanley in 1910; however, the Census Return (1911) indicates Thomas and Mary and son Laughlen were residing at 98 Stanley Street.

In 1915 and 1916, the city directory notes Thomas E. Walsh as the resident at 100 Stanley Street with Thomas P. Elliot at 98 Stanley Street. Land records indicate Thomas P. Elliot bought the subject property at on Lots 18 and 17, south side of Stanley Street from Inez Robson, daughter of John Taylor in June 1918.

The Census Return (1921) records Thomas and Mary G [E]. Elliot and their 18 year-old son [Thomas] Laughlin as residents of a house at 100 Stanley Street. A directory entry from 1922, records Thomas P. Elliot as a resident of 100 Stanley Street and noted Elliot as an employee of Smallman & Ingram, a dry goods store started in 1907 and later transformed into a London department store.³¹ City of London assessment rolls (1927) indicate T.P. Elliot was the owner of 100 Stanley Street. The lot size had increased since 1910, now measuring 37-ft. x 106-ft.³²

Thomas P. Elliot died at this home at 100 Stanley Street on September 6, 1927. His death notice indicated he was a Director of Smallman & Ingram Dry Goods, London. It was also noted he had resided at 100 Stanley Street for 10 years. His death certificate indicates he was buried in Woodland Cemetery.

City of London assessment rolls (1939) indicate Mary E. Elliot was the owner of 100 Stanley Street, the lot measuring 37-ft. x 106-ft.³³ Directories note M.E. Elliot as the resident of 100 Stanley Street until c1950. Mary E. Elliot lived at the subject property upon her death on November 21, 1951.³⁴ City of London assessment roll (1953) still note Mary E. Elliot as the owner of the subject property.³⁵ However, land records indicate Winnifred K. Elliot and Purdom Francis Love as the executors of the estate of sold Mary Ellenor Elliot sold the subject property to Gwendoline Doris Swift and Shirley Gwendoline Plank in April 1952.

Doris Gwendoline Swift (1950s to 1980s)

Gwendoline Swift was a joint owner and lived at 100 Stanley Street from 1952 to 1982, a period of 30 years.

Land records indicate Gwendoline D. Swift and Shirley G. Plank, formerly Harris, acquired ownership of the subject property in April 1952. The sale instrument noted Gwendoline's profession was a dressmaker. Shirley G. Plank was noted as a Bell

³¹ "Smallman, John Bamlet", *Dictionary of Canadian Biography, University of Toronto/University of Laval, 2003-2017*.

³² LPL, London Room, Assessment Roll of the City of London for 1927, 133.

³³ LPL, London Room, Assessment Roll of the City of London for 1939, 155.

³⁴ Land Registry Office #33, 100 Stanley St., London, Instrument #43791, April 30, 1952, registered May 2, 1952.

³⁵ LPL, London Room, Real Property Assessment Roll City of London 1953, 318.

Telephone employee in 1952. It seems Gwendoline Swift was a maternal aunt of Shirley Plank, the daughter of Grace Evelyn Swift and William Harris.

Grace Evelyn Swift was born in Croyden, Surrey, England on August 21, 1896, and her sister Doris Gwendoline Swift in 1902 to William James Swift and Emily Pool.³⁶ Grace E. Swift arrived in Canada in 1913 and lived with her aunt Lucy Pool in Owen Sound in 1921.³⁷ Passenger lists indicate Gwendoline, her mother Emily, and sister Grace E. Swift visited England in 1925.³⁸ In 1926, Grace married William Leo Harris. Daughter Gwendoline Shirley C. Harris was born in England in 1927. Grace Harris and family arrived in Quebec in 1928.

Gwendoline D. Swift and her mother, Emily Swift arrived in Halifax, Nova Scotia on July 4, 1918.³⁹ Their final destination was noted as Owen Sound, Ontario.⁴⁰ In 1921, Emily and Gwendoline Swift lived together in Wiarton, Ontario.⁴¹ They returned to England in 1925, and three years later, sailed back to Canada with Grace and William Harris and their infant daughter Shirley C. Harris, arriving in Quebec on April 22, 1928. The final destination for both the Swifts and Harris families was Guelph, Ontario. Brother Alfred Swift also immigrated to Canada and for a time lived in Owen Sound.

