

City of London

Cultural Heritage Evaluation Report 122 Wellington Road, London, Ontario

Prepared by:

AECOM

410 – 250 York Street, Citi Plaza
London, ON, Canada N6A 6K2
www.aecom.com

519 673 0510 tel
519 673 5975 fax

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Signatures

Report Prepared By:

DRAFT

Michael Greguol, M.A.
Cultural Heritage Specialist

DRAFT

Liam Smythe, B.URPI
Heritage Researcher

Report Reviewed By:

DRAFT

Tatum Taylor, M.Sc., CAHP
Cultural Heritage Specialist

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Revision History

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0	Nov. 16, 2018	M. Greguol, L. Smythe	Draft Report to City of London
1	Nov. 21, 2018	M. Greguol, L. Smythe	Revised Draft Report to City of London for LACH Stewardship Sub-Committee

Executive Summary

AECOM Canada Ltd. (AECOM) was retained by the City of London to complete a Cultural Heritage Evaluation Report (CHER) as part of the Transit Project Assessment Process (TPAP) for the proposed London Bus Rapid Transit (BRT) system to determine the cultural heritage value of the property at 122 Wellington Road. The BRT system is comprised of four segments, combined into two operation routes: the north/east corridor and the south/west corridor. The BRT network was approved by City of London Council through the Rapid Transit Master Plan in July 2017.

The property located at 122 Wellington Road was identified in the City of London Cultural Heritage Screening Report (CHSR) (October 2018) as being a directly impacted heritage listed property. The CHSR was completed as part of the TPAP for the London Bus Rapid Transit project. The TPAP is regulated by the Environmental Assessment Act (EAA) under Ontario Regulation 231/08: Transit Projects and Metrolinx Undertakings (O.Reg. 231/08). This CHER forms part of the Environmental Project Report (EPR) completed under the TPAP.

The subject building is a two-storey brick/concrete block commercial building constructed circa 1963. Based on the background historical research, field review, comparative analysis, description of integrity, and application of Ontario Regulation 9/06 criteria, the property was not determined to have significant cultural heritage value or interest.

The completion of the CHER has resulted in the following recommendation:

- The property at 122 Wellington Road was determined not to have significant cultural heritage value or interest. Subsequently, no additional cultural heritage work is recommended for the property.

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1. Introduction

1.1 Development Context

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2. Legislation and Policy Context

2.1 Provincial and Municipal Context and Policies

2.1.1 Provincial Policy Context

The Ministry of Tourism, Culture, and Sport (MTCS) is charged under Section 2 of the *Ontario Heritage Act* with the responsibility to determine policies, priorities and programs for the conservation, protection and preservation of the cultural heritage of Ontario and has published guidelines to assist in assessing cultural heritage resources as part of environmental assessment. The following have informed the preparation of this CHER:

Guidelines for Preparing the Cultural Heritage Resource Component of Environmental Assessments (1992);
Guidelines on the Man-Made Heritage Component of Environmental Assessments (1981);
MTCS Standards and Guidelines for Conservation of Provincial Heritage Properties (2010);
Environmental Guide for Built Heritage and Cultural Heritage Landscapes (2007); and
The Ontario Heritage Toolkit (2006).

An Environmental Assessment is required for all large-scale projects that have potential impacts on the environment. These projects require approval from the Government of Ontario. Certain projects, such as transit projects, have more predictable environmental impacts or effects, and can be readily managed. This streamlined approach protects the environment, but shortens the timeline to six month for commencement, review and approval. This Environmental Assessment process for transit projects is known as the Transit Project Assessment Process (TPAP).

TPAP provides a framework for focused consultation and objection processes. Through TPAP, the Minister of the Environment may initiate a Time Out period if there is a potential for a negative impact on a matter of provincial importance that relates to the natural environment or has cultural heritage value or interest, or on a constitutionally protected Aboriginal or treaty right (TPAP Guide to Environmental Assessment Requirements for Transit Projects, 2014).

Additionally, the *Planning Act* (1990) and related *Provincial Policy Statement* (PPS) (2014) provide guidance for the assessment and evaluation of potential cultural heritage resources. Subsection 2.6 of the PPS, Cultural Heritage and Archaeological Resources, states that:

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

Criteria for determining significance for the resources are mandated by the Province in Ontario Regulation 9/06.

2.1.2 Ontario Regulation 9/06

Ontario Regulation 9/06 provides the Criteria for Determining Cultural Heritage Value or Interest under the *Ontario Heritage Act*. This regulation was created to ensure a consistent approach to the designation of heritage properties under the *Ontario Heritage Act*. All designations under the *Ontario Heritage Act* after 2006 must meet at least one of the criteria outlined in the regulation.

A property may be designated under Section 29 of the *Ontario Heritage Act* if it meets one or more of the following criteria for determining whether the property is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - ii. displays a high degree of craftsmanship or artistic merit;
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community,
 - ii. yields, or has the potential to 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.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area;
 - ii. is physically, functionally, visually, or historically linked to its surroundings;
 - iii. is a landmark.

