

The Corporation of the City of London

Cultural Heritage Evaluation Report
3544 Dingman Drive
London, Ontario
South London Wastewater Servicing
Municipal Class EA Master Plan

Prepared by:

AECOM

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Revision History

Revision #	Date	Revised By:	Revision Description
0	March 1, 2018	M. Greguol	Draft Rpt
1	March 6, 2018	M. Greguol	Revised Draft Rpt

Executive Summary

AECOM Canada Ltd. (AECOM) was retained by the Corporation of the City of London (City of London) to prepare a Cultural Heritage Evaluation Report (CHER) for the property located at 3544 Dingman Drive, in London, Ontario. As part of the South London Wastewater Servicing Study, the City of London is evaluating potential alternatives to expand wastewater facilities in South London. The existing Wonderland Pumping Station, located on Dingman Drive, east of Wonderland Road South does not have sufficient capacity to service the anticipated residential and industrial growth in the area. As a result, the City has initiated a Municipal Class Environmental Assessment (EA) Master Plan Study to determine a strategy to service the EA study area. The property at 3544 Dingman Drive is being considered for the potential expansion of the Dingman Creek Pumping Station.

This CHER was prepared according to the guidelines set out in the Ontario Ministry of Tourism, Culture, and Sport's (MTCS) *InfoSheet #5 Heritage Impact Assessment and Conservation Plans* as part of the *Ontario Heritage Toolkit*. For the purposes of this report, AECOM undertook the following tasks:

- 1) Review of the City of London's Register, as well as the Ontario Heritage Trust's online inventory of buildings, museum, and easement properties, the Canadian Register of Historic Places, and the Directory of Federal Heritage Designations;
- 2) Preparation of a land use history of the subject property based on a review of primary and secondary resources, previous evaluations and historic mapping and aerial coverage;
- 3) Site investigation undertaken on February 26, 2018 to document the property including the house and outbuildings;
- 4) Evaluation of the property according to the criteria outlined in *Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest*;
- 5) Preparation of recommendations to provide guidance for the potential cultural heritage value or interest of the property and its potential use for a servicing strategy.

Further to the tasks noted above, it should be noted that the preparation of this CHER relied heavily on previous studies that included this property. Namely, a *Stage 1 Archaeological and Built Heritage Assessment* for the Dingman Drive Area Plan completed in 2003 extensively documented the history and built components of the property. Where necessary, a comparative analysis between the 2003 report and the as-found site property conditions in 2018 are explained. It should be further noted that access to the property was unable to be coordinated in 2018, so this report relied heavily on views from the public road allowance, the Dingman Creek Pumping Station, and the information provided in the 2003 report.

The property at 3544 Dingman Drive has been evaluated according to the criteria mandated by the province of Ontario under Ontario Regulation 9/06. The evaluation determined that the property meets four of the nine criteria and as a result was determined to have cultural heritage value. As a result, this CHER recommends that the City of London proceed with the designation of the property under Section 29, Part IV of the Ontario Heritage Act.

As part of the South London Wastewater Servicing EA Master Plan, the City of London is currently evaluating alternatives for either the expansion of their existing facilities on Dingman Drive, or in the construction of a new facility elsewhere in South London. Given the undetermined preferred alternative, it is understood that no specific property requirements have been identified to date for the subject property. However, if it is determined that the subject property may be required in order to facilitate the expansion of the Dingman Creek Pumping Station, the City of London should retain the farmhouse on the property and consider opportunities to adaptively re-use the structure as part of any proposed expansion on the property.

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1. Introduction

1.1 Study Purpose

AECOM Canada Ltd. (AECOM) was retained by the Corporation of the City of London (City of London) to prepare a Cultural Heritage Evaluation Report (CHER) for the property located at 3544 Dingman Drive, in London, Ontario (Figure 1 and Figure 2). As part of the South London Wastewater Servicing Study, the City of London is evaluating potential alternatives to expand wastewater facilities in South London. The existing Wonderland Pumping Station, located on Dingman Drive, east of Wonderland Road South does not have sufficient capacity to service the anticipated residential and industrial growth in the area. As a result, the City has initiated a Municipal Class Environmental Assessment (EA) Master Plan Study to determine a strategy to service the EA study area. The property at 3544 Dingman Drive is being considered for the potential expansion of the Dingman Creek Pumping Station.

1.2 Study Method

This CHER was prepared according to the guidelines set out in the Ontario Ministry of Tourism, Culture, and Sport's (MTCS) *InfoSheet #5 Heritage Impact Assessment and Conservation Plans* as part of the *Ontario Heritage Toolkit*. For the purposes of this report, AECOM undertook the following tasks:

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1.3 Description of Subject Lands

The subject property consists of an irregularly-shaped lot, comprised of a portion of the parcel historically known as Lot 18, Concession 3 in Westminster Township, Middlesex County. The property is located on the north side of Dingman Drive, just west of Highway 401. The existing parcel is 16.05 ha (39.65 acres), a small amount of which is currently being used for residential purposes, while the rest of the property is being used for a commercial recycling

and waste facility. The other 10 acres of the original 50 appears to have been severed as part of the Dingman Creek Pumping Station property, as well as to accommodate the transmission corridor that cuts diagonally across the original 50 acres. A brick farmhouse and a wood-frame garage building are located at the southeast end of the property, accessed by a gravel driveway from Dingman Drive. Previously, a timber frame barn was located on the property, however, it was demolished in 2015.

The property is currently included on the City of London's *Inventory of Heritage Resources* (the Register) as a listed property. The property included two listings to address the farmhouse and the former barn on the property. The farmhouse is identified on the Register as a Priority 2 property, while the barn is identified as Priority 1. Both structures are noted as being constructed c. 1870.

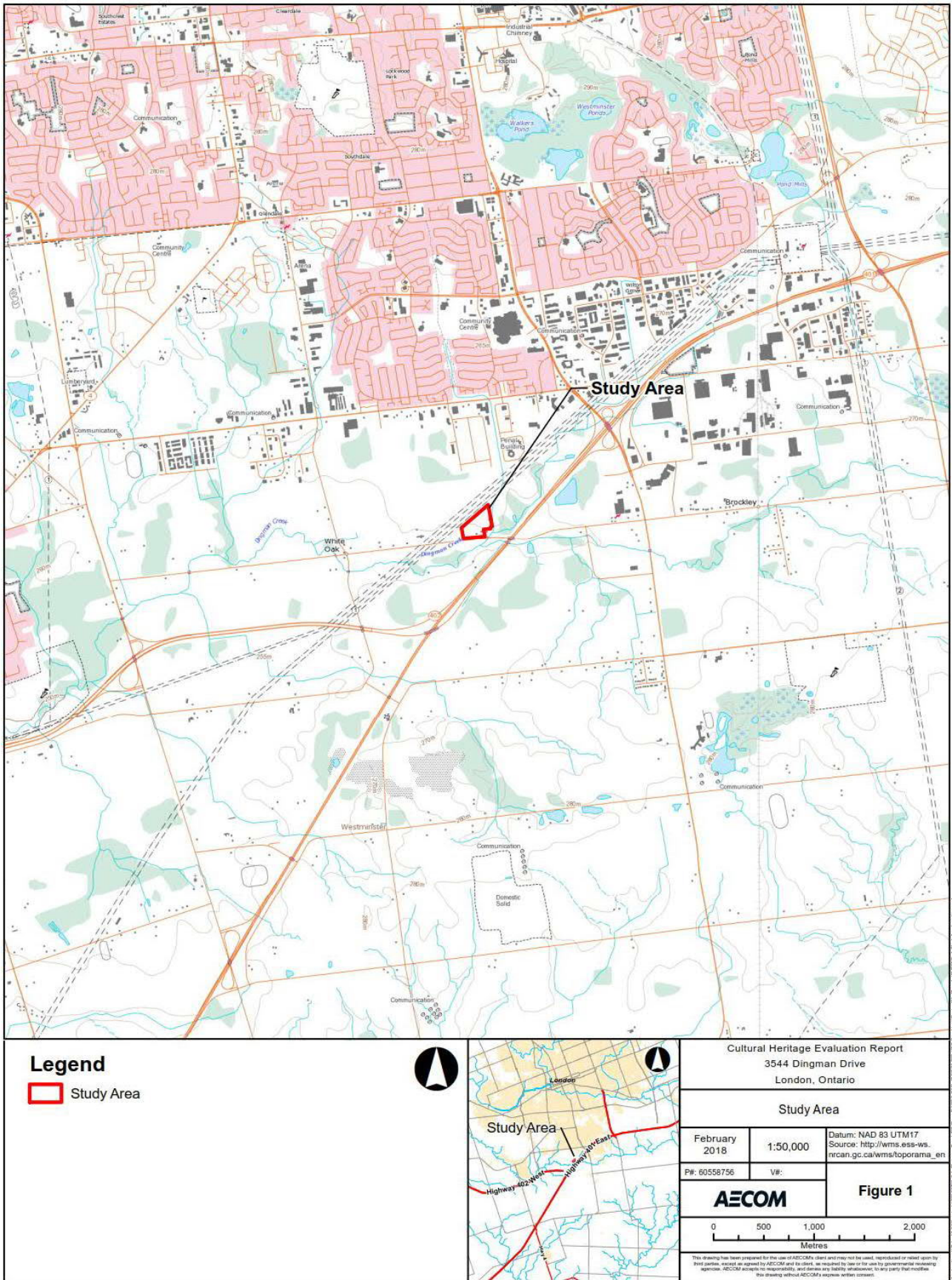


Figure 1: Study Area



Legend Study Area 3506 Dingman Drive – Dingman Creek Pumping Station			Cultural Heritage Evaluation Report 3544 Dingman Drive London, Ontario		
			Study Area Aerial		
			March 2018 P#: 60558756	1:2,000 V#:	Datum: NAD 83 UTM17 Source: LIO 2016
			AECOM		Figure 2
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Figure 2: Study Area Aerial

2. Policy Context

2.1 Environmental Assessment Act

This report was prepared to satisfy cultural heritage reporting requirements undertaken as part of the Ontario Municipal Class EA process. Pursuant to the *Environmental Assessment Act* (R.S.O. 1990, Chapter E. 18), applicable infrastructure improvements and development projects are subject to appropriate studies to evaluate and assess the potential related impacts of a project on the social, economic, or cultural environment, (i.e. the cultural heritage of an area). Infrastructure improvement projects have the potential to impact cultural heritage resources in various ways including, but not limited to:

- Loss or displacement of cultural resources through removal or demolition;
- Disruption of cultural resources due to the introduction of physical, visual, audible, or atmospheric elements that are not in keeping with the significance of the resource and its contextual surroundings.

2.2 Planning Act and Provincial Policy Statement

The *Planning Act* (1990) and the associated *Provincial Policy Statement* (2014) provide a legislative framework for land use planning in Ontario. Both documents identify matters of provincial interest, which include the conservation of significant features of architectural, cultural, historical, archaeological, or scientific interest. The *Planning Act* requires that all decisions affecting land use planning matters “shall be consistent with” the Provincial Policy Statement (PPS). In general, the PPS recognizes that Ontario’s long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral, cultural heritage and archaeological resources for their economic, environmental, and social benefits.

Section 2 of the *Planning Act* makes a series of provisions regarding cultural heritage. Section 2 of the *Planning Act* identifies various provincial interests that must be considered by the relevant authorities during the planning process. Specific to cultural heritage, Subsection 2(d) of the *Planning Act* states that, “The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matter of provincial interest such as...the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.”

As one of 18 interests to be considered, cultural heritage resources are to be considered within the framework of varying provincial interests throughout the land use planning process.

Pursuant to Section 3 of the *Planning Act* the PPS 2014, Policy 2.6.1 states “*Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*”

2.3 Ontario Heritage Act

The *Ontario Heritage Act* enables municipalities and the province to designate individual properties and/or districts as being of cultural heritage value or interest. The province or municipality may also “list” a property or include a property on a municipal register that has not been designated but is believed to be of cultural heritage value or interest. *Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest* (O. Reg. 9/06) under the *Ontario Heritage Act* provides criteria for determining cultural heritage value or interest. If a property meets one or more of the following criteria it may be designated under Section 29 of the *Ontario Heritage Act*.

2.4 City of London Policies

2.4.1 The London Plan

The *London Plan* is the City's new Official Plan. The *London Plan* sets out a new approach for planning in London which emphasizes growing inward and upward, so that the City can reduce the costs of growth, create walkable communities, revitalize urban neighbourhoods and business areas, protect farmlands, and reduce greenhouse gases and energy consumption. The plan sets out to conserve the City's cultural heritage and protect environmental areas, hazard lands, and natural resources. The plan has currently been approved by the Ontario Ministry of Municipal Affairs.

Specifically related to heritage conservation, the *London Plan* outlines a number of policies related to the conservation of cultural heritage resources within the City. The General Cultural Heritage Policies related to Design note:

New development, redevelopment, and all civic works and projects on and adjacent to heritage designated properties and properties listed on the Register will be designed to protect the heritage attributes and character of those resources, to minimize visual and physical impact on these resources. A heritage impact assessment will be required for new development on and adjacent to heritage designated properties and properties listed on the Register to assess potential impacts, and explore alternative development approaches and mitigation measures to address any impact to the cultural heritage resource and its heritage attributes.