Gwendoline lived with her mother. Emily Swift died on September 1, 1934, in Guelph, Ontario.⁴² By 1935, Gwendoline Swift was living with her sister Mrs. William Harris in Guelph.⁴³ At some point between 1935 and 1952, Gwendoline Swift moved to London, Ontario.

In April 1952, she bought the subject property with her niece Shirley Gwendoline Plank. A mortgage was issued from Winnifred K. Elliot, noted as a widow, to Swift and Plank in 1957. It appears Gwendoline Swift then lived at 100 Stanley Street with her widowed sister Grace Harris, mother of Shirley Plank. Vernon's directory (1955) notes a G. G. Harris and Gwendolyn D. Swift as the residents of the subject property. City of London assessment rolls (1959) indicate Gwendolyn D. Swift and Shirley G. Plank owned 100 Stanley Street.⁴⁴

Gwendolyn Swift continued to inhabit the house with her sister Grace Harris until the early 1970s. Mrs. Gwendoline Swift, retired, is noted on the Canada Voter's List in 1972 as a resident of 100 Stanley Street with Grace E. Elliot, retired.⁴⁵ The exact year of Grace

³⁶ Ancestry.ca. Pool Family Tree. Doris Gwendoline Swift and Grace Evelyn Swift. Access: --<<https://www.ancestry.ca/family-tree/person/tree/1026671/person/-1615563734/facts>> (June 2017).

³⁷ Canada Census 1921, Ontario, North Grey, City of Owen Sound, 2.

³⁸ Ancestry.ca. UK, Incoming Passenger lists, 1878-1960., Liverpool England, December 1925.

³⁹ Ibid., Canadian Passenger Lists, 1935-1935 [database on-line].

⁴⁰ Ancestry.ca. Canadian Passenger Lists, 1935-1935 [database on-line].

⁴¹ Census Return, Canada, Ontario, Bruce North, Wiarton, 1921.

⁴² Ancestry.ca. Poole Family Tree, Grace E. Harris.

⁴³ Ancestry.ca. Canada Voters List, 1935 -1980, Town of Guelph, Gwen Swift, 1935.

⁴⁴ LPL, London Room, Real Property Assessment Roll City of London 1959, 357.

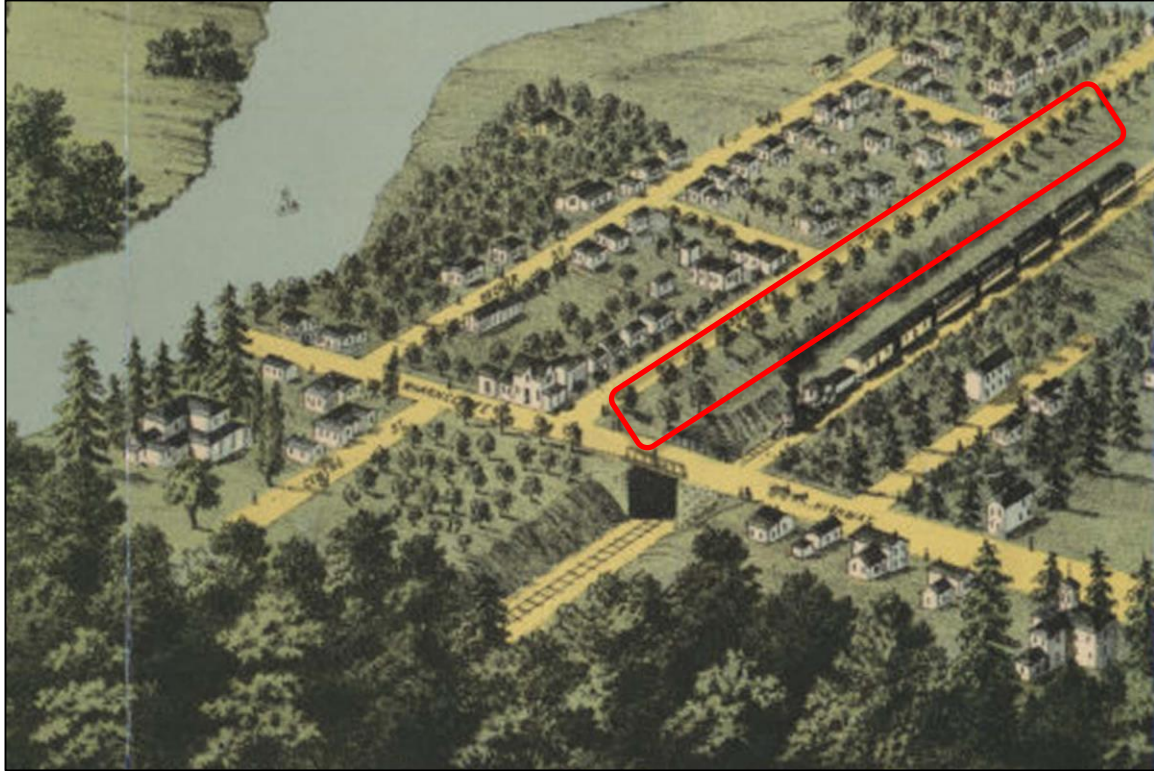
⁴⁵ Ancestry.ca. Canada, Voters Lists 1935-1980, City of London 1972.