2.1.3 Municipal Policies

The London Plan is the City of London's new Official Plan which was consolidated on August 27, 2018. *The London Plan* focuses on three areas of cultural heritage planning, including: general policies for the protection and enhancement of cultural heritage resources; specific policies related to the identification of cultural heritage resources, including individual cultural heritage resources, heritage conservation districts, cultural heritage landscapes, and archaeological resources; and specific policies related to the protection and conservation of these cultural heritage resources. The criteria outlined in *The London Plan* for the identification and designation of individual properties of cultural heritage value or interest reflect the criteria defined in O.Reg. 9/06.

2.2 Methodology

A CHER examines a property as a whole, its relationship to its surroundings, as well as its individual elements—engineering works, landscape, etc. The recommendations of the CHER are based on an understanding of the physical values of the property, a documentation of its history through research, and an analysis of its social context, comparisons with similar properties and mapping. A field review was undertaken by Liam Smythe, Heritage Researcher at AECOM in November 2018. Access was limited to the public-right-of way.

This CHER is guided and informed by the key documents listed in 2.1.1. The following report has been prepared utilizing the Terms of Reference prepared for the London BRT TPAP process, which have been received by the London Advisory Committee on Heritage (LACH) (See Section 11).

2.3 Consultation

Consultation for the London BRT project has been conducted with the LACH. A draft CHSR (dated February 6, 2018) was provided for their review and comment. The LACH Stewardship Sub-Committee recommended that 104 properties which were identified by the draft CHSR to have potential cultural heritage value or interest, do not require further examination for consideration as having cultural heritage value or interest (CHVI). The LACH also recommended that an additional 30 properties, not identified by the draft CHSR, be evaluated for their potential

cultural heritage value. Further, the remaining properties flagged by the draft CHSR requiring further cultural heritage work were added to the Register (*Inventory of Heritage Resources*) pursuant to Section 27 of the *Ontario Heritage Act* by resolution of Municipal Council on March 27, 2018.

The draft CHSR was also provided to the MTCS for review, and comments were received in July 2018. In response to MTCS comments, the CHSR was revised to include additional information on impacted properties, and a preliminary impact assessment. The CHSR identified properties with direct impacts that cannot be mitigated through design, and recommended that these properties be addressed through completion of CHERs prior to completion of the TPAP, including the property at 122 Wellington Road. Ongoing communications with MTCS have continued as part of the TPAP.

The revised CHSR (October 8, 2018) was provided to the LACH on October 10, 2018. The Draft Terms of Reference for CHERs was also received and referred to the LACH Stewardship Sub-Committee for review. This CHER will be submitted and reviewed by the LACH Stewardship Sub-Committee for their November 28, 2018 meeting.

3. Historical Context

3.1 Local Context and Settlement History

3.1.1 Westminster Township

Prior to European settlement the area that would eventually become Westminster Township was settled by members of the Chippewa First Nation. One of the largest townships in Middlesex County, the first survey of Westminster Township was completed in 1809-10 by Deputy Provincial Surveyor Simon T. Z. Watson. The remainder of the township was surveyed in 1820 by Colonel Mahlon Burwell and Colonel Bostwick. Unlike other townships in Upper Canada, lots were not parceled out to government “favorites” or speculators before 1817; the earliest settlers were farmers, many of whom arrived by way of the United States. By 1817, the township was home to 428 people and the price of land had quadrupled since tracts were first made available. By 1850, the township had a population of 4,525.¹

3.1.2 London South

Originally part of Westminster Township, South London was originally settled in the 1810s. For most of the nineteenth century, the area was home to a number of wealthy Londoners, who constructed large country mansions away from the increasingly congested city. South London remained predominantly rural until the 1880s, but was connected to the City of London by a series of bridges over the Thames. By the 1890s, the population of the area had increased to the point where annexation was considered. Eager to reap the benefits of electric street lighting, safe drinking water, sidewalks and the city’s education system, this section of the township became part of the City of London on May 1st, 1890. Bounded by Wellington Road, Wharncliffe Road, Emery Street and the Thames River, the new suburb was designated as Ward 6. The building boom of the 1880s and 1890s was concentrated largely to the western side of the ward; parcels of land along Wellington Road were still held by wealthy families such as the McClary and Mackenzie families until the end of the century. Grand Avenue – formerly Hamilton Row prior to 1890 – is so named for the large estates that once fronted on it.²

3.1.3 Wellington Road

Running north to south from Huron Street to the City of St. Thomas with brief interruptions by the Grand Trunk Railway (now Canadian Pacific Railway) line, Wellington Road was named for Arthur Wellesley, 1st Duke of Wellington. A major figure in British military history, Wellington was famous for his victory over Napoleon at the Battle of Waterloo in 1815. From 1818 to 1827, he served Master General of the Ordnance, commanding military officers and artillery in Upper Canada.³ The road was cut through Westminster Township by W. L. Odell, who also assisted in the construction of an iron bridge to carry Wellington Road across the Thames River.⁴

Within London, Wellington Road is identified by various official names, at varying points within the City. Between Huron Street and the Thames River, the road runs relatively parallel with Richmond Street and is identified in this section as Wellington Street. South of the Thames River, the road changes names to Wellington Road, and is

¹ *A History of the County of Middlesex, Canada*. Toronto: W. A. & C. L. Goodspeed, 1889. p. 566-568

² The Architectural Conservancy of Ontario. *Tecumseh Trek; ACO’s 38th Annual Geranium Heritage House Tour*. London, Ontario: ACO, June 5, 2011.