2.4.2 Inventory/Register

The City of London's *Inventory of Heritage Resources (the Register)* (2006) was adopted as the Register pursuant to Section 27 of the *Ontario Heritage Act* by Municipal Council on March 26, 2007. includes information related to the listing of properties in London of recognized or potential cultural heritage value or interest. The *Inventory (the Register)* includes a priority level system for identifying properties of greater priority and/or significance for heritage recognition. In addition, properties designated under the *Ontario Heritage Act* are maintained on the City's *Inventory (the Register)*. The *Inventory (Register)* is a living document subject to changes and approvals by Council, advised by the London Advisory Committee on Heritage (LACH).

The subject property includes both Priority 1 and 2 listings which include the following definitions:

- Priority 1 buildings are London's most important heritage structures and merit designation under Part IV (Section 29) of the *Ontario Heritage Act*. This group includes not only landmark building and buildings in pristine condition, but also lesser known structures with major architectural/historical significance.
- Priority 2 buildings merit evaluation for designation under Part IV of the *Ontario Heritage Act*. They have significant architectural and/or historic value.

3. Historical Overview

3.1 Middlesex County, Westminster Township, City of London

The subject property is located in what was historically Westminster Township, in Middlesex County. The former Westminster Township was one of the early townships to be settled within Middlesex County. The Township was first surveyed by Mahlon Burwell and land patents were issued by the Crown for lands within Westminster Township as early as 1812. The lots were divided by the double front system which was commonly used by the Crown between 1815 and 1829.

Some of the earliest roads within Westminster Township were Commissioners and Longwoods Roads, and the North Talbot Road (now Colonel Talbot Road). Commissioners Road and Longwoods Road are believed to have followed Native hunting trails before being formalized into the European road network. Colonel Talbot Road, previously known as the North Talbot Road was the northern extension of a colonial settlement road system that stretched from Long Point to Windsor.¹

The subject property is part of what used to be the almost entirely rural areas of Westminster Township, located south of the City of London. The area would eventually be annexed into the boundaries of the City, however, in the 19th century small hamlets were scattered throughout the rural township. The closest hamlet to the subject property was the former hamlet of White Oak.

White Oak was historically located at the intersection of County Road 43 (now White Oak Road), and Concession 4 Westminster (now Dingman Drive). The core of the hamlet grew around the intersection of the two roads, approximately 1.5km from the subject property. The buildings at the intersection consisted of a post office, a blacksmith shop, and a cheese factory. The post office opened in 1879 and was apparently named “White Oak” due to the common white oak trees found in the area. The cheese factory became known as the White Oak Cheese Company and was located on the southwest corner of the intersection. At its peak, the hamlet had a population of about 100, however its growth was short-lived. By the early-20th century businesses at the core were beginning to close, and by 1913 the post office was closed up. The cheese factory closed and shortly after was torn down. Today, none of the buildings from the historic hamlet remain.²

Construction of the area’s 400 series highways has had an impact on the surrounding area. Highway 401, constructed in the mid-20th century cuts diagonally across Dingman Drive just east of the subject property and has severed portions of the historic road network through Westminster Township. The highway cut through the north-south White Oak Road, and east-west Westminster Drive. The extension of Highway 402 to connect with the 401 in the 1980s further altered the historic landscape pattern in Westminster Township, in the White Oak area.

Annexations continued to result in the physical and demographic growth of London, north of the subject property. Between 1950 and 1959 various small annexations took place from areas of London and Westminster Townships. A major annexation in 1961 resulted in the addition of 60,000 people to the City. With the expansion outwards from the City’s core, London’s physical appearance on the outskirts of the City have transitioned from a rural outskirts to suburban expansion. Lockwood Park, Sherwood Forest, and Oakridge Acres are residential outcomes of the

¹ *London Street Names: An Illustrated Guide*, edited by Michael Baker and Hilary Bates Neary, Toronto: James Lorimer and Company Ltd., 2003, p. 27-28.

² *Jennifer Grainger, Vanished Villages of Middlesex*, Toronto: Natural Heritage Books, 2003, p. 238-240.

suburban expansion of the City.³ In 1993, an extensive annexation of large portions of Westminster Township resulted in the further demographic and geographic growth of the City. The subject property was annexed as a part of a this late-20th century annexation.

3.2 Site History – Lot 18, Concession 3

The subject property consists of an irregularly-shaped lot that originally comprised of a portion of the parcel historically known as Lot 18, Concession 3 in Westminster Township, Middlesex County. Much like most historic lots, various lot severances have carved up the original 200 acres of the lot. However, unlike most historic properties, a family association with the original grantee of the property remained connected with the property and the farmhouse from 1850 until 2007.

The original patent for the 200 acre property was granted to Richard Dicey⁴ in 1850. Based the 1851-1852 historic census information, Dicey constructed a one-storey log cabin, which marks the start of his family's 150-year association with the property. Richard eventually sold three quarters of his lot to his sons Hiram, John Alexander, and Ira. The portion of the property that includes the farmstead was acquired by John Alexander in 1868. As early as 1860, John Alexander and Ira farmed this portion of the property, as indicated in 1861 census data. Based on the "1869" date marker in the centre gable of the farmhouse, it seems most likely that John Alexander constructed the farmhouse in 1869 shortly after he acquired the official claim to the land (Image 4).⁵

By 1878, the *Historical Atlas of Middlesex County* shows structures built on all four quarters of the original 200 acres, evenly divided and respectively owned by Richard, Hiram, John, and Ira. John and Ira's portion of the property fronted onto what is now Dingman Drive, while Richard and Hiram appear to have constructed farmhouses fronting onto what is now Exeter Road (Figure 3 and Figure 4).⁶

In 1899, Harriet Somerville Dicey, daughter of John Alexander inherited the property from father. Harriet married Caleb Millson on the property in 1891. In 1895 Harriet Millson was noted in the *Middlesex County Directory* as the postmaster for White Oak. In John Alexander's will, a stipulation was also made that upon Harriet's death the property would be divided equally among her children to retain the family's association with the property. Harriet passed away in 1924, and the property was divided equally among her six children. In turn, her widow Caleb eventually purchased the portions of the property back from their children and continued to farm the property. The property is shown on the historic topographic mapping during this period in the 20th century as remaining rural in nature with very little development around it. The small hamlet of White Oak can be seen to the west (Figure 5, Figure 6, and Figure 7).⁷

In 1958 the property was eventually passed to Stanley Millson, son of Harriet and Caleb. Stanley had no interest in living on or farming the property, however, his son Raymond moved into the house in 1964 and became a joint property owner with his parents in 1971. Raymond Millson continued to own and live on the property until 2007 when the property was sold to Try-Recycling for the construction of a recycling/waste facility. The sale of the property marked more than 150 years of historic association with the Dicey/Millson family (Figure 8, Figure 9, and Figure 10).⁸

³ City of London, "Founding of the Forest City"; Frederick H. Armstrong, *The Forest City: An Illustrated History of London, Canada, Windsor: Windsor Publications, 1986*; Edward G. Pleva, "Planning in the London Area: An Overview", in *Simcoe's Choice: Celebrating London's Bicentennial*, ed. Guy St. Denis, Toronto: Dundurn Press, 1992.

⁴ Historic documents vary in the spelling of the Dicey surname. While some documents indicate the name is "Dicey", other contemporary documents spell the family name as "Dicy". For consistency purposes, "Dicey" has been used throughout this CHER.

⁵ Archaeologix Inc., *Stage 1 Archaeological Assessment and Built Heritage Assessment, Dingman Drive Area Plan, City of London, County of Middlesex, Ontario, 2003*.

⁶ *Ibid.*

⁷ *Ibid.*

⁸ *Ibid.*

3.3 Ontario Farmhouse

The farmhouse on the property is noted on the Register as a “Priority 2” property and is described as an “Ontario Farmhouse” constructed c. 1870. The “1869” date marker in the centre gable of the farmhouse dates the house to this year.

Stylistically, the farmhouse is a representative example of a Gothic Revival Ontario Cottage style that can typically be found in urban and rural areas both within London, and municipalities across Ontario. Although not a true example of the Ontario Cottage (given its ½ storey above and gable roof) the original square plan, and well-proportioned symmetrical three-bay front façade with a small gable over the front entrance is reminiscent of mid-late 19th century cottages found throughout London. Architectural histories and style guides often vary in their descriptive details of this style. However, the common understanding amongst them is the widespread use of the style and form in urban and rural Ontario in the mid-to-late-19th century. In practice, the styles often varied based on era, stylistic details, and local materials. This example is a particularly fine example of the Gothic Revival details that are often applied to the Ontario Farmhouse.

Hal Kalman's *A History of Canadian Architecture* notes that from about the 1830s onwards, the most common house type built in Upper Canada was, the Ontario Cottage, a style type he describes as “1 ½ storeys high with the principal gables on the side and a secondary gable over the entrance. This central gable, known as a ‘peak’, was both utilitarian and ornamental: it permitted a large window to illuminate the upper floor and gave the house an air of distinction, similar in effect to a full-blown classical pediment in a two-storey house, but at lower cost.”⁹

Meanwhile, MacRae and Adamson, refer to the Ontario Cottage as being defined by a hipped roof, as a result of its vernacular design based off of Regency cottages. Various additional histories and style guides refer to house type in more specific stylist terms associated with particular details that categorize it as part of the Gothic Revival style. Nonetheless, it is obvious that the vernacular variations of the Ontario Cottage – or Ontario Farmhouse in this case – can vary dramatically based on particular design details including the number of storeys, cladding materials, verandahs, bargeboards, and window and door surroundings, amongst other details (Image 1).¹⁰

⁹ Harold Kalman, *A History of Canadian Architecture, Volume 1*, Toronto: Oxford University Press, 1994, p. 165-166.

¹⁰ Robert Mikel, *Ontario House Styles*, Toronto: James Lorimer and Company Ltd. Publishers, 2004; John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms 1784 to the Present*, Toronto: Fitzhenry and Whiteside, 1990; Marion MacRae and Anthony Adamson, *The Ancestral Roof: Domestic Architecture of Upper Canada*, Toronto: Clarke, Irwin, and Company Limited, 1963; *London Heritage: Bicentennial Edition 1991-1993*, London: Phelps Publishing Company, 1991; Thomas F. McIlwraith, *Looking for Old Ontario: Two Centuries of Landscape Change*, Toronto: University of Toronto Press, 1998.

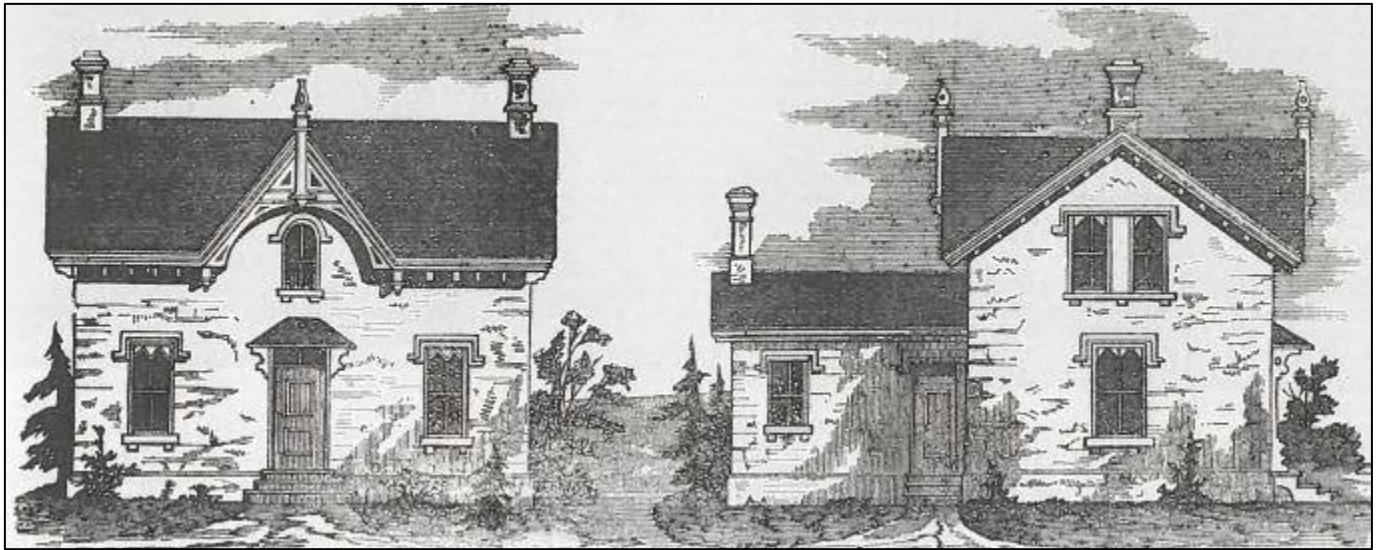


Image 1: Ontario Cottages were promoted in mid-19th century popular literature, including this drawing demonstrated Gothic Revival examples of Ontario Cottages included in an 1865 edition of the Canada Farmer (Blumenson).