Harris' death is undetermined. Gwendoline Swift seems to have continued to live at 100 Stanley Street into the mid 1980s. The property was put in trust in 1982. The exact date of G. Swift's death is undetermined, but it appears to be around 1986.

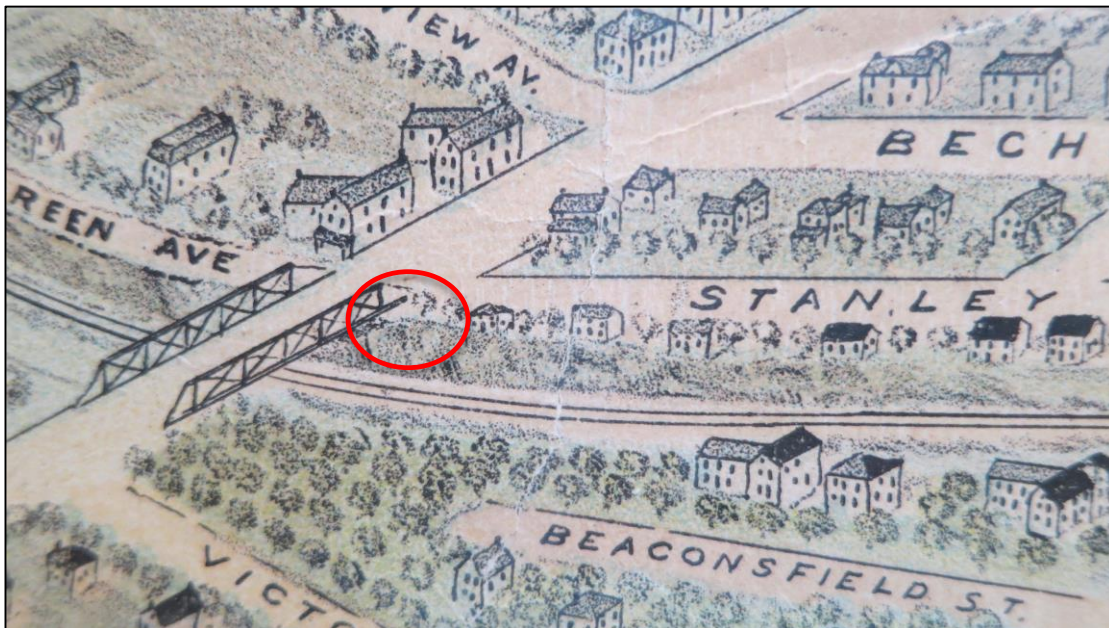
Owners: 1982 to present

Land records indicate G. Swift granted the property (Instrument #618386) to Stephanie Walkerdine and Catherine Dirksen, in trust, subject to a life interest in June 1982. Stephanie Walkerdine and Catherine Dirksen were relatives of Gwendoline Swift.