³ *Michael Baker & Hilary Bates Neary. London Street Names*. Toronto: James Lormier & Company Ltd., 2003. p. 100

⁴ *A History of the County of Middlesex, Op Cit*. p.570

identified as such between the River and the road's intersection with Exeter Road, just north of Highway 401. Lastly, the road is identified as Wellington Road South southwards from Exeter Road to south of the municipal city limits.

3.2 Land Use History

3.2.1 1810-1850

The subject property is located on a portion of Lot 25, Broken Front Concession, or Concession "B" in the former Westminster Township. Located on the west side of Wellington Road, Lot 25 was vacant for many years following its original survey. In 1839, Albert Scriver Odell received 69 ½ acres in the north part of the lot from the Crown. The southern part of the lot was deeded to Edward Matthews in 1850. Odell already owned Lot 24 immediately to the east, having purchased it from James Lester in 1822. The Odell family was one of the earliest families to settle in Westminster Township. Albert was the first of his family to arrive in the Township in 1810, settling on Lot 24 Concession I, along Commissioner's Road near the present Victoria Hospital⁵ One of ten children, Albert was born in 1787 to John Odell and Enor Schriver. The Odell family had originally settled in Dutchess County, New York and were of Dutch origin. John left New York following the American Revolution, and relocated near Montreal. All of John and Enor's children would eventually settle in Westminster Township, with the exception of their son Loop, who died in Lower Canada. The first records of the Westminster Council, dated March 4th 1817 identify Albert S. Odell and Robert Frank as "overseers of highways".⁶ Albert Odell did not reside on this property however; the 1854 assessment roll lists him as living on Lot 26, Concession I, former Westminster Township.⁷ Albert and his wife, Charlotte Percival, did not have children. Charlotte predeceased Albert sometime prior to 1852; Albert himself passed away in 1856.⁸

3.2.2 1850-1948

All portions of the original Lot 25 were sold off and subdivided through the 1850s and 1860s. While the 1862 Tremaine map of the township does not provide details of the property, the 1878 atlas shows the property as being subdivided into as many as thirteen parcels. The portions of Lots 24 and 25 fronting on the Thames River are both listed to landowner G.B.R Frank. The northern portion of the Original Lot 25 was previously dominated by a large meander in the river. Aerial photography suggests that this section of the river was realigned and the meander filled in by 1922, although its former location is still evident today as a small oxbow in Watson Street Park.

In 1873, a plan of "Villa Lots" was prepared by Samuel Peters and registered as Plan 312 (4th) in June of that year. Prepared for Lieutenant Colonel John B. Taylor, the plan divided a portion of Taylor's property on the original Lot 25 into seven smaller lots for residential development. In the drawing submitted to the County, Wellington Road is identified as a "gravel road to Wellington Bridge", and Weston Street is also identified. Land registry records indicate that Colonel Taylor sold the lots to Daniel Torrance in August 1873. Lot 4, Plan 312 (4th) on the northeast corner of Wellington Road and Weston Street is where 122 Wellington Road currently sits.

Fire insurance plans indicate that the north portion of the original Lot 25 had been developed as a residential community by the turn of the twentieth century. A number of small brick and frame houses were present along Wellington Road and its side streets. The London City Directory of 1897 identifies thirty-eight people living along Wellington Road between the Thames River and what was then the city limits, just south of Maryboro Place (also

⁵ *A History of the County of Middlesex, Op Cit.* p.568

⁶ *A History of the County of Middlesex, Op Cit.* p.948

⁷ *Index to the 1854 Assessment Roll, Westminster Township, Middlesex County, Canada West.*
<https://londonmiddlesex.ogs.on.ca/docs/membpubs/assessment/1854-Westminster-Twp.pdf>. (Accessed November 2018).

⁸ Dan Brock "All in the Family: An Account of Some Members of the Odell Family". *London & Middlesex County Historical Society Newsletter*, Fall, 2018.

identified as Marybora place on fire insurance plans, and the presently McClary Avenue). Many of these small residential streets extending off of Wellington Road have since been renamed. For example on the 1922 Fire Insurance plan, Grand Avenue is identified as Clarke Street east of Wellington Road. It was not determined why these streets were renamed; however a review of later city directories indicated that all of the respective streets had assumed their present names by 1948.