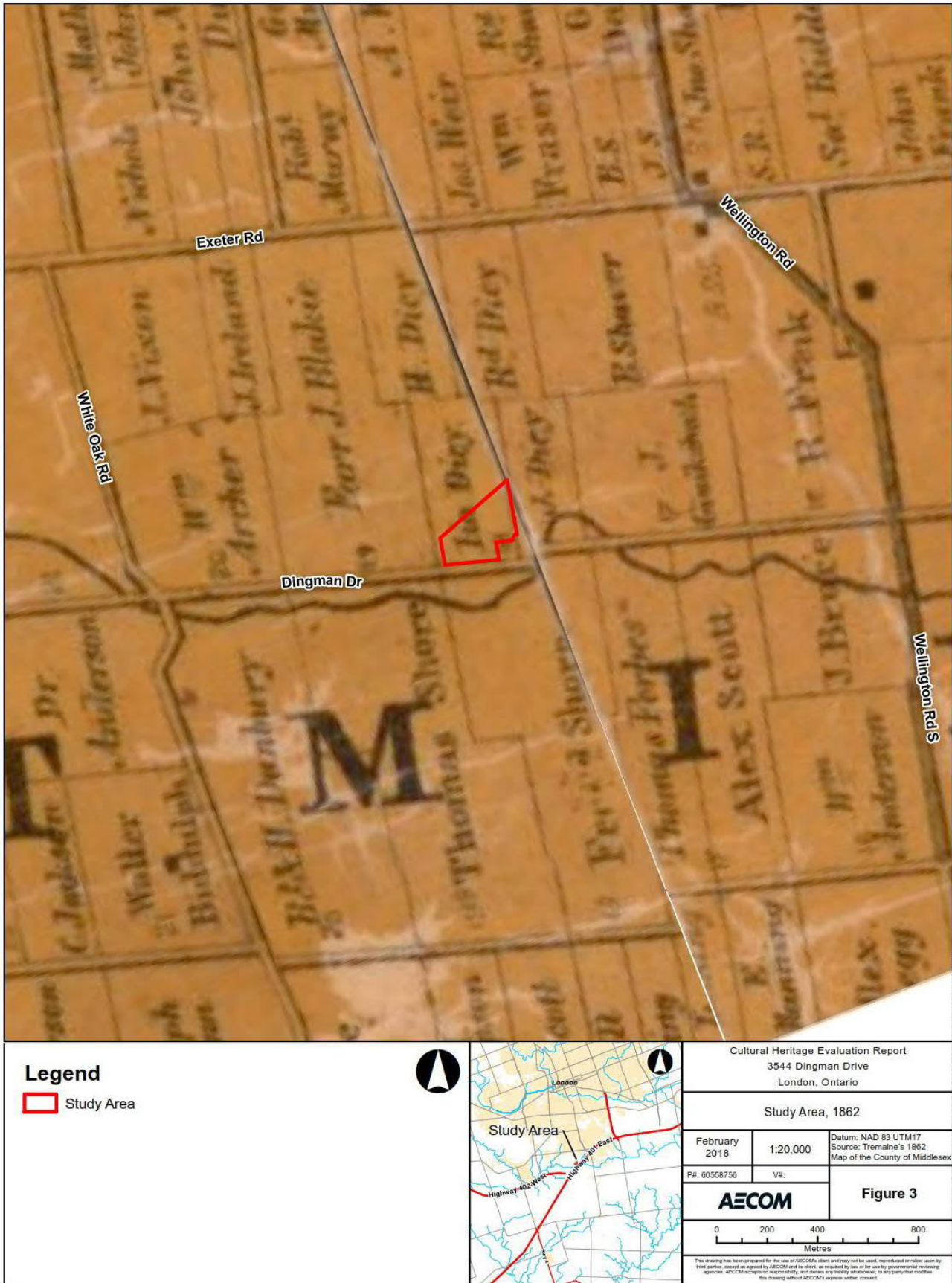
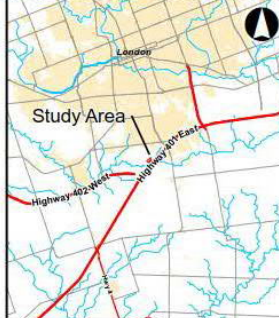


Figure 3: Study Area, 1862



Legend
 Study Area



Cultural Heritage Evaluation Report 3544 Dingman Drive London, Ontario	
Study Area, 1878	
February 2018	1:20,000
Datum: NAD 83 UTM 17 Source: Illustrated Historic Atlas of Middlesex County (H. Beiden & Co. 1878)	
P#: 60558756	V#:
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Figure 4: Study Area, 1878