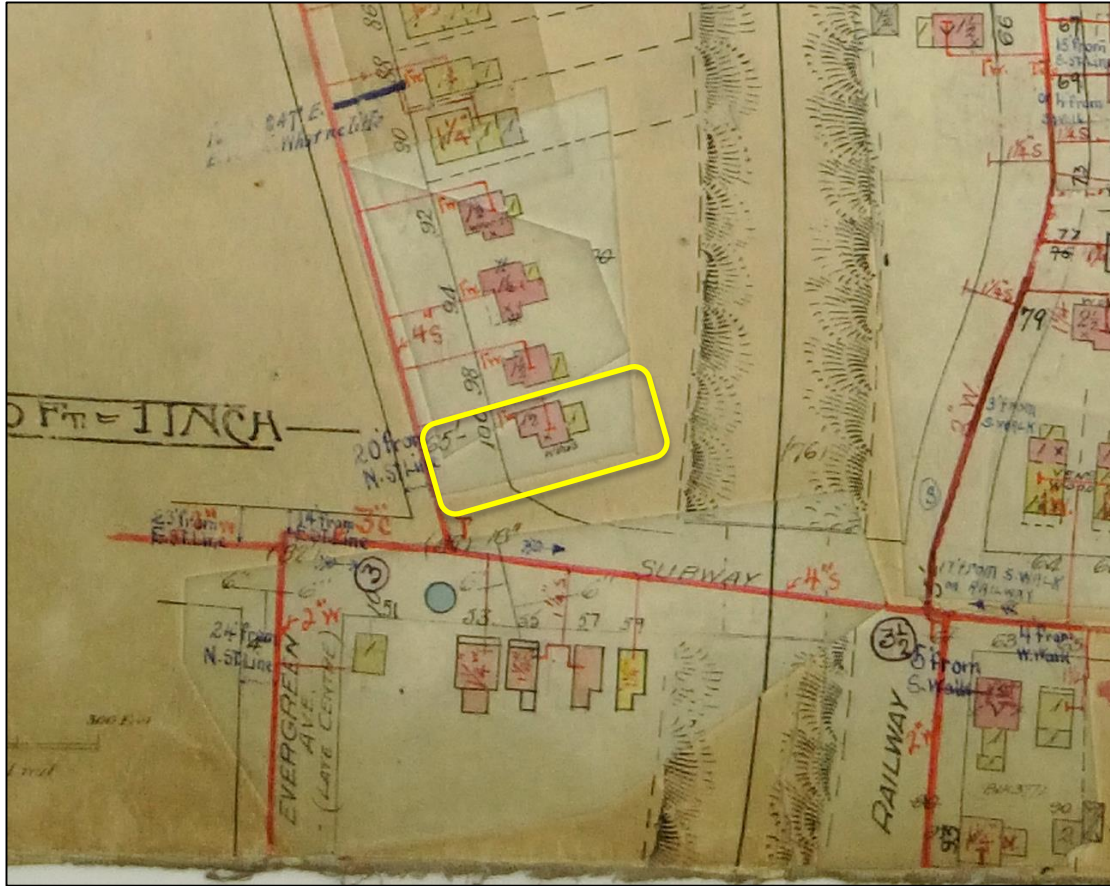
In 1986 Catherine Dirksen granted her interest to Ries Dirksen and Stephanie Walkerdine who granted the subject property to Joseph Hubbard for \$42,500. Hubbard rented the property and then sold it to the Nancy Finlayson in November 1989.



The rectangle indicates St. James Park on the south side of Stanley Street {Birds Eye Of the City of London, 1872}