3.2.3 1948-Present

Although Lot 4, Plan 312 (4th) had been subdivided as early as 1873, the portion of the lot at 122 Wellington Road was one of the last to be developed, remaining vacant into the 1960s.⁹ In 1949, Hugh Cheung purchased the southwest portion of Lot 4, and by 1952 the neighbouring commercial buildings had been constructed at 120 and 124-26 Wellington Road. City directories indicate that Cheung resided at 126 Wellington Road and operated a restaurant at that location under the name of “Huey’s Coffee Bar”. City directories make no mention of 122 Wellington Road until 1963, when the address is identified as a new building. By 1964, Huey’s Coffee Bar moved into the building at 122 Wellington Road. It is likely that Cheung had the building constructed in order to expand his restaurant. Huey’s Coffee Bar continued to occupy the building until 1978; the following year it was taken over by the current occupant, a Chinese restaurant called Tack Sun.

⁹ Middlesex County (33) Land Registry Office (MCLRO). *Book 38. Chester Street; Plan 259, 312, 313, 443, 456, 474*

4. Existing Conditions

4.1 Landscape Context

The property at 122 Wellington Road is located on the east side of Wellington Road between Weston Street and Watson Street. Through the area, Wellington Road follows a roughly north-south orientation and is a four-lane arterial road. Weston and Watson Streets are both two-lane residential streets that dead-end just east of Wellington Road. Sidewalks are present on both sides of all streets. No trees are present along Wellington Road; however residential properties on the side streets have large mature trees. The area is a mixture of commercial retail and residential uses, with mostly retail and restaurant uses fronting onto Wellington Road, some of which have been converted from residential buildings. A small commercial shopping plaza with a parking lot is located on the east side of Wellington, with a stand-alone Liquor Control Board of Ontario store on the west side.

Consistent with neighbouring properties, the building at 122 Wellington Road is set back slightly from the Wellington Road sidewalk. A flowerbed constructed of concrete blocks is located in front of the building, landscaped with small shrubs and flowers.

4.2 Architectural Description

122 Wellington Road is a modest two-storey, rectangular-plan commercial building with a flat roof, constructed of concrete blocks. The most defining characteristic of the building's exterior is its large awning, designed in the style of a Chinese pagoda with a tile roof (**Image 4**).

4.2.1 West (Front) Elevation

The west elevation of the building (**Images 1 and 2**) is the main façade fronting onto Wellington Road. It is a two-storey façade, generally symmetrical in design; the ground floor has two single glass and aluminium entrance doors at opposite ends of the façade, and three large picture windows. Two horizontally arranged windows are present on the second storey, each divided vertically into three panes. The second storey is almost entirely obscured by a large awning, which extends from over the entrances almost to the roofline. This awning is designed in the style of a Chinese pagoda, with a tile roof. It is supported by four red painted wooden columns. It is unclear if the awning was constructed as a part of the original design of the building, however, it is suspected that it was constructed when the building was converted to a Chinese restaurant in the 1970s. The façade is clad in artificial stone, and a backlit sign is located along the cornice, advertising the Tack Sun Dining Lounge.

4.2.2 North Elevation

The north elevation of the building (**Image 3**) is obscured by the neighbouring building. It is a two-storey façade of concrete blocks. Two small windows are present on the second storey.

4.2.3 East (Rear) Elevation

The east façade faces a parking area at the rear of the building. Two single entrance doors are located on the ground floor; the northernmost of the two is slightly raised and accessed by a steel porch with four steps.

Aluminium awnings cover both doorways. A picture window with two narrow sidelights is present on the second storey, and a metal ladder on the northeast corner provides access to the roof.

4.2.4 South Elevation

Like the north elevation, the south elevation is also obscured by the neighbouring building. It is a two-storey façade of concrete blocks. Four vinyl or aluminium windows are present on the second storey, with a horizontal sliding window on the first storey, towards the rear of the building. A portion of the façade is covered in artificial stone, which wraps from the west façade. The rear portion of the elevation, predominantly obstructed by the building at 126 Wellington Road consists of exterior wall, constructed of concrete block..

4.3 Comparative Analysis

A comparative analysis was undertaken to establish a baseline understanding of similar cultural heritage designated properties in the City of London, and to determine if the property “is a rare, unique, representative, or early examples of a style, type, expression, material or construction method” as described in O.Reg. 9/06.

Comparative examples were drawn from listed and non-listed properties within the City of London, as well as similar examples of architecture identified as two-storey commercial or mixed-use buildings within the City.

Nine comparable properties with and without identified cultural heritage value were identified. However, this sample does not represent all available properties, and is rather intended to be a representative selection (**Table 1**). Various similar or comparable properties are located throughout the City, however, these nine were identified to provide similar examples for the purposes of this report. The following observations were noted in analyzing the comparable properties.

Of these examples:

- Six include buildings that were originally designed to be two-storey commercial buildings;
- Five include various alterations to the exterior materials and appearance of the building;
- Five include large storefront windows at the ground level;
- Five appear to still function as commercial uses;
- Six have flat roofs;
- Six are clad with exterior brick;
- Three are clad with artificial stone;
- One is clad with exterior siding;
- Three were designed with applied architectural motifs that represent Asian-inspired roof-forms and design, to demonstrate similar motifs elsewhere in the City of London.