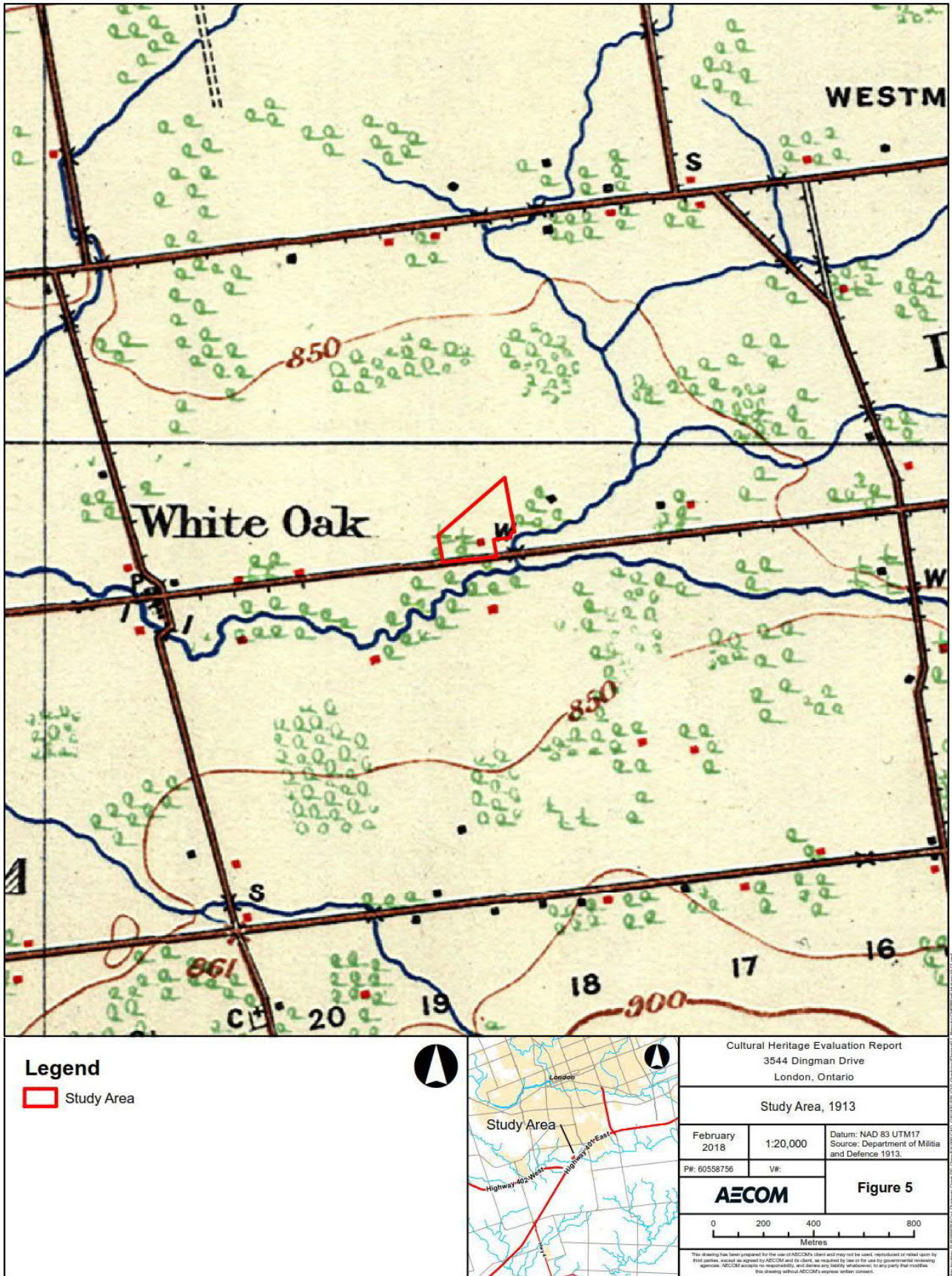


Figure 5: Study Area, 1913

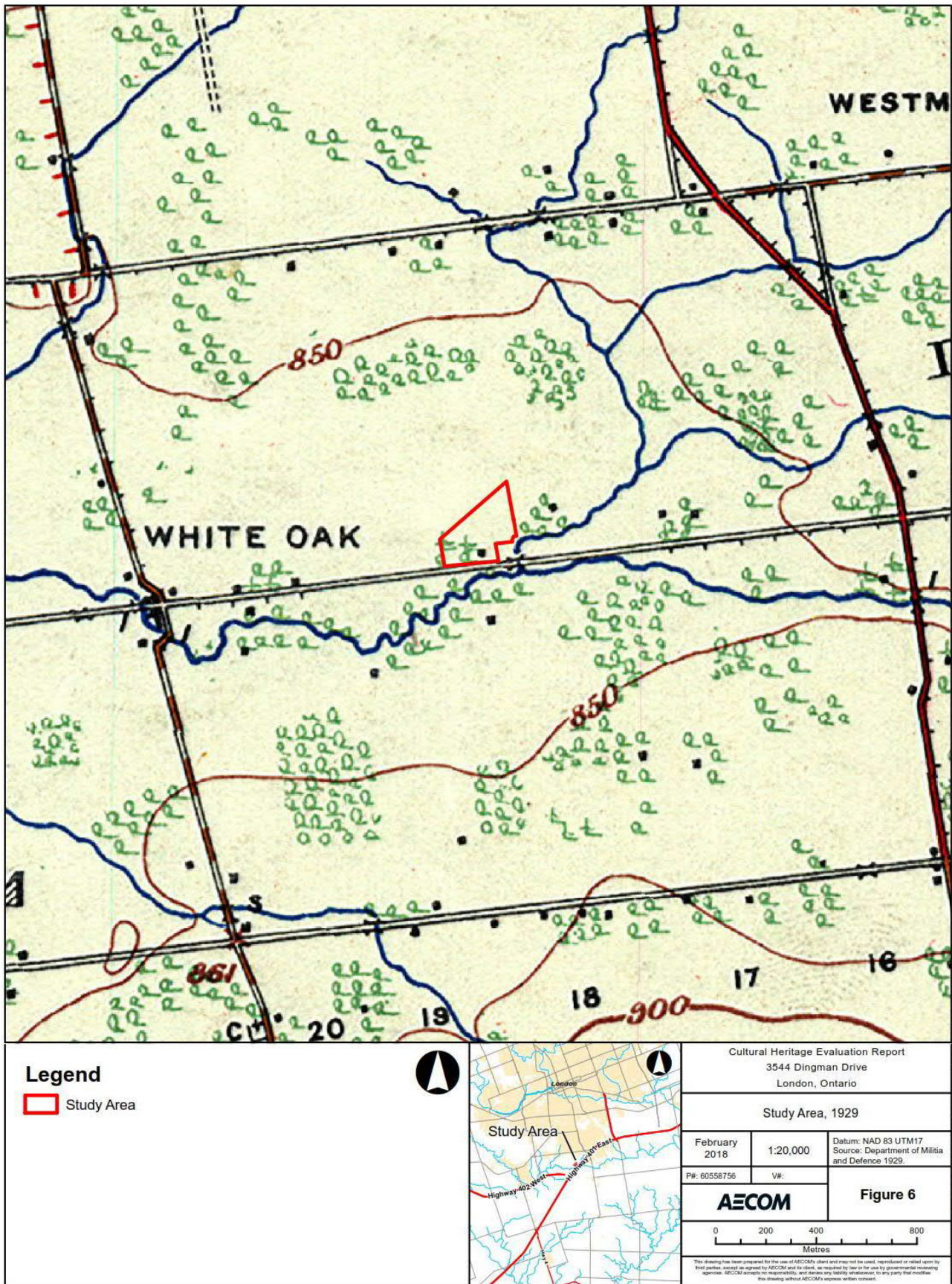


Figure 6: Study Area, 1929

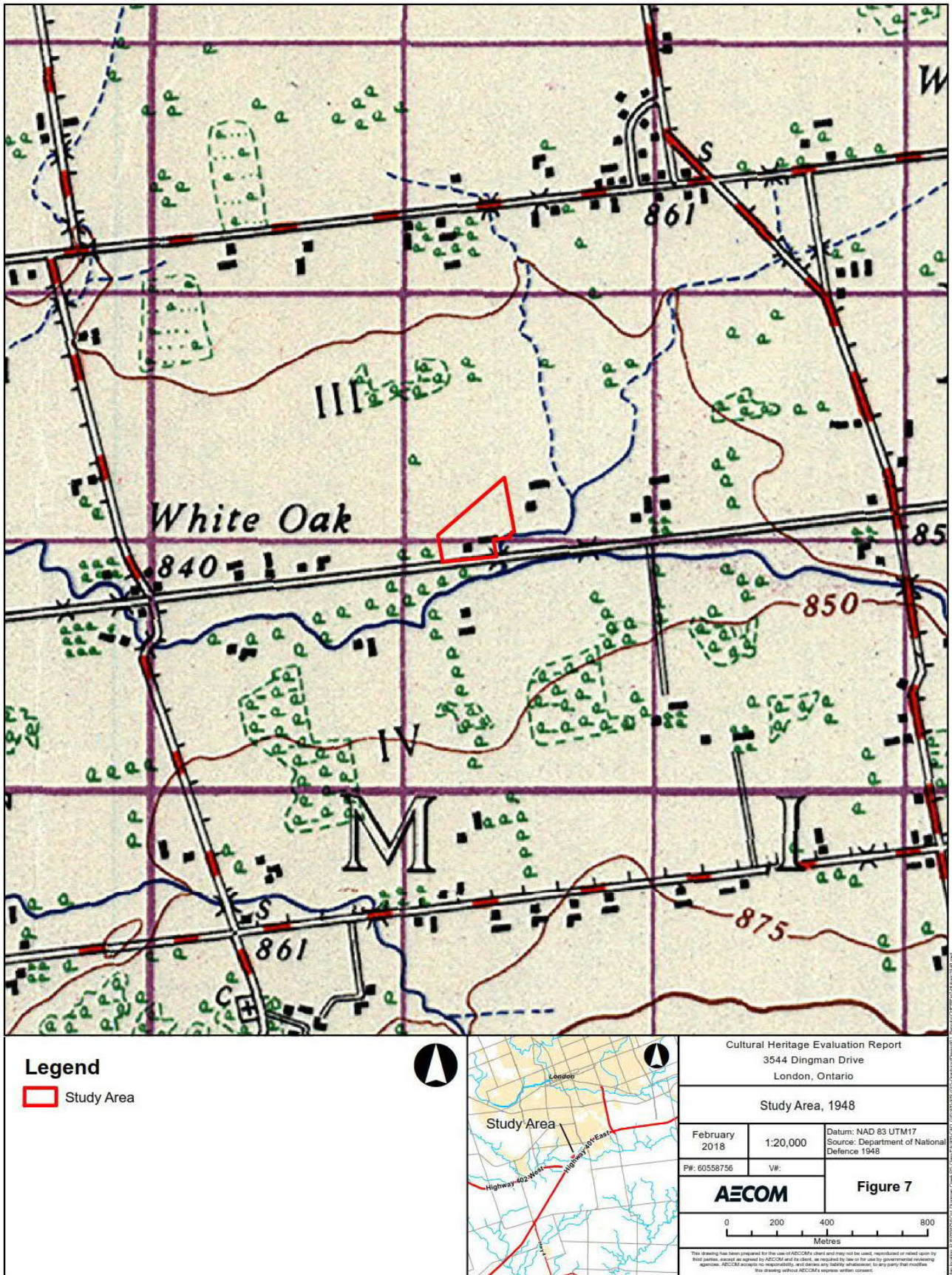


Figure 7: Study Area, 1948



Figure 8: Study Area, 1978



Figure 9: Study Area, 1993

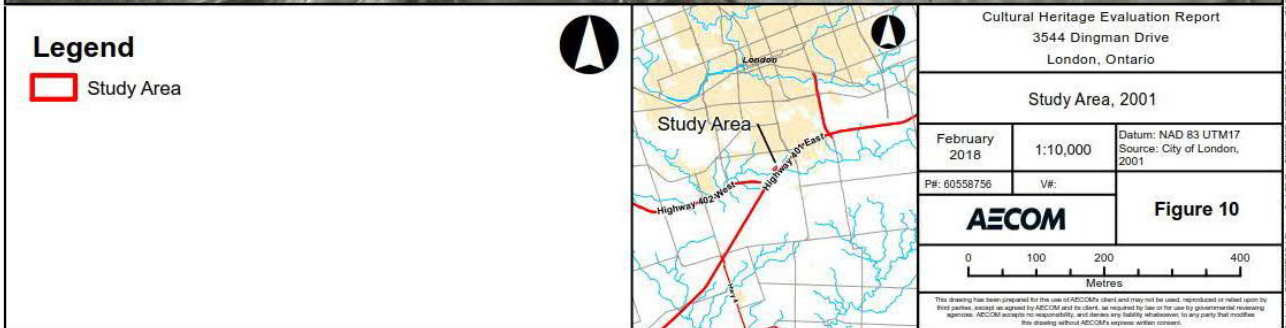


Figure 10: Study Area, 2001

4. Site Description

4.1 Introduction

A site investigation was undertaken on February 26, 2018 in order to document the structures and landscape of the property at 3544 Dingman Drive. As a result of property access restrictions the property was documented from public rights-of-way and from the City-owned property located immediately to the east. Due to the property restrictions a complete analysis of the farmhouse and outbuildings could not be completed, however conclusions could be made about the property based on what can be seen from public road allowances.

In order to provide a thorough understanding of the property and its built components, description of the structures have been reproduced from the 2003 report with additional commentary based on 2018 field work to confirm what has been altered or what has remained the same based on the 2018 site investigation. The subsections below include a descriptions and commentary on the house, outbuildings, landscape, and the existing adjacent properties. A summary of the interior of the farmhouse is not included in this CHER as access to the interior of the property could not be arranged. The interior of the house is thoroughly described in the 2003 report and should be verified in any subsequent reporting completed for this property.

4.2 House

The 2003 report included the following description of the farmhouse:

“Construction: The historic front section of the house is of brick construction, with inner and outer layers of brick tired through a consistent pattern of English common bond, in which every sixth course is laid in headers. This part of the house sits on a stone foundation, surmounted by a wooden sill on which rests the joists and the brick walls of the house. A back wing containing a kitchen, garage, and family room is a relatively recent addition, replacing a wooden wing that likely predated the brick house.”

The 2018 site investigation confirmed that the front house section of the house has remained relatively unchanged and the English common bond brick pattern is still evident in its construction. Interior details related to the wooden sill/foundation, as well as the interior uses of the back wing could not be confirmed in 2018.

“Significant Design Characteristics: The historic section of the house has a shape common among nineteenth-century Ontario farmhouses: it is a three-bay, one-and-one half storey structure with a centre door, a gable roof, and a cross gable allowing for a second-storey window above the front door. There are four windows on each end of the building, the two at the second-storey level of smaller proportions than those of the first-storey, though all windows, including those on the front façade, are 2/2. A late twentieth-century aerial view of the farmstead shows a chimney at each end of the house roof; both of these chimneys have been removed, and a new brick exterior chimney built on the eastern wall.

The top of the pointed window in the front gable is outlined by a single row of brick headers. All other openings have square heads. The second-storey windows on the side of the house are surmounted by brick voussoirs consisting of a single row of stretchers. The voussoirs above windows and doors at the ground-storey level consist of alternating stretchers and headers. A terra cotta panel above the pointed window in the front gable announces the house's date of construction: 1869.

The front entranceway features a door with the fielded panels, robust moldings and round arches typical of Italianate doors. Spaces for sidelights and a transom are now boarded in; a photograph taken circa 1949 shows the paneling once seen below the sidelights and the muntin bars of the side windows themselves, though the window have been painted in or boarded over even in this photograph. The western sidelight is now hidden behind a wall that divides the two downstairs rooms in the historic structure.”

The 2018 site investigation confirmed that the majority of the significant design characteristics on the exterior of the farmhouse have remained relatively unchanged. The three-bay symmetrical façade and arrangement of windows and doors have remained, and the windows on each side of the house appear to remain in their 2003 configuration. The east chimney noted in 2003 remains.

The headers and voussoirs above the windows have not been altered since 2003 and the “1869” terra cotta panel remains in place. The pointed window in the front gable remains as one of the key Gothic Revival design characteristics on this Ontario Farmhouse. A review of the exterior photos included in the 2003 report indicates that at the time wooden shutters were located on either side of the first-storey windows and awnings were located above the windows. Evidently the awnings and shutters have since been removed, however, the awning above the front door is still in place. The front entranceway including the painted/boarded sidelights and transoms are still in place (Images 2 – 6). Unfortunately, the materials of the windows and the front door could not be confirmed in 2018 given the property access restrictions at the time of preparing the report.

4.3 Barn and Outbuildings

The 2003 report included the following description of the barn:

“Construction: The existing building consists of two interconnected wooden barns, both probably constructed in the second half of the nineteenth century. The elements comprising the frames of both buildings are connected through dovetail or mortise and tenon joints; the posts, girts, and beams show the marks of a broad axe and/or adze. The rafters of both older sections of the barns consist of moderately sized tree trunks; the use of sawn lumber for rafters in the western end of the easternmost structure points to a later extension of the roof, possibly to avoid problems with roof drainage at the intersection of the two barns. Spaces between the vertical planks that face the walls allow for ventilation. Wrought iron nails attach the older planks to the girts. Both barns are supported by rafters comprised of thick flattened logs. These log joists now sit on a cement foundation that postdates the wooden upper stories of the barns. Horizontal lines in the foundation reflect the molds into which the cement was initially poured, and both the size of the molds and the highly grained texture of the cement suggest a late nineteenth or early twentieth century date for the raising of the barns; the lack of a joint in the northern foundation wall at the point where the eastern and western barns meet provides additional evidence that the foundation postdates the building of as least the earlier, western barn.

The cement silo which sits in the angle forms by the juncture of the eastern and western barns replaces an earlier wooden silo, visible in a photograph dating from the 1920s. The photograph also shows a third barn and another outbuilding which have since been removed.

Significant Design Characteristics: As mentioned above, the existing barn consists of two earlier structures, both originally in the English style with central threshing floors between two mows for the storage grain. Mortises in the centre beams show that what appears to be the earlier of two structures, the barn to the west, had raised lofts. Because there is now no floor over the basement in the centre of the eastern barn, what was probably once the ground floor has the effect of a raised loft. The two barns sit perpendicular to each other, the western barn with a north-south axis and the eastern barn with an east-west axis. With much of the eastern wall of the earlier barn removed, the earlier barn now forms an extension of the other.”

The 2018 site investigation determined that the barn has been demolished since the 2003 assessment and all of the timber frame and foundation details removed. The footprint of the barn is now level with the grade of the property and is beginning to naturalize. The only visible built component related to the barn that remains is the bottom few metres of the concrete silo. A review of aerial photography indicates that the barn was likely demolished in 2015. Although the property is no longer used for agricultural purposes, the farmhouse combined with the barn and the arrangement of the buildings on the property would have formed a farm structure complex that is common among historic agricultural properties. The removal of the barn from the property has altered the landscape context of the former agricultural property (Images 7 – 9).

Although the barn has been demolished, the 2003 description has been include in this CHER for documentation purposes to capture the design details associated with the former agricultural structure.

4.4 Landscape

The landscape of the subject property in 2018 can still be interpreted as a historic agricultural property. The entire property including the Try Recycling facility consists of a property 16.05 ha (39.65 acres) in size. However, the recycling facility has drastically altered the agricultural fields formerly north of the farmhouse. Today, the farmhouse in on a small lot approximately 0.71 ha (1.75 acres) in size. This portion of the property is most associated with the built components of the former farming operation and the Dicey/Millson association on the property.

The agricultural/farm complex portion of the property consists of a series of individual built and landscape components including the farmhouse, the long gravel driveway from Dingman Drive, the rows of trees located on the east and west sides of the farmhouse, and the garage/outbuilding located northeast of the farmhouse. The row of trees frame the views of the farmhouse from Dingman Drive. When viewing the farmhouse the mature trees line the east and west sides of the farmhouse creating a framed view with the house centered between the two rows of trees. Although the garage/outbuilding does not appear to have significant cultural heritage value on its own, its location on the property contributes to the understanding of the property as a former agricultural landscape. Further, the barn's absence on the property certainly detracts from the agricultural landscape. However, its footprint is within a relatively naturalized section of the property that contrasts with the manicured lawns and the farmhouse (Images 10 – 13).

4.5 Adjacent Properties

The property adjacent to 3544 Dingman Drive includes a wide high-voltage transmission tower corridor to the north and west, and an agricultural property located south across Dingman Drive. Immediately to the east, the property abuts the Dingman Creek Pumping Station.

The transmission corridor is a wide open corridor that diagonally crosses the agricultural landscape. Aside from the high-tension wires and the distinctive design of the transmission towers there are no significant built or landscape components within the corridor adjacent to the subject property.

The agricultural property located to the south, across Dingman Drive is municipally known as 3575 Dingman Drive and is included on the Register as a Priority 1 property. The listing notes that the building on the property is a Gothic Revival dwelling constructed c.1870. The deep setback, long driveway, and line of trees that borders Dingman Creek in front of the house form a thick screening that prevents a view of the dwelling when the trees are in bloom.

The Dingman Creek Pumping Station is located at 3506 Dingman Drive and immediately abuts the subject property. The two properties are currently separated by a chain-link fence. The City-owned pumping station includes two permanent buildings, a construction trailer and a driveway loop for wastewater drop-off.

