


3544 Dingman Drive Cultural Heritage Evaluation Report South London Wastewater Servicing Study

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Introduction and Study Purpose

– Project Context

- South London Wastewater Servicing Study
 - Existing Wonderland Wastewater Pumping Station does not have sufficient capacity to service anticipated growth
 - Municipal Class EA to determine strategies for South London
- Expansion or new Dingman Creek Pumping Station as potential strategy



– Cultural Heritage Evaluation Report

- 3544 Dingman Drive
- To address potential heritage-related concerns for potential expansion or new facility
- Included on City of London's *Inventory of Heritage Resources*
- Priority 2


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Study Area

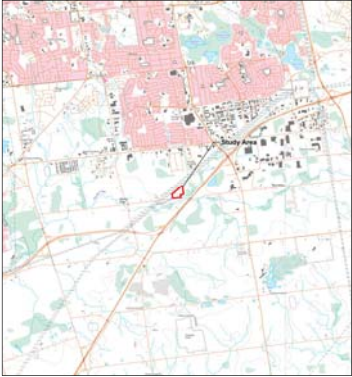
– 3544 Dingman Drive

- North side of Dingman Drive
- Adjacent to Hwy 401
- 40 Acres (16 ha)
- Residential and TRY Recycling Facility




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Study Area



5 **AECOM**

Study Area



6 **AECOM**

Site History


- Lot 18, Concession 3, Westminster
- 200 acres granted to Richard Dicey, in 1850
 - 1868 – 200 acres divided equally amongst family (Hiram, John Alexander, Ira)
 - 1869 – John Alexander builds existing farmhouse
- 1899 - Harriet Somerville (Dicey) Millson
 - 1924 – Caleb Millson
- 1958 – Stanley Millson
 - 1964/1971 – Raymond Millson
- 2007 – TRY Recycling



7 **AECOM**


Site Description – Farmhouse

- Property Access
 - 2003 – *Stage 1 Archaeological and Built Heritage Assessment for Dingman Drive Area Plan*
- Farmhouse
 - Gothic Revival Ontario Farmhouse
 - Three bays, 1 ½ storeys
 - Centre door, gable roof, cross gable for pointed arch window
 - Terra cotta panel above pointed arch window
 - Front door – fielded panels and mouldings, sidelights and transoms
 - Minor exterior alterations since 2003



8 **AECOM**

Site Description – Farmhouse



2003 2018

9 **ASDM**


Site Description – Farmhouse



10 **ASDM**

Site Description – Barn, outbuildings, and landscape

- Barn
 - 2003 – *Stage 1 Archaeological and Built Heritage Assessment* for Dingman Drive Area Plan
 - Timber frame barn
 - Mortise and tenon joints
 - Vertical plank exterior
 - Demolished in 2015
- Outbuilding/Garage
- Landscape
 - Agricultural history
 - 1.75 acres
 - Driveway
 - Rows of trees



11 **ASDM**


Site Description – Barn, outbuildings, and landscape



12 **ASDM**

Evaluations

- 2002, 2003
 - 2002 LACH recommendation for designation
 - 2003 Council recommendation
 - Barn to be added to the Register
 - "Every effort be made to encourage retention..."
 - Efforts to consult with property owned at the time halted designation process
- 2018 – O. Reg. 9/06
 - Design/Physical
 - Historic/Associative
 - Contextual



13 **AECOM**

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 Richard Dickey, the original grantee of Lot 18, Concession 3 in Westminster Township. Having received the grant for this lot, Dickey 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 Dickey, 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 Dickey 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.

Heritage Attributes

- 1869 front portion of the Gothic Revival Ontario Farmhouse:
 - Form, scale and mass of the 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, including voussiors and flat arch brick lintels
 - Gable roof with central peak
 - Field stone foundation of the historic portion of the house
- Landscape components:
 - 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, defining the views of the farmhouse from Dingman Drive

14 **AECOM**

Recommendations and Next Steps

- Designation under Section 29, Part IV of the OHA
 - Statement of Cultural Heritage Value and Heritage Attributes to be adopted
- Heritage Impact Assessment required for Detail Design, if property is identified for new facility
 - To address potential impacts of new facility
 - To consider adaptive re-use potential
 - To address landscaping plan
- Additional Research/Site Investigation
 - Further research and site investigation, if available

Thank You!

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March 14, 2018 **AECOM**