The comparative analysis suggests that this property is a relatively common example of the two-storey commercial buildings that are located along many major roads within the City of London. It is typical in size, scale, form, and materials and has been significantly altered over the last several decades. As a result, from a comparative perspective, the property does not appear to be a rare, unique, representative, or example of a style, type, expression, material, or construction method.

Table 1: Comparative analysis of properties with building/structures of similar age, style, and/or typology

Address	Recognition	Picture	Age	Material	Style
116 Wharncliffe Road South	None		TBD	Brick – brown/beige	Two-storey commercial building, storefront windows at ground level, and projected awnings over window and door entrances, flat roof.
120 Wellington Road	Listed		TBD	Brick - brown/yellow, Artificial stone	Two-storey commercial building, storefront windows at ground level, projected awnings over window and door entrances, flat roof.
193-199 Wellington Street	Listed		c.1880	Brick – yellow/beige	Two-storey commercial buildings with storefront windows at ground level, flat roof.
221 Wharncliffe Road South	None		TBD	Brick – white, Aluminum siding	Two-storey commercial buildings with, large storefront windows at ground level, and projected awnings, flat roof.
246 Wharncliffe Road South	None		TBD	Brick – grey/beige/red, Artificial stone	Two storey former commercial building, ground floor window has been altered to accommodate current residential use, flat roof.

<p>744 & 746 Richmond Street</p>	<p>Listed</p>		<p>TBD</p>	<p>Brick – red, Artificial stone</p>	<p>Two-storey commercial building with large storefront windows at ground floor, modern artificial stone exterior appears to be a recent alteration, flat roof.</p>
<p>608 Hamilton Road</p>	<p>None</p>		<p>2014</p>	<p>Brick – 21st century white, Roof – tile</p>	<p>Two-storey place of worship, designed for the Doc Huang Buddhist Centre. “Pagoda” style tile roof used for projected awning around the first storey</p>
<p>732 Lorne Avenue</p>	<p>Part V Old East Heritage Conservation District</p>		<p>TBD</p>	<p>Brick – red</p>	<p>One storey cottage, with various alterations designed to reflect Asian-inspired architectural motifs. Ridging on dormer roof is exaggerated to reflect a “pagoda”-like appearance</p>
<p>228 Clarence Street</p>	<p>None</p>		<p>TBD</p>	<p>Brick – red, Tile pagoda</p>	<p>Two storey institutional building with recent “pagoda” awning constructed over the front entrance to the building.</p>

4.4 Discussion of Integrity

According to the Ontario Heritage Toolkit, Heritage Property Evaluation (MTCS 2006), *“Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.”* The following discussion of integrity was prepared to consider the ability of the property to represent and retain its cultural heritage value over time. It does not consider the structural integrity of the building. Access to the interior of the building was not available, and observations have been made from the public right-of-way. Structural integrity, should it be identified as a concern, should be determined by way of a qualified heritage engineer, building scientist, or architect.

The subject property is a two-storey commercial building, constructed of brick and concrete blocks with a flat roof. It would appear that the building has been extensively modified since its construction. The main entrance doors are made of glass and aluminium, and appear to be early additions or possibly originals. The large picture windows on the ground level of the street façade also appear to be original or early. As the building was originally constructed to house a restaurant, it is possible that these features would have remained unchanged when the restaurant changed owners. Although no street-level historic photographs could be located, aerial photography indicates that the pagoda-style awning was not present at the time of the buildings original construction, and was likely added when the building was converted to a Chinese restaurant between the 1970s-1990s. The artificial stone cladding may also have been added at this time. Accordingly, the property appears to have retained little integrity of its original built character.

5. Heritage Evaluation

5.1 Ontario Regulation 9/06

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, or expression, material, or construction method.	No	The building at 122 Wellington Road is a modest two-storey commercial building, similar to many others of the period. It has undergone significant modifications, particularly with the later addition of an awning that, while exhibiting a distinctive Chinese pagoda style, does not hold design value. Although padoga-style roofs can be considered unusual in London, other examples can be found elsewhere in the City. The property is not a rare, unique, representative, or early example of a style, type, expression, and material or construction method. Therefore, it does not meet this criterion.
ii) Displays a high degree of craftsmanship or artistic merit.	No	The building is a simple commercial building similar to many others of the period. While the front façade is distinctive, it is a more recent addition and does not display a high degree of craftsmanship or artistic merit. Therefore it does not meet this criterion.
iii) Demonstrates a high degree of technical or scientific achievement.	No	The building does not demonstrate an unusual degree of technical or scientific achievement. It is very similar to many other storefront commercial buildings of the era, despite its more recent awning addition. Therefore, it does not meet this criterion.
2) The property has <i>historic or associative value</i> because it:		
i) Has direct associations with a theme, event, belief, person,	No	There is no information that suggests Hugh Cheung, Huey's