4.6 Comparative Analysis

The form and style of the farmhouse as an Ontario Farmhouse is commonly found in London, elsewhere in Middlesex County, and in various municipalities across Ontario. The general form, mass, and scale of the farmhouse are typically the same, however, their stylistic details and the historic integrity of their materials vary from property to property depending on region, era of construction, style, materials, and preservation.

Within south London, a series of comparable farmhouses with varying similarities have recently been demolished. The property located at 5067 Cook Road included a similar farmhouse, one-and-a-half storeys in scale, clad with stucco, with quoins applied at the corners of the front façade. The remaining portions of the building were clad with horizontal aluminum siding. A property located at 5221 Cook Road also included a one-and-a-half storey vernacular farmhouse with a central doorway, flanked by windows and a gable dormer. The entire farmhouse was clad with horizontal aluminum siding. Lastly, 4342 McDougall Close is similar to the subject property in its scale, mass, form, and buff brick materials. Windows details varied on this structure in that the segmented arch, and round arch voussoirs were used rather than the flat arch windows, and Gothic arched window on the subject property. The evaluation of these properties according to the criteria under Ontario regulation 9/06 determined that the properties did not meet the criteria and did not demonstrate sufficient cultural heritage value or interest to merit designation under the *Ontario Heritage Act*. Comparatively, the subject property at 3544 Dingman Drive demonstrates more cultural heritage value in its representative style and its historic associations.



Image 2: Front facade of the farmhouse at 3544 Dingman Drive (2018)



Image 3: Front facade of the farmhouse at 3544 Dingman Drive, as shown in 2003 report (2003)

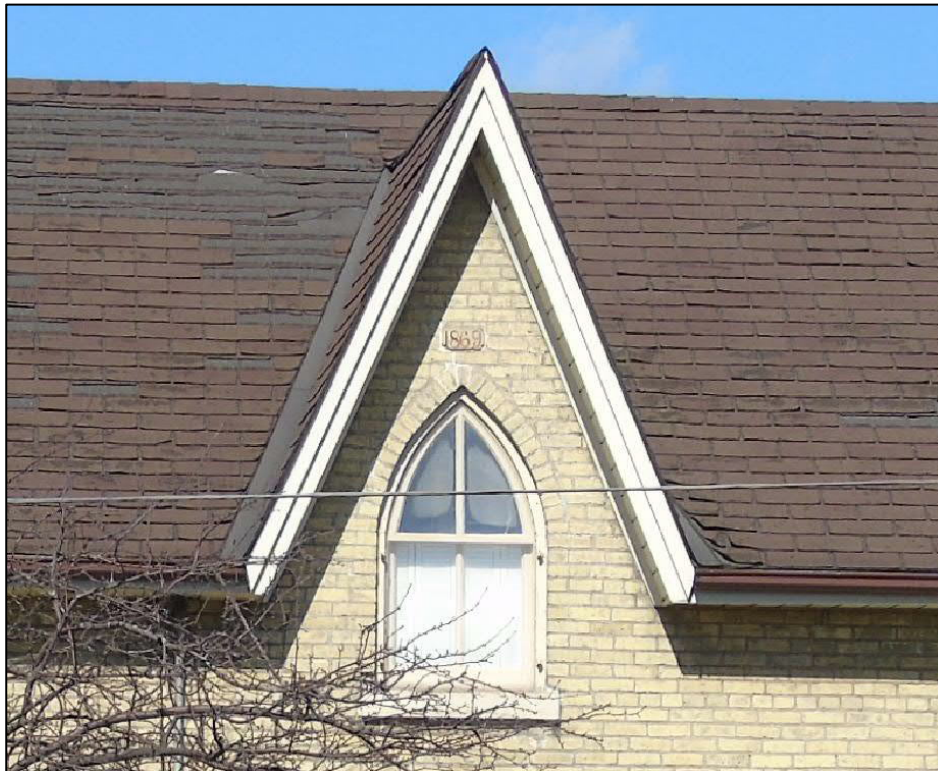


Image 4: Detail showing centre gable peak on front facade including cross gable, pointed arch window, and terra cotta date marking above the window (2018)



Image 5: View showing east side of the farmhouse. The historic portion of the dwelling is located on the left and the rear wing is a much newer addition (2018)



Image 6: View looking north from Dingman Drive to the farmhouse on the subject property showing deep setback (2018)



Image 7: View showing former barn on the property as shown in 2003 report. The barn was evidently demolished in 2015 (2003)



Image 8: View looking from the chain-link fence of the Dingman Creek Pumping Station to the site of the former barn. Very little remains of the structure (2018)



Image 9: View looking south from Dingman Drive showing the site of the former barn. The farmhouse is located to the left outside of the photograph, and the Dingman Creek Pumping Station property is at right (2018)



Image 10: View looking west from the Dingman Creek Pumping Station showing the view to the subject property and the location of the pumping station in relation to the historic farm property (2018)



Image 11: View looking west from the edge of the subject property showing ditching and landscape in relation to Dingman Drive at left. The farmhouse can be seen in the distance on the right side of the photograph (2018)



Image 12: View from the southeast corner of the property showing landscaping and farmhouse in the distance (2018)



Image 13: View looking north showing landscape components including the mature trees, and driveway as well as configuration of the farmhouse and outbuilding (2018)

5. Evaluation

5.1 Previous Evaluations

As noted above, the property at 3544 Dingman Drive has been the subject of previous studies, mainly a 2003 *Stage 1 Archaeological and Built Heritage Assessment* for the Dingman Drive Area Plan.

The subject property was also noted in various City of London committee and planning meetings that highlight a history of interest in the heritage value of the property. In 2002, the Stewardship Sub-Committee of London Advisory Committee on Heritage (LACH) recommended the designation of the property be pursued with the owners of the property. The LACH pursued the designation but efforts to consult with the property owner at the time consent at the time halted the designation process.

In 2005, as part the proposed Dingman Drive (Industrial) Area Plan, City Council made a resolution on a number of items within the Area Plan including topics such as zoning, land use, and special policies. In addition, the Council also resolved that “(e) the barn located at 3544 Dingman Drive **BE ADDED** to the City’s Inventory of Heritage Resources as a Priority (1), and every effort be made to encourage the retention of both the already listed home and barn feature on this site.”

5.2 Ontario Regulation 9/06

Ontario Regulation 9/06 is mandated by the province and provides criteria for determining cultural heritage value or interest. If a property meets one or more of the following criteria it may be designated under Section 29, Part IV of the Ontario Heritage Act. The criteria for determining cultural heritage value under *Ontario Regulation 9/06* have been adopted by City of London and are outlined below:

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

Table 5-1: Ontario Regulation 9/06 Evaluation for 3544 Dingman Drive

Criteria	Meets Criteria (Yes/No)	Rationale
1) The property has <i>design or physical value</i> because it:		
i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	The farmhouse on the property is a representative example of a mid-19 th century Gothic Revival Ontario Farmhouse. Design details include the pointed arch window found in the centre gable. The three-bay symmetrical façade fronting onto Dingman Drive, the gable roof and front gable peak are all representative details found on Ontario Farmhouses, and the 2/2 windows, and pointed arch window demonstrate a fine example of the Gothic Revival design qualities typically applied to vernacular farmhouses. The farmhouse also represents the “second generation” of housing for pioneer families. Typically, the first generation of settlers constructed log cabins before having the means or resources to construct a more substantial dwelling, such as the brick farmhouse now on the property.
ii) Displays a high degree of craftsmanship or artistic merit.	No	The farmhouse, structures and property do not display a high degree of craftsmanship or artistic merit. Although the farmhouse is a well-executed example of its style and design, the farmhouse itself does not exhibit specific qualities related to its craftsmanship or artistic merit that makes it distinct.
iii) Demonstrates a high degree of technical or scientific achievement.	No	The farmhouse, structures and property do not demonstrate a high degree of technical or scientific achievement. The farmhouse in particular is a vernacular Ontario Farmhouse found on historic agricultural properties throughout London and elsewhere in Ontario.
2) The property has <i>historic value or associate value</i> because it:		
i) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.	Yes	The property has historic associations with the Dicey/Millson family. Although little biographical information could be located for the family, the property remained associated with one family from its original land grant in 1850 until it was sold to Try-Recycling 2007. Although the Dicey/Millson family does not appear to have associations that are evidently significant to a community, the continual ownership from the 19 th century grant right to the 21 st century indicates that the family was one of the early families that settled in Westminster Township and indirectly had a role in the development of south London.
ii) Yields, or has the potential to yield	No	The property does not yield or have the potential to

information that contributes to an understanding of a community or culture.		yield information that contributes to an understanding of a community or culture.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No	No particular architects, artists, builders, designers or theorists could be associated with the property. As a result, the property does not demonstrate or reflect the work or ideas of such an individual.
3) The property has contextual value because it:		
i) Is important in defining, maintaining or supporting the character of an area.	Yes	The property includes a farmhouse, garage/outbuilding, footprint of a former barn structure, and a series of landscape components that collectively can be interpreted as a historic farmscape. Although now relatively isolated from its former historic agricultural use, the portion of the property that the farmhouse and its surrounding context contribute to the relatively open or agricultural character of this area. The area is gradually transitioning from an agricultural to industrial use, however, this property represents the remaining agricultural surrounding.
ii) Is physically, functionally, visually or historically linked to its surroundings.	Yes	The property comprised of its built and landscape components is historically linked to its surroundings in that the lot remained relatively unchanged until the 21 st century. With the exception of the recycling facility located the north, the quarter of the original 200 acre lot can still be seen in aerial photographs. The farmhouse constructed by John Alexander Dicey is historically linked to the property which surrounds it.
iii) Is a landmark.	No	The property at 3544 Dingman Drive is not a landmark.

5.3 Statement of Cultural Heritage Value

The property at 3544 Dingman Drive consists of a late-19th century farmhouse, a garage/outbuilding, footprint of a former barn structure, and a series of landscape components that are historically associated with and connected to the Richard Dicey, the original grantee of Lot 18, Concession 3 in Westminster Township. Having received the grant for this lot, Dicey farmed the property and eventually subdivided the lot to his three sons who continued to farm the property in the 19th and early-20th century. John Alexander Dicey, son of Richard, constructed the Gothic Revival Ontario Farmhouse on the south part of the lot in 1869, on what would eventually become municipally known as 3544 Dingman Drive. The property remained within the Dicey family, later passed to Harriet Millson (daughter of John Alexander), Stanley Millson (son of Harriet), and eventually Raymond Millson (son of Stanley). The farmhouse and the small portion of surrounding property that is not part of the recycling facility to the north represent over 150 years of continued family ownership that came to an end when the property was sold for its current industrial use. The property was sold by descendants of the original property owners in March 2007. The property represents a small fragment of the once agricultural landscape along what is now Dingman Drive.

5.4 Heritage Attributes

The following components or elements are the Heritage Attributes associated with the cultural heritage value of the property at 3544 Dingman Drive:

- 1869 front portion of the Gothic Revival Ontario Farmhouse with details including;
 - Form, scale and mass of the most historic front portion of the farmhouse;
 - Three-bay symmetrical façade;
 - Central front doorway and door with sidelights and transoms;
 - 2/2 sash windows;
 - Pointed arch window in cross gable;
 - Brick exterior of the farmhouse, including, voussoirs and flat arch brick lintels over the windows and doors
 - Gable roof form with central peak;
 - Field stone foundation of the historic front portion of the farmhouse;
- Landscape components including;
 - Gravel driveway from Dingman Drive leading to the rear of the house;
 - Rows of trees located on the east and west sides of the house which defines views of the farmhouse from Dingman Drive.

6. Recommendations

6.1 Designation

The property at 3544 Dingman Drive has been evaluated according to the criteria mandated by the province of Ontario under Ontario Regulation 9/06. The evaluation determined that the property meets four of the nine criteria and as a result was determined to have cultural heritage value. As a result, this CHER recommends that the City of London proceed with the designation of the property under Section 29, Part IV of the Ontario Heritage Act. It is recommended that the Statement of Cultural Heritage Value and the list of Heritage Attributes prepared in Section 5.2 and 5.3 of this report serve as the basis of the designation of the property.

6.2 Future Use

As part of the South London Wastewater Servicing EA Master Plan, the City of London is currently evaluating alternatives for either the expansion of their existing facilities on Dingman Drive, or in the construction of a new facility elsewhere in South London. It is understood that no specific property requirements have been identified to date for the subject property at this time. However, if it is determined that the subject property may be required in order to facilitate the expansion of the Dingman Creek Pumping Station, the City of London should retain the farmhouse on the property and consider opportunities to adaptively re-use the structure as part of any proposed expansion on the property.

Once a preferred alternative is identified for this location, a Heritage Impact Assessment (HIA) will be required in order to fully assess the extent of the potential impacts of a proposed expansion on the identified Heritage Attributes included in this CHER. The HIA will be required as part of the Detailed Design process for this property in order to identify appropriate mitigation strategies or conservation options in order to conserve the cultural heritage value and heritage attributes of the property.