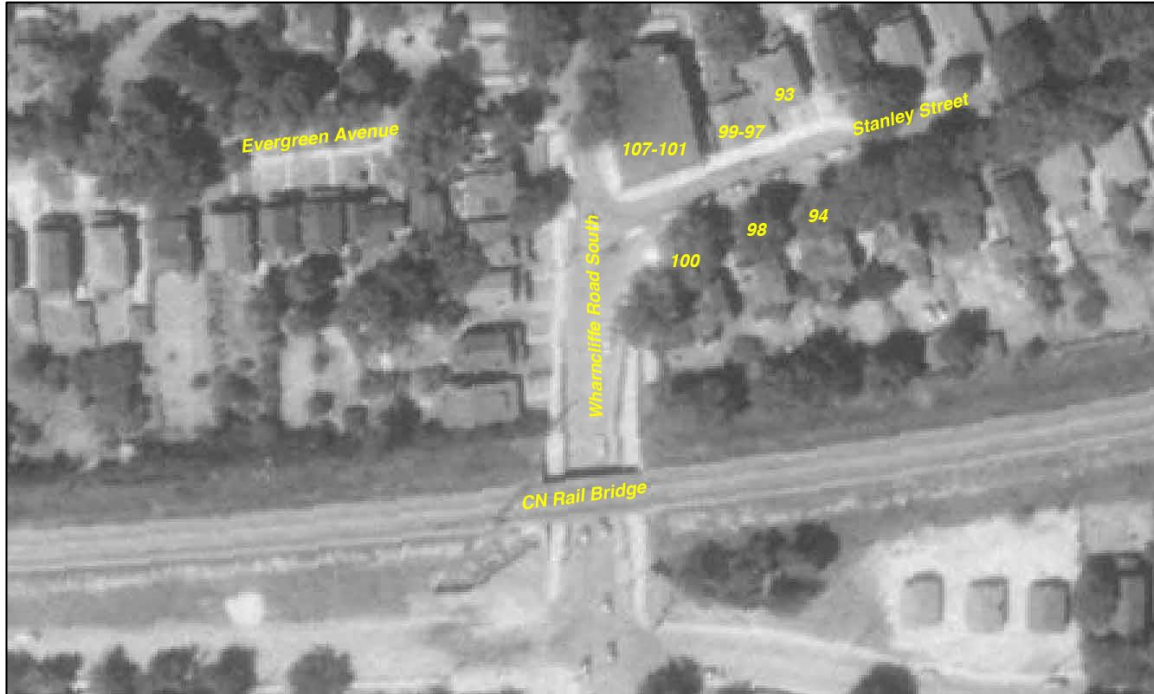
The circle indicates the southwest corner of Wharncliffe Road South and Stanley Street in 1893. Note a building is not shown on the property [[City of London Public Library, Ivey Family London Room, City of London, Canada, 1893, Birdseye View. Toronto Lithographing Company].



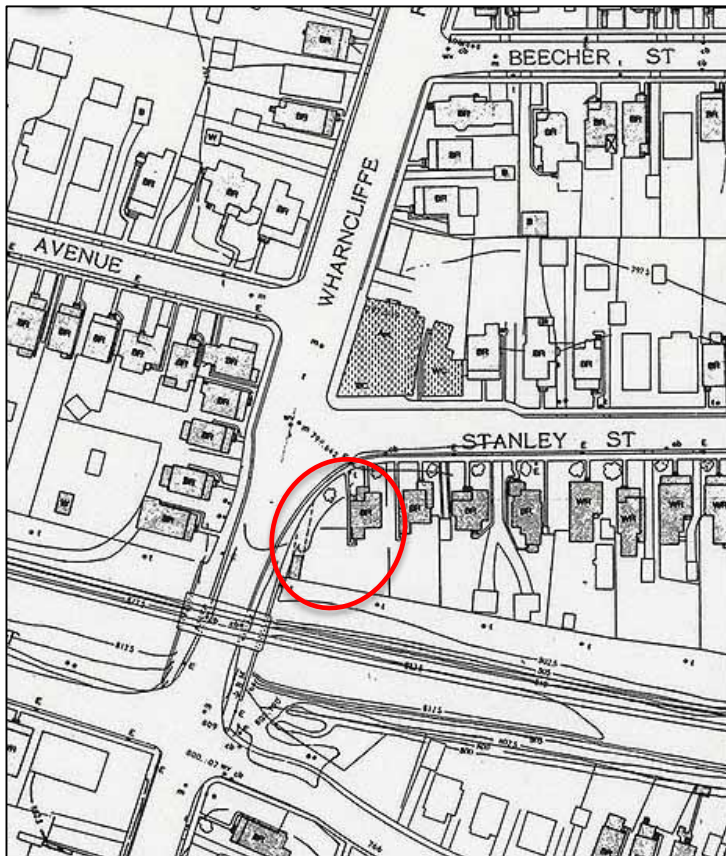
This fire insurance plan shows the residence located at 100 Stanley Street [Western Libraries, Maps and Atlases. (Online), City of London Fire Insurance Plans. 1892, revised 1907, Plate 41].