<p>activity, organisation, or institution that is significant to a community.</p> <p>ii) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.</p> <p>iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.</p>	<p>No</p> <p>No</p>	<p>Coffee Bar, or any of the building's other tenants were of particular significance to the community.</p> <p>The building does not yield any information towards understanding the community or its culture. Therefore, it does not meet this criterion.</p> <p>Although the building and its neighbour was constructed under the ownership of Hugh Cheung, no evidence was found the he, or any previous landowners were of particular significance to the community. Further, it was determined if Cheung hired an artist, builder, designer or theorists, who is significant to the community.</p>
<p>3) The property has contextual value because it:</p>		
<p>i) Is important in defining, maintaining, or supporting the character of an area</p>	<p>No</p>	<p>Although this commercial building is located in a mixed commercial/residential area, it has been highly altered and does not play a role in defining, maintaining, or supporting the character of the area. With regards to its form and massing, the building shares similar qualities to its neighbours at 126 and 120 Wellington Road. However, together the three properties are not significantly important in defining, maintaining, or supporting the character of the area.</p>
<p>ii) Is physically, functionally, visually or historically linked to its surroundings</p>	<p>No</p>	<p>The building has been used continuously as a restaurant since its construction, but this connection is not of importance to its surroundings. As noted, the building is one of three similar buildings, located in a row, constructed within a close timeframe. However, the three buildings are not physically, functionally, visually, or historically linked to their surroundings in manner that conveys cultural heritage value</p>

<p>iii) Is a landmark</p>	<p>No</p>	<p>or interest. The building is located in a row of commercial buildings of similar age and form. It does not appear to be a landmark within the community. Therefore it does not meet this criterion.</p>
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6. Conclusions

Based on the results of background historical research, field review, and application of the criteria from Ontario Regulation 9/06, the subject property at 122 Wellington Road was not determined to be of significant cultural heritage value or interest. Accordingly, no Statement of Cultural Heritage Value or Interest, or Description of Heritage Attributes has been prepared.

7. Recommendations

The subject building is a two-storey brick/concrete block commercial building constructed circa 1963. Based on the background historical research, field review, comparative analysis, description of integrity, and application of Ontario Regulation 9/06 criteria, the property was not determined to have significant cultural heritage value or interest.

The completion of the CHER has resulted in the following recommendation:

- The property at 122 Wellington Road was determined not to have significant cultural heritage value or interest. Subsequently, no additional cultural heritage work is recommended for the property

8. Images



Image 1: Front (west) elevation of 122 Wellington Road. (AECOM, 2018)



Image 2: Front (west) elevation of 122 Wellington Road, showing relation to neighbouring properties. (AECOM, 2018)



Image 3: 122 Wellington Road, showing portion of north elevation. (AECOM, 2018)



Image 4: Detail of pagoda-style awning. (AECOM, 2018)

9. Historic Photos and Mapping

All mapping related to the subject property are included on the following pages.