In addition, if the City acquires the property for the purposes of expansion, a detailed site investigation should be completed in order to confirm the heritage attributes identified in this CHER and to assess the portions of the property that could not be accessed as part of the 2018 field investigation.

As part of the HIA and Detailed Design process, a sympathetic landscape plan should be developed to retain, where possible, the historic configuration of the house, agricultural ruins and remnants of the agricultural landscape, if feasible. The landscape plan should also consider landscape treatments such as retaining mature trees or designing new plantings in a way that compliments the historic nature of the property.

6.3 Additional Research

This CHER has been prepared based on the available existing information that could be located for this property at the time of evaluation. If further information becomes available, additional research related to the property, its previous owners, or built components could supplement the information provided in this report.

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Appendix A

**Select Pages from Stage 1
Archaeological and Built
Heritage Assessment, Dingman
Drive Area Plan, City of London,
County of Middlesex, Ontario**

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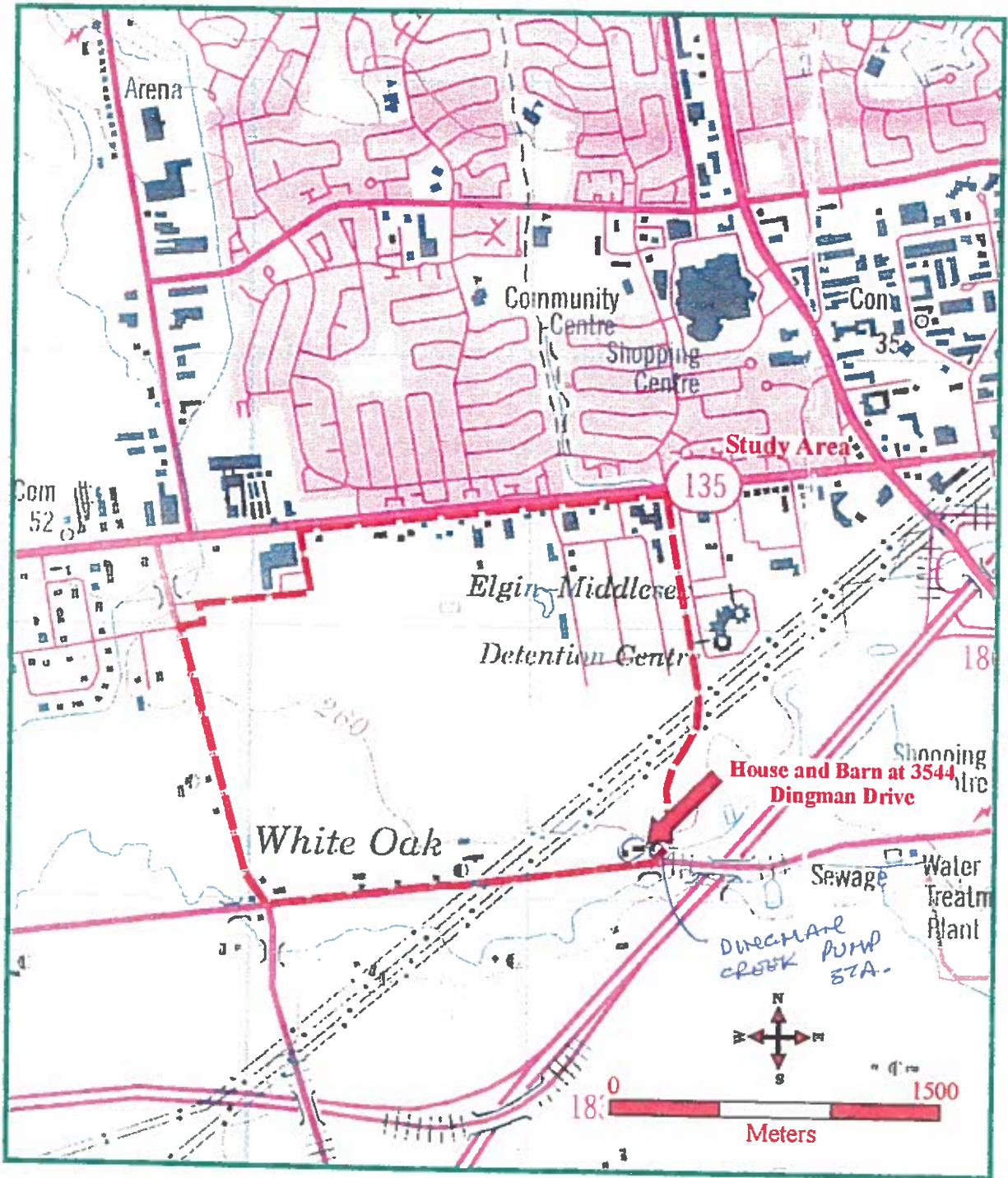
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Stage 1 Archaeological & Built Heritage Assessment Dingman Drive Area Plan City of London, County of Middlesex, Ontario



October, 2003

Figure 3: Location of the Built Heritage Concerns



3.6 Built Heritage Concerns

3.6.1 Summary and Recommendations

When surveying the buildings within the boundaries of the Dingman Drive Area Plan in order to establish the scope of this assessment, two properties requiring investigation were identified: 3544 Dingman Drive, in concession 3, lot 18, and 3812 Dingman Drive, in concession 3, lot 20.

The farmhouse at 3544 Dingman Drive (fig. 4) is currently included in the City of London *Inventory of Heritage Resources*, with a rating of priority 2, which we recommend be retained. There is also a barn on this property (fig. 5) that should be listed in the *Inventory*, with a priority rating of 1, merited because of its largely intact mid-nineteenth-century framing. We recommend (1) that efforts be made to encourage the retention of both buildings and (2) that structural components of the barn be thoroughly documented. Such documentation would be especially crucial should the barn face demolition. Detailed assessments of the farmhouse and barn are included below.

The small cottage at 3812 Dingman Drive was also of potential interest for several reasons: because of certain visible features (e.g., its proportions, its segmental-arched windows, the date of 1879 inscribed on one of the bricks, and segments of an older frame house visible from the garage); because historic maps show an unusually small house existing continuously on or near this site from as early as 1862 (Tremaine map); and because the census reports of 1851/52 and 1861 indicated early buildings on the lot. The present brick facing of the main part of the building is of relatively recent origin, however, and, while interesting fragments of a structure dating back at least to the 1880s can be seen at various points, the building as a whole appears to have been too intensively rebuilt and modified to retain significant heritage significance (Figure 26).

3544 Dingman Drive (Figures 4 and 5)

Registr. Plan: Concession 3,

Lot Number: Lot 18, south part

Assessment Roll Number: 08004018900

Building Assessment

A. Architecture

Building Type: House (fig. 4) and Barn (fig. 5)

Style:

HOUSE -- Ontario Farmhouse

BARN -- Vernacular

Construction:

HOUSE -- The historic front section of the house is of brick construction, with inner and outer layers of brick tied through a consistent pattern of English common bond, in which every sixth course is laid in headers (fig. 6). This part of the house sits on a stone foundation (fig. 7), surmounted by a wooden sill on which rest the joists and the brick walls of the house (fig. 8). A back wing containing a kitchen, garage, and family room is a relatively recent addition (fig. 9), replacing a wooden wing that likely predated the brick house (Millson).

BARN -- The existing building consists of two interconnected wooden barns, both probably constructed in the second half of the nineteenth century. The elements comprising the frames of both buildings are connected through dovetail or mortise and tenon joints; the posts, girts, and beams show the marks of a broad axe and/or adze (fig. 10). The rafters of both older sections of the barns consist of moderately sized tree trunks; the use of sawn lumber for rafters in the western end of the easternmost structure points to a later extension of the roof, possibly to avoid problems with roof drainage at the intersection of the two barns (fig. 11). Spaces between the vertical planks that face the walls allow for ventilation. Wrought iron nails attach the older planks to the girts. Both barns are supported by rafters comprised of thick flattened logs (fig. 12). These log joists now sit on a cement foundation that postdates the wooden upper stories of the barns. Horizontal lines in the foundation reflect the molds into which the cement was initially poured, and both the size of the molds and the highly grained texture of the cement (figs. 13, 14) suggest a late nineteenth or early twentieth century date for the raising of the barns; the lack of a joint in the northern foundation wall at the point where the eastern and western barns meet provides additional evidence that the foundation postdates the building of at least the earlier, western barn.

The cement silo which sits in the angle formed by the juncture of the eastern and western barns replaces an earlier wooden silo, visible in a photograph dating from the 1920s (fig. 15). The photograph also shows a third barn and another outbuilding which have since been removed.

Significant Design Characteristics:

HOUSE -- The historic section of the house has a shape common among nineteenth-century Ontario farmhouses: it is a three-bay, one-and-one half-storey structure with a centre door, a gable roof, and a cross gable allowing for a second-storey window above the front door. There are four windows on each end of the building, the two at the second-storey level of smaller proportions than those of the first-storey, though all windows, including those on the front facade, are 2/2. A late twentieth-century aerial view of the farmstead (fig. 15) shows a chimney at each end of the house roof; both of these chimneys have been removed, and a new brick exterior chimney built on the eastern wall.

The top of the pointed window in the front gable is outlined by a single row of brick headers. All other openings have square heads (fig. 16). The second-storey windows on the sides of the house are surmounted by brick voussoirs consisting of a single row of stretchers. The voussoirs above windows and doors at the ground-storey level consist of alternating stretchers and headers (see fig. 6). A terra cotta panel above the pointed window in the front gable announces the house's date of construction: 1869 (fig. 17).

The front entranceway features a door with the fielded panels, robust moldings and round arches typical of Italianate doors (fig. 18). Spaces for sidelights and a transom are now boarded in; a photograph taken *circa* 1949 shows the paneling once seen below the sidelights and the muntin bars of the side windows themselves, though the windows have been painted in or boarded over even in this photograph (fig. 19). The western sidelight is now hidden behind a wall that divides the two downstairs rooms in the historic structure (see "House Interior" below.)

BARN -- As mentioned above (under "Barn Construction,") the existing barn consists of two earlier structures, both originally in the English style with central threshing floors between two mows for the storage of grain (see, e.g., Lamb 1988: 163). Mortises in the centre beams show that what appears to be the earlier of the two structures, the barn to the west, had raised lofts. Because there is now no floor over the basement in the centre of the eastern barn, what was probably once the ground floor has the effect of a raised loft. The two barns sit perpendicular to each other, the western barn with a north-south axis and the eastern barn with an east-west axis. With much of the eastern wall of the earlier barn removed, the earlier barn now forms an extension of the other.

Interior:

HOUSE -- The house retains many of its original doors and door and window surrounds. The doors each feature four fielded panels, longer in the upper section of the door (fig. 20). The living room windows are set in embrasures with similar paneling along the sides of the window embrasures and beneath the windows (fig. 21). The moldings in these panels and on the architraves of the original windows and doors feature the quirked ogee contours typical of Greek Revival vernacular buildings in Ontario (fig. 22). The single exception to this profile, among the original windows, is the flat architrave outlining the pointed window in the front gable (fig. 23).

There have been some changes in plan. A bathroom has been added in the front gable. A more problematical rearrangement involves the two rooms that now comprise the main floor section of the house. The front door opens directly into a living room that achieves considerable elegance from its pleasant proportions, the paneled windows described above, and the distinctive door and window surrounds found in this room alone; these surrounds feature generously scaled moldings with a symmetrical profile and large corner rosettes (fig. 24). A wall immediately adjacent to the front door leads into a relatively small room to the west, and a stairway leading to the front of the house from the

kitchen wing rises behind it. Because the southern end of the wall between the rooms directly intersects the sidelight immediately west of the front door, one must assume that this wall is a later addition (compare fig. 24 with figs. 18, 19). While it is difficult to envision the house with walls in a different configuration (the centre hall plan usually found in houses of this style would require awkwardly small rooms to each side of the hall), it is virtually certain that the current arrangement of downstairs rooms, and likely the striking outer moldings around the living room windows and doors, are the result later renovations -- probably, to judge by the style of the moldings, around the second or third decade of the twentieth century.

BARN -- The upper levels of both sections of the barn are entirely unfinished, leaving open to view the structural elements described above under "Construction." Structural elements are also open to view in the enclosed areas of the ground door created by the cement foundation, though these have been whitewashed. The most striking features of the ground floor are the wrought iron trellises topping the barriers between horse stalls in the western section of the barn (fig. 25).

B. History

Date of Construction:

HOUSE -- 1869; back addition added in 1973

BARN -- *circa* 1860 -1880, with a later foundation (see "Construction" above)

Association with a Person/Group: The property has the unusual distinction of having remained in the same family during its entire century-and-a-half history of recorded land transactions.

Richard Dicey received the patent for all 200 acres of lot 18 , concession 3 in Westminster Township, on June 17, 1850, and he is shown in the 1851-1852 census as inhabiting a one-storey log cabin on the lot. Over the next two decades Richard sold quarters of the lot to each of his three sons. Hiram bought the northwest corner in 1855 (the sale was registered in 1860). John Alexander and Ira bought the southeast and southwest parts of the lot respectively on February 29, 1868, though they promptly traded quarters through sales on March 14, 1868, so that the southwest 50 acres, on which the farmstead at 3544 Dingman Drive is situated, ended up in John's possession. This division of the property is indicated on the Tremaine map of 1862 (fig. 26; Land record abstracts; Westminster Township instrs. 1424, 5402, 5403, 5414, 5415; 1851-52 Census).