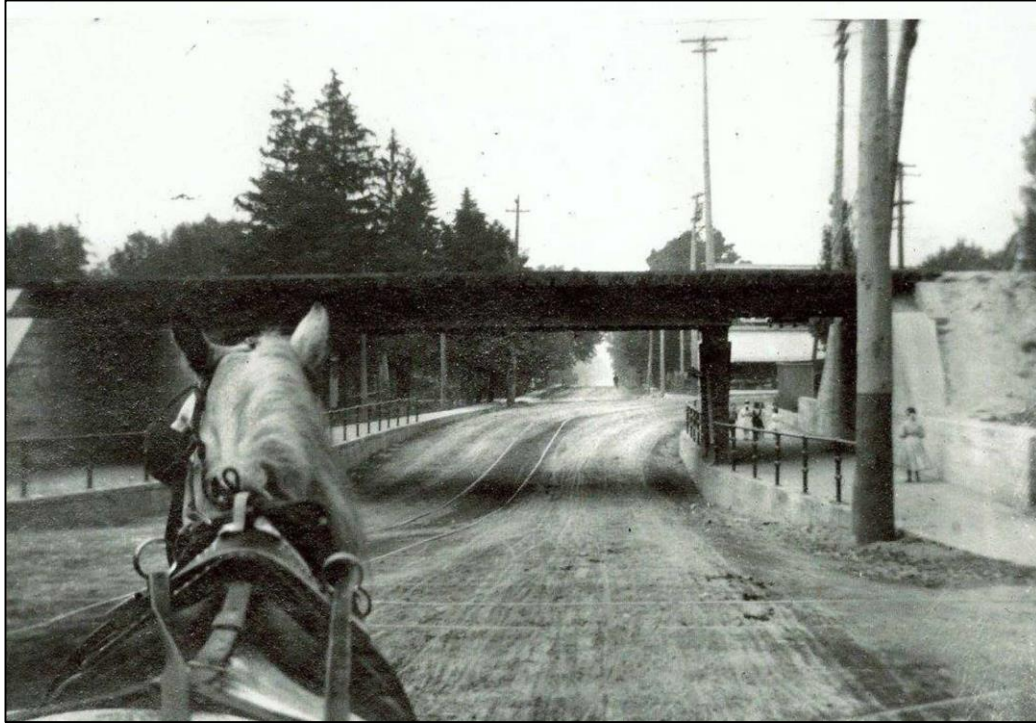
The circle shows 100 Stanley Street, house and structure in the northwest corner in 1928 [Western Libraries, Maps and Atlases (Online), Maps & Atlases, Geodetic Survey of Canada – City of London, Surveyed 1926, Printed 1928, Sheet 82].