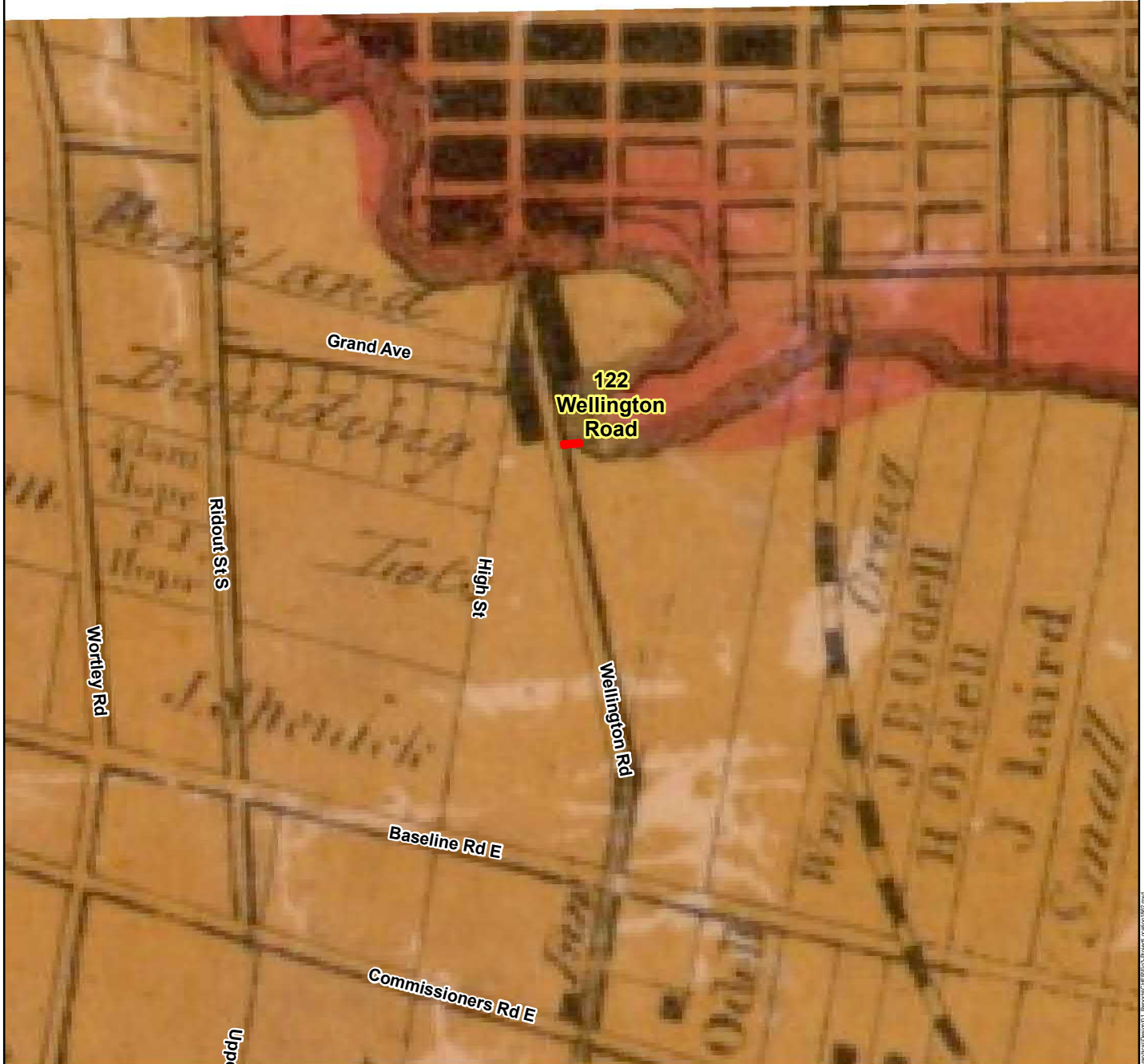
Legend

Project Location



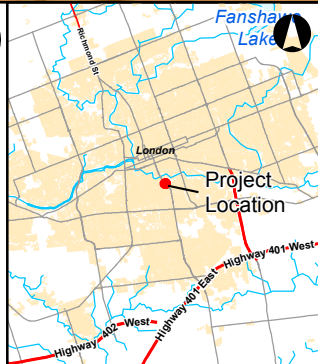
Cultural Heritage Evaluation Report 122 Wellington Road London, Ontario		
Project Location in Detail		
November 2018	1:400	Datum: NAD 83 UTM17 Source: LIO 2017, City of London 2017
P#: 60590467	V#:	Figure 2
AECOM		
<p style="text-align: center;">0 5 10 20 Metres</p>		
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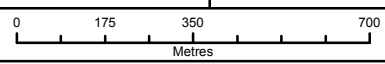
Map Source: "Map of London, Ontario" (2017) by AECOM. All rights reserved. This drawing is the property of AECOM and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of AECOM. Project Location: 122 Wellington Road, London, Ontario.



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 Project Location



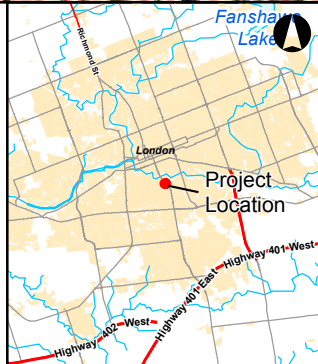
Cultural Heritage Evaluation Report 122 Wellington Road London, Ontario		
Project Location, 1862		
November 2018	1:15,000	Datum: NAD 83 UTM17 Source: Tremaine's Map 1862
PH: 60590467	V#:	
AECOM		Figure 3
		
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Map Source: "London (Ontario) 1862" by AECOM, AECOM, 2018. License: CC BY-NC-SA. Project Location: 122 Wellington Road, London, Ontario, Canada. Date: 2018-11-15. File: 1862_01_01_122 Wellington Road.mxd



Legend

 Project Location



Cultural Heritage Evaluation Report
122 Wellington Road
London, Ontario

Project Location, 1878

November
2018

1:20,000

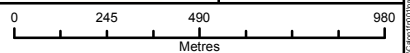
Datum: NAD 83 UTM17
Source: Illustrated Historic Atlas
of Middlesex County,
Toronto: H.R. Page & Co.

PH: 60590467

V#:

AECOM

Figure 4



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Map Source: "Illustrated Historic Atlas of Middlesex County, Toronto: H.R. Page & Co." Digitized by Google. Project Location: 122 Wellington Road, London, Ontario.