The Agricultural Census of 1861 suggests that John Alexander and Ira had effectively regarded the southern half of the property as their own at least since 1860. They are listed as farming the southern hundred acres of the lot together, with 35 acres cleared, 8 of which are said to be used for pasture and 27 for crops (6 acres for spring wheat, 3 for peas, 4 for oats, 1/2 for potatoes, and the remainder for hay). It seems

probable that the John and Ira made their claim to the land more official when James, at least, had determined that he wanted build a finer house for himself: as mentioned above, the date 1869 is inscribed in the centre gable of the brick house on what was once his property. The *Historical Atlas of Middlesex County*, published in 1878, shows houses on all four quarters of the lot (fig. 27), still owned by Richard and his three sons respectively, though Richard's will, probated in the same year, divides his property on lot 18 between his sons. The will also describes other property owned by Richard -- in lot 1 on Wharncliffe Rd. and lot 48, concession 2 in Westminster Township -- which he bequeathed to his sons and his three daughters (Westminster Township Land Records, instr. 10437).

In 1891, John Alexander's elder daughter, Harriet Somerville Dicey, was married to Caleb Millson from John's house on lot 18, in a wedding which the *London Advertiser* described in glowing terms, commenting on the "nicely repaired repast" to which 55 guests were treated after the ceremony and viewing the "numerous and costly presents" as a testimony to the esteem in which the young couple was held (*Advertiser*, 5 Feb. 1891). The couple made the news again, in 1909, with a more dramatic story, when Caleb survived a forty-foot fall from the upper part of a bent when helping to raise a neighbour's barn (*London Advertiser*, 19 August 1909).

In 1899, Harriet inherited the house and the lot 18 property from her father "for the term of her natural life"; John Alexander's will also stipulated that at Harriet's death the land was to be divided "in equal shares to such of her children as may be living at her death" (Land records, Westminster Township, instr. 20936). Accordingly, Harriet's will, probated in 1924, left the house and land to her six children "to share and share alike," with the result that Caleb, who continued farming from his home, gradually purchased the land from his children in deeds extending from 1927 to 1949 (Land records, Westminster Township, instrs. 5524, 33303, 34377, 47788).

In 1958, Caleb Millson left the house and land to his son Stanley. Since Stanley had no significant interest in living on the property, the land was sharecropped and the house occupied by his son Raymond, who moved to the farm in 1964 and in 1971 became a joint owner with his parents (Millson; Land records, Westminster Township, instrs. 115056, 322853). The property is still owned by Raymond Millson and his mother Lila (Assessment record; Millson), and he and his wife Margaret still live at 3544 Dingman Drive.

Thematic Context: Westminster Township families; agricultural development of the township; Ontario barns and farmhouses

C. Environment

Context on Site: The surroundings are mainly rural and agricultural, though highway 401 abuts the property to the east and high-tension electric wires cut diagonally across the

property to the west and north. The context may be further altered by development proposed for the Dingman Drive Planning Area.

Landmark Status: Slight

D. Integrity

State of Preservation:

HOUSE -- Most of the outer fabric of the 1869 house remains intact, though, as stated above, a chimney has been added, the front door altered, and the rear wing replaced. The evidence discussed under "House Interior" above suggests that there have been significant changes to the interior plan, though much of the original woodwork remains intact. Some of the outer elements in the door and window surrounds have been partly obscured by the addition of drywall to the interior walls.

BARN -- As discussed under "Barn Construction" above, the barns appear to have been raised, the roof of the eastern barn has been extended to the west, and some lofts have been removed. Some of the plank cladding of the exterior has been replaced, and one can discern signs of openings which are no longer used. But the original framing is remarkably intact.

Site Intact/Altered: Largely intact. Some farm buildings have been removed, and the orchard indicated in the 1878 *Historical Atlas of Middlesex County* (fig. 27) is no longer in evidence, but the general relationships between house, outbuildings, and fields have remained relatively consistent.

Condition of Building:

HOUSE -- Excellent

BARN -- There are some weak boards in the lofts and occasional cracks in the cement foundation, but the structure is generally solid.

Cultural Landscape Value: Moderate

Priority Rating:

HOUSE -- 2

BARN -- Not separately listed in the City of London *Inventory of Heritage Resources*; should be identified as a distinct component of the property, with a priority rating of 1.

4. Front view, House at 3544 Dingman Drive



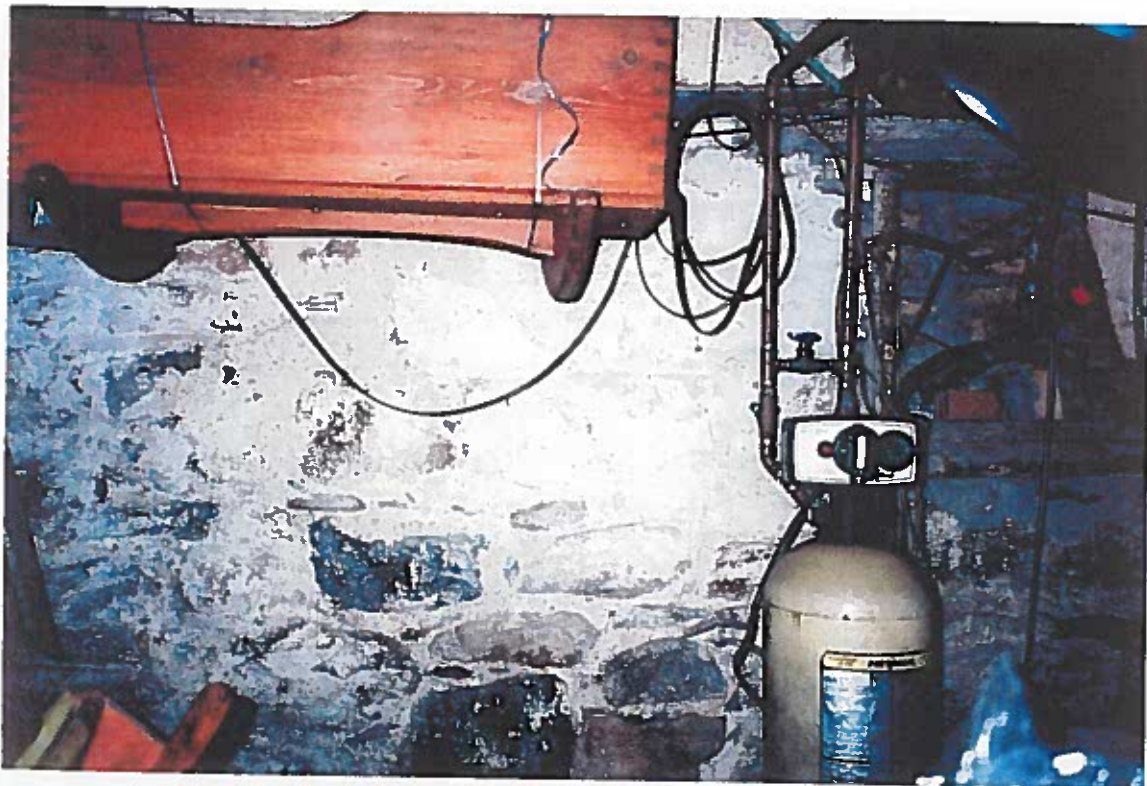
5. Barn at 3544 Dingman Drive



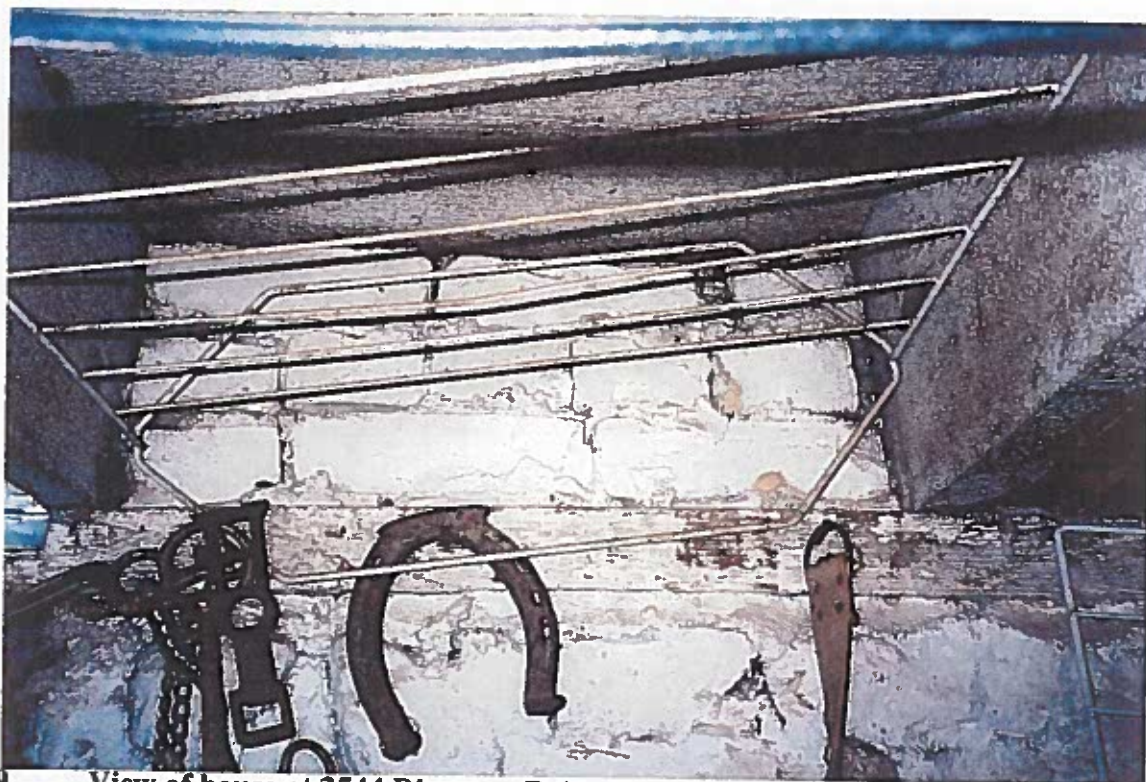
6. Eastern window on front facade, 3544 Dingman Drive