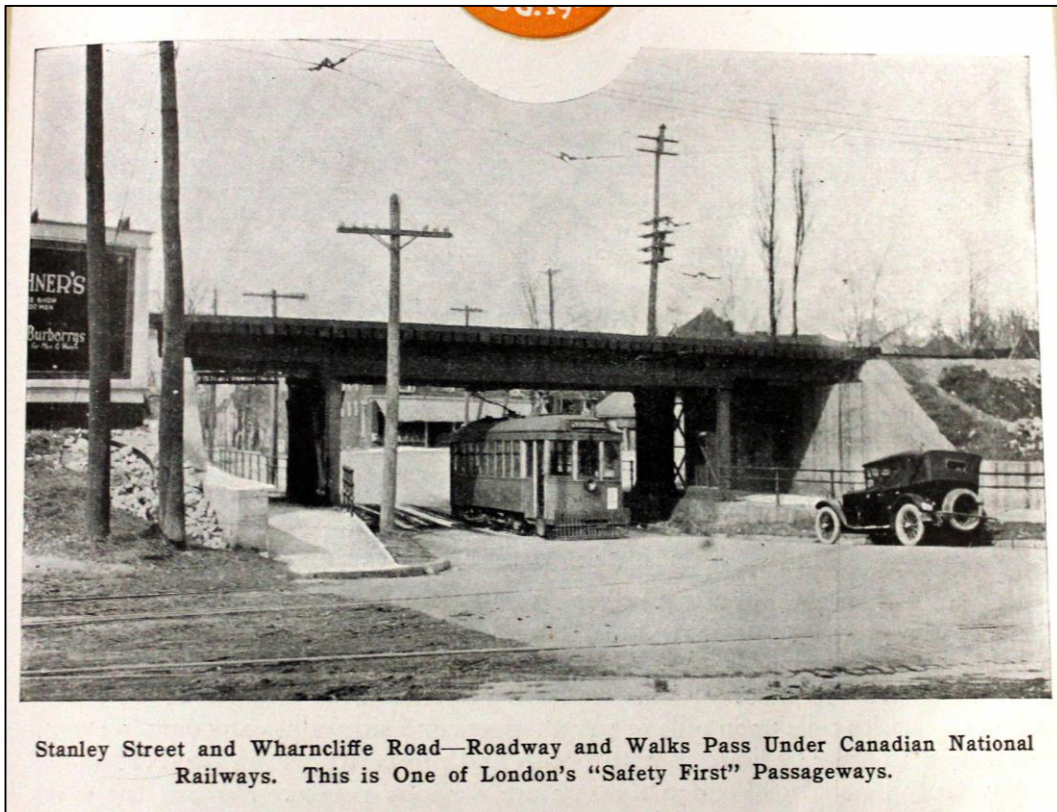
This 1950 aerial view shows the property at 100 Stanley Street with mature trees canopy [As adapted, Western Libraries, Maps and Atlases Aerial Photographs].



The circle shows the house and garage at 100 Stanley Street [Western Libraries, Maps & Atlases, Geodetic Survey of Canada - City of London, Surveyed 1926, revised 1957.



View looking northward on Wharncliffe Road South with 100 Stanley Street on the east side past the CN Subway in 1905 [Western Archives, Westland Photo Album 8, Image 8].



This image shows a partial view of the garage and roofline of the house at 100 Stanley Street in 1923 [LPL, London Room, London Old Boys Reunion August 1923].



This view to the northeast shows the intersection of Wharncliffe Road South and Stanley Street and the west side of the property at 100 Stanley Street with mature trees [Courtesy of Nan Finlayson, original source unknown, n.d.].



This view to the northeast shows the intersection of Wharncliffe Road South and Stanley Street and the northwest side corner of the property at 100 Stanley Street [London Free Press Collection, Western University Library, 1960].



This view north of Wharncliffe Road South at Stanley Street dated 1955 shows the sidewalk on the west side of 100 Stanley Street and the former house on the west side of the Wharncliffe Road South facing east to Stanley Street. [Western Archives, London Free Press Collection, 1955-10-01].

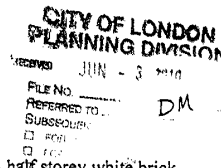


This view to the southwest shows the northwest corner of 100 Stanley Street with a mature tree, a mown lawn, driveway and garage in the background Wharncliffe Road South [Courtesy of Nan Finlayson, original source unknown, c1960?].

**APPENDIX C:
BY-LAW NO. L.S.P.-3413-272
CITY OF LONDON**

12

100 Stanley Street



Description of Property:

The structure of cultural heritage value at 100 Stanley Street is a one and a half storey white brick residence situated on the south west corner of Stanley Street at Wharncliffe Avenue on Lot 17, Plan 427, in the City of London.

Statement of Cultural Heritage Value or Interest:

100 Stanley Street is a building of cultural heritage interest recommended for designation under Section 29.1(a) of the Ontario Heritage Act. Stanley Street was so named as it was the main route out of the city to Port Stanley. The land along the south side of the street was originally named St. James Park, which extended the length of Stanley Street and abutted the railway tracks. Later it was a potato patch. In the 1870s the land was developed for residential use.