Legend

 Project Location



Cultural Heritage Evaluation Report
122 Wellington Road
London, Ontario

Project Location, 1913

November 2018

1:10,000

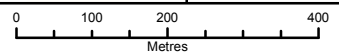
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Source: LIO 2017, Department of Militia and Defence, 1913

P#: 60590467

V#:

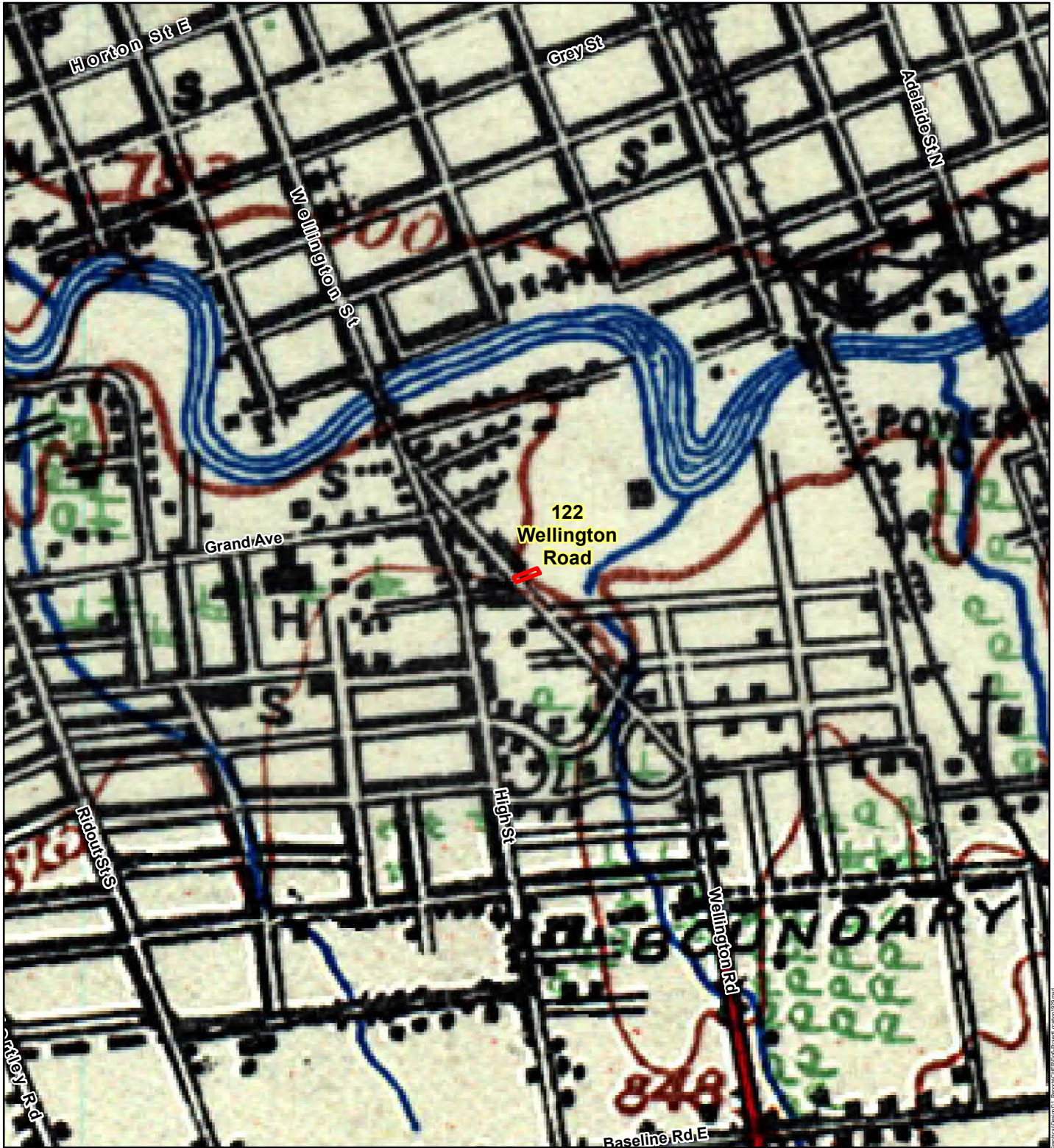
AECOM

Figure 5



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Map Source: "LIONEL LINCOLN AND COMPANY ARCHITECTS AND ENGINEERS LTD. LIBRARY ARCHIVE" Project Location: 1913.mxd Date: 2018-11-15 10:41:01 AM User: jharris



Legend

 Project Location



Cultural Heritage Evaluation Report
122 Wellington Road
London, Ontario

Project Location, 1929

November 2018

1:10,000

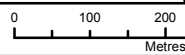
Datum: NAD 83 UTM17
Source: LIO 2017, Department of Militia and Defence, 1929

PH#: 60590467

V#:

AECOM

Figure 6



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Map Source: "Map of the City of London, Ontario, 1929" (L10 2017) from the Department of Militia and Defence, 1929. Digitized by the University of Toronto. AECOM Project Location: 122 Wellington Road, London, Ontario. Date: November 2018.

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Ontario Ministry of Tourism, Culture and Sport: Heritage Conservation Principle's for Land Use Planning

http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_landuse_planning.htm

Ontario Ministry of Tourism, Culture and Sport: Eight Guiding Principles in the Conservation of Historic Properties

http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_8principles.htm
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