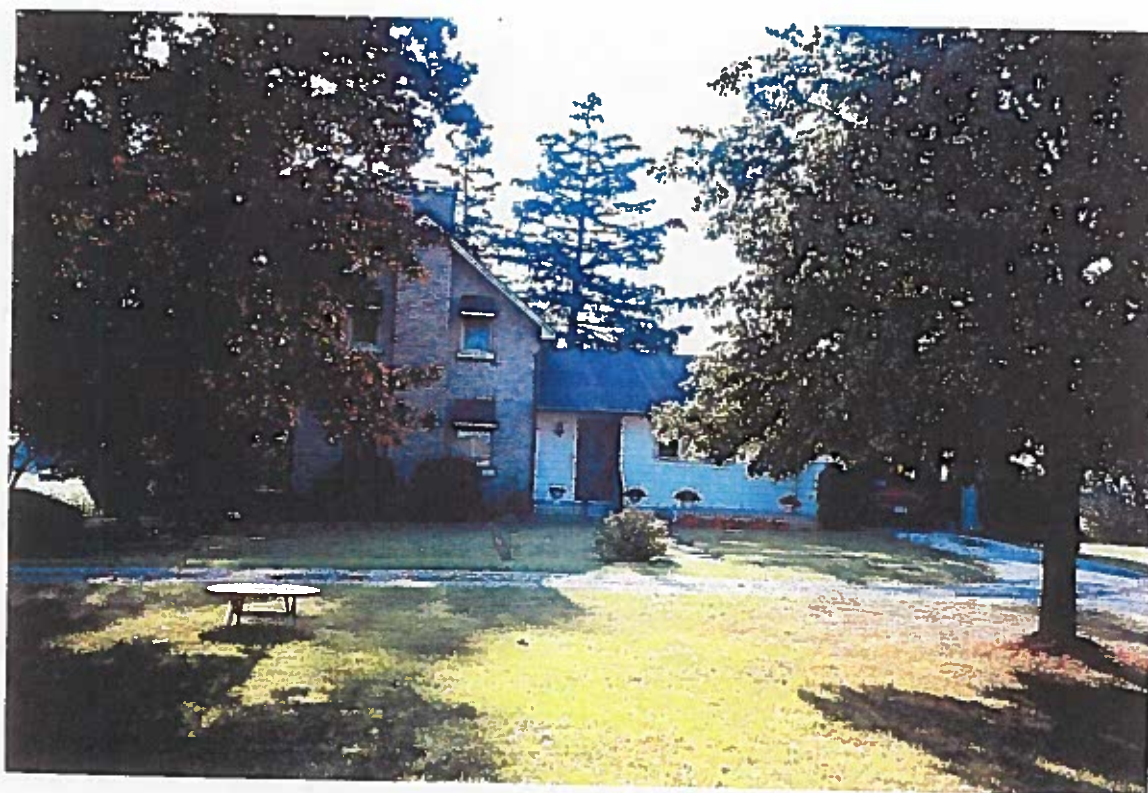
7. Stone foundation, 3544 Dingman Drive



8. Sill and joists beneath ground-storey floor, 3544 Dingman Drive



9. View of house at 3544 Dingman Drive from the east, showing the rear addition.



10. Post and girts in eastern barn at 3544 Dingman Drive, showing mortise and tenon joints and broad axe marks



11. Rafters composed of tree trunks and sawn boards in eastern barn at 3544 Dingman Drive



12. Joists beneath eastern barn, 3544 Dingman Drive



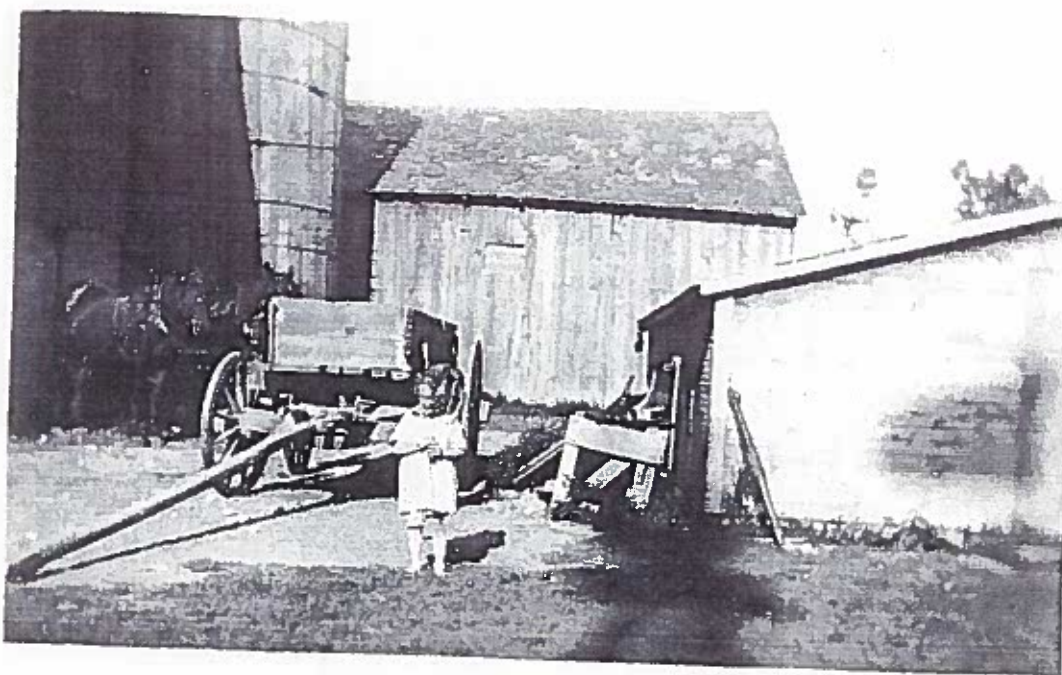
13. Cement foundation, south side, western barn, 3544 Dingman Drive



14. Cement foundation, west side, western barn, 3544 Dingman Drive



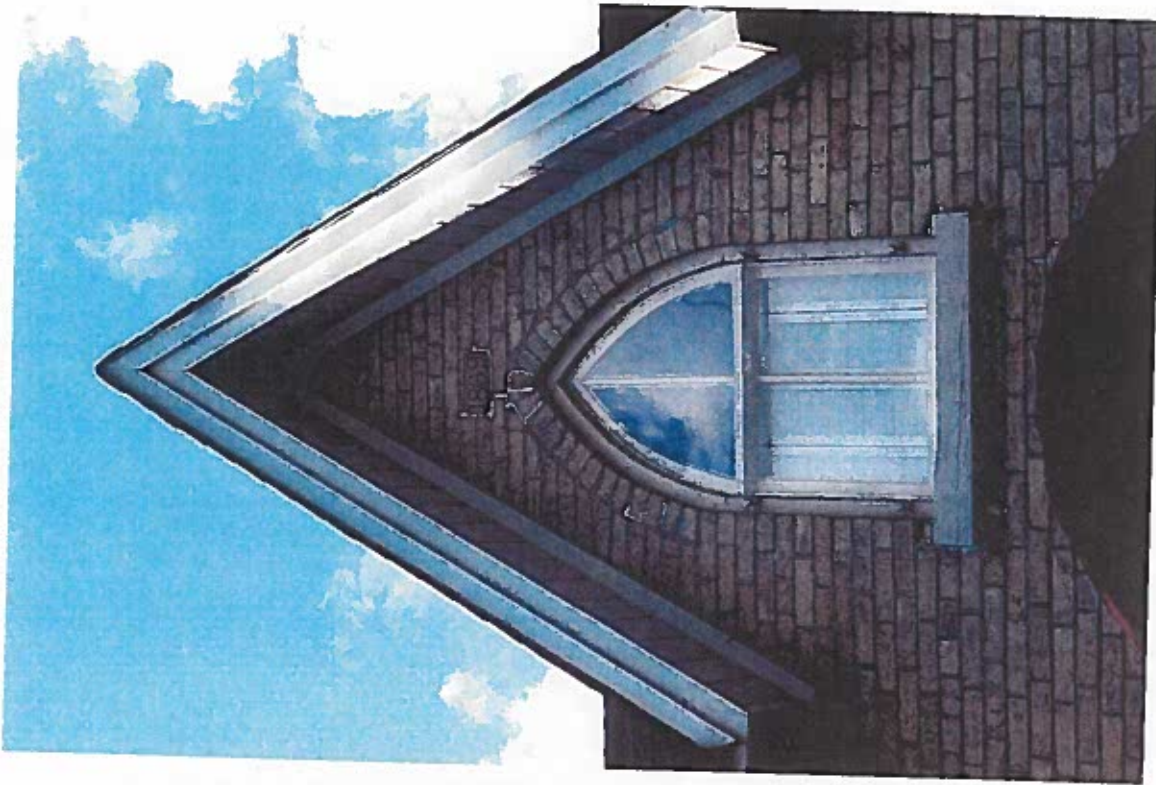
15. Wooden silo seen in photograph circa 1925.



16. Aerial view of farmstead, 3544 Dingman Drive, circa 1950.



17. Front gable of farmhouse, 3544 Dingman Drive



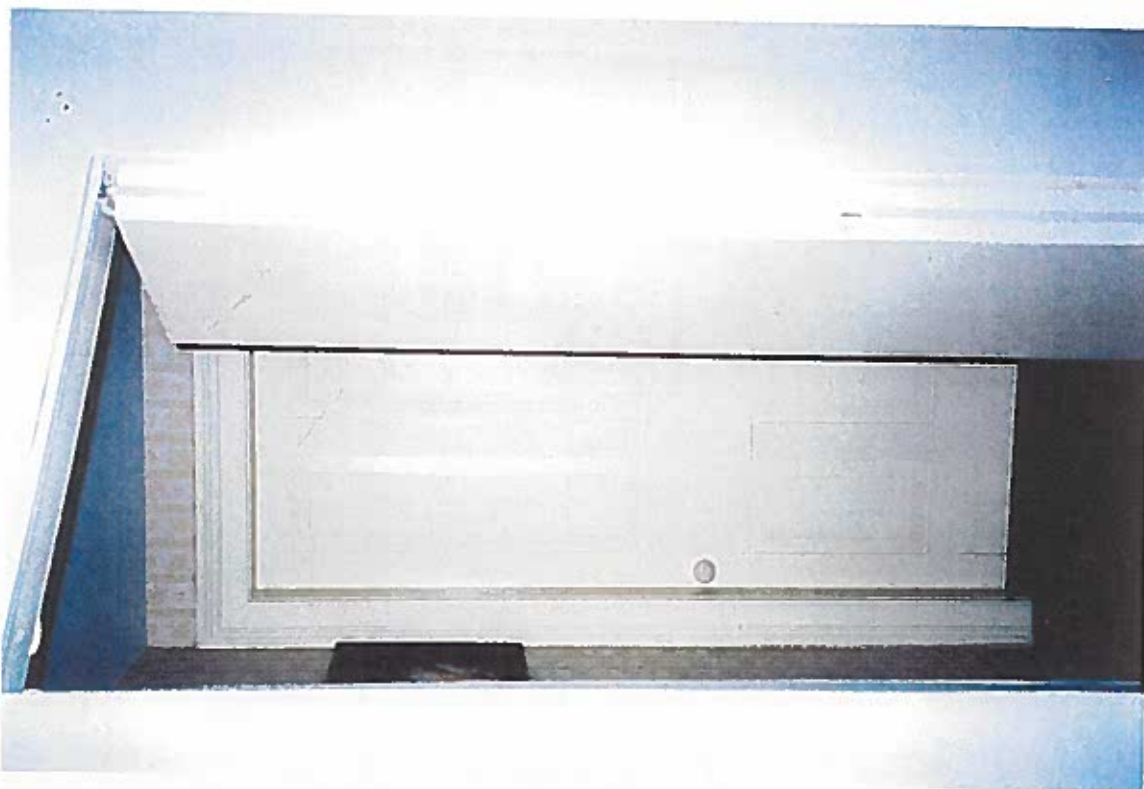
18. Front door, farmhouse, 3544 Dingman Drive. The metal storm door is held open by the current owner, Raymond Millson.



19. Lower part of front door, 3544 Dingman Drive, seen in a photograph taken circa 1949.



20. Door to east bedroom, second storey, farmhouse at 3544 Dingman Drive.



21. Section of front window embrasure, living room, 3544 Dingman Drive.



22. Architrave molding, second storey bedroom doorway, 3544 Dingman Drive.



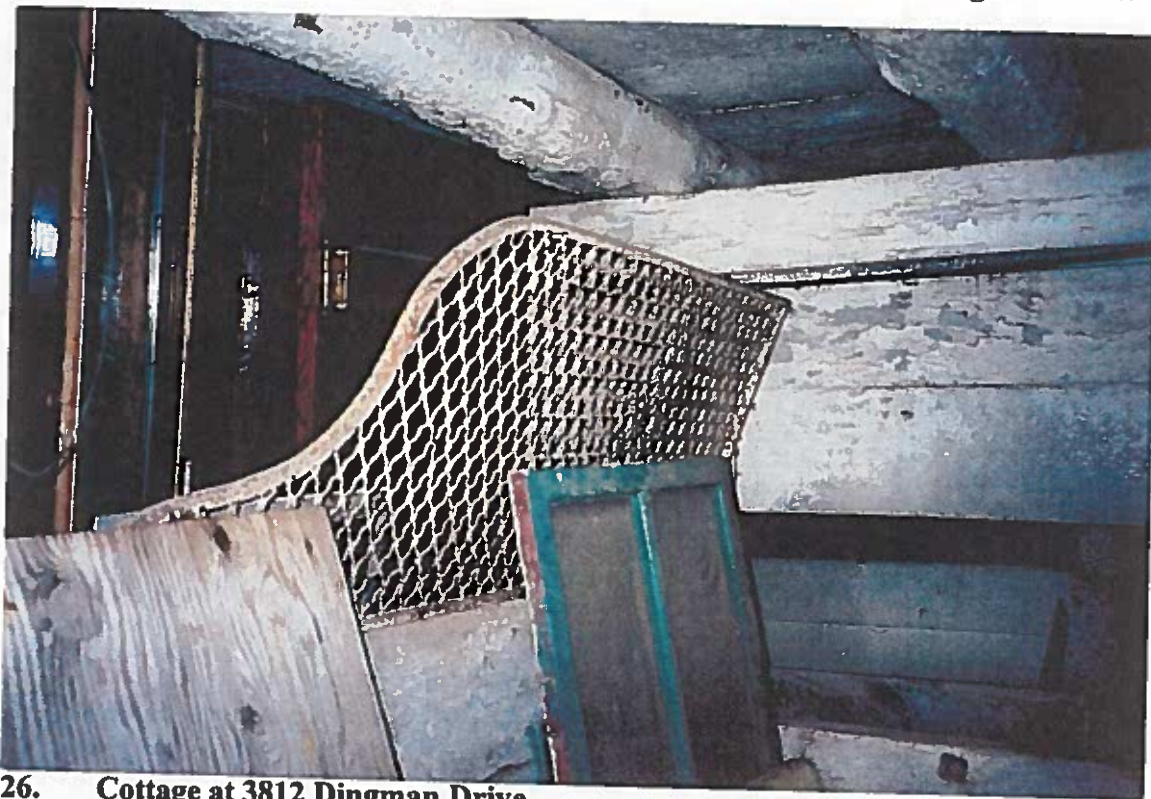
23. Pointed window in front gable, interior view, 3544 Dingman Drive.



24. Juncture of main floor dividing wall with front entranceway, 3544 Dingman Drive.



25. Wrought iron grill between horse stalls, western barn, 3544 Dingman Drive.



26. Cottage at 3812 Dingman Drive