The building has a number of unusual architectural elements. Built in the Queen Anne style in 1893, it is one of three white brick houses built for John Taylor as rental properties. It is the most distinctive in style of the three. Its first tenant was Maria T. Arkell, widow of John Arkell, who established the New American Hotel on Ridout Street and then later the Revere House, now the Richmond Hotel, on the corner of Richmond Street at King Street.

Description of Heritage Attributes:

Key exterior elements reflecting the Queen Anne style that are worthy of preservation include:

- Its steep roof with a varied roof line, gables at the front and on the sides and several long narrow windows
- The front façade features two unusual windows, an elongated keyhole window on the main level and a rectangular oriel window located to the west of the main floor window. This oriel window has small bracket detail above and rests on a decorated wood sill with three distinct detail elements. The upper portion of the glass in the oriel window features a palette that includes yellow and pale gold colours in the glass. The keyhole window has mauve, pale green and green coloured glass detail on the upper portion of the double hung window. It is set within a brick voussoir.
- A front entrance is recessed within a wooden porch, possibly a later addition, on the front west façade. Its front door has a transom window with coloured glass. The wooden door has beveled glass in its upper portion.
- Located to the west of the doorway is a window of multi coloured glass in geometric design of diamonds, rectangles and triangles.
- A double-hung window on the west facing façade has glass in yellow, white mauve, green, pale gold and ruby colours.
- The east façade on the main floor at the front has a half window of beveled glass surmounted by a brick voussoir.

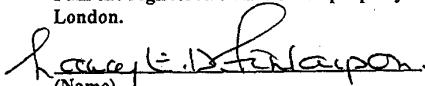
(12)

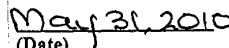
Key interior elements worthy of preservation:

- Elaborate wood work in the main rooms, including a rectangular wood newel post topped with a simplistic design of the King piece in a chess board. The woodwork surround of the key hole is also elaborately detailed with a wider lower portion tapering more narrowly as it rises. On the lower portion of the surround, the millwork features a fan-shape peak. Woodwork throughout these rooms is similarly elaborate.
- The impressive woodwork is present also in the detailing of the corner fireplace with its wood surround, a wood mantle, edged with beading and carved rosette corners. It also contains on each side a design element composed of three ceramic tiles featuring musical instruments. Tiles are separated by cream and grey stripes.
- Beveled glass pocket doors connect the rooms in the gable portion of the main floor.
- French doors with beveled glass connect the front room to the hall.
- Original metal and glass light fixtures remain in the front room and hall.
- Wainscoting in the upstairs bathroom
- Hardwood flooring on the main and second floors.
- Tongue in groove pine floor in the kitchen

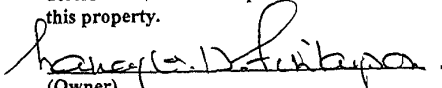
Statement of Approval by Property Owner

I am the registered owner of the property located at 100 Stanley Street in the City of London.


(Name)


(Date)

With respect to the designation of the property at 100 Stanley Street under Section 29 of the Ontario Heritage Act, I am in agreement with the proposed statement of significance as described above and request that the Municipal Council issue a notice of intent to designate this property.


(Owner)

APPENDIX D:

**GENERAL STANDARDS FOR PRESERVATION,
REHABILITATION AND RESTORATION**

**PARKS CANADA, STANDARDS AND GUIDELINES
FOR THE CONSERVATION OF HISTORIC
PLACES IN CANADA**

THE STANDARDS

The Standards are not presented in a hierarchical order. All standards for any given type of treatment must be considered, and applied where appropriate, to any conservation project.

General Standards for Preservation, Rehabilitation and Restoration

1. Conserve the *heritage value* of an *historic place*. Do not remove, replace or substantially alter its intact or repairable *character-defining elements*. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an *historic place* that, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an *historic place* that requires minimal or no change to its *character-defining elements*.
6. Protect and, if necessary, stabilize an *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any intervention. Respect *heritage value* when undertaking an intervention.
8. Maintain *character-defining elements* on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving *prototypes*.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

- 10.** Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
- 11.** Conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
- 12.** Create any new additions or related new construction so that the essential form and integrity of an *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

- 13.** Repair rather than replace *character-defining elements* from the *restoration* period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
- 14.** Replace missing features from the *restoration* period